

Citrus Vineyard Policy Area DESIGN GUIDELINES



County of Riverside

INTRODUCTION

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.

(Riverside County Integrated Plan, 2002)

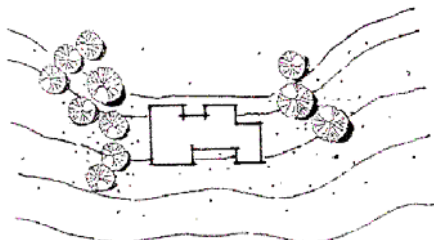
The Citrus Vineyard Policy Area is a unique community of Riverside County that offers boutique wine country character. Approximately twenty wineries and other smaller wine operations, produce award-winning premium quality wines, made possible by a unique microclimate and well-drained decomposed granite soils of this region. The Citrus Vineyard Policy Area Design Guidelines (hereinafter “Guidelines”) are intended to encourage rural type of developments surrounded by large vineyards that enhance the winemaking atmosphere of the policy area.

These guidelines are provided to guide those property owners and project proponents that are submitting development applications to the County Planning Department. These guidelines are generalized statements, alternatives or illustrations of what is expected and encouraged for developments within the policy area. Upon adoption, these guidelines will be applicable to all development proposals for a dwelling unit, subdivision, winery, and/or incidental commercial facility unless otherwise specified in the following sections. Depending upon the site characteristics and nature of the proposal, the Planning Director will determine the degree of compliance to these guidelines.

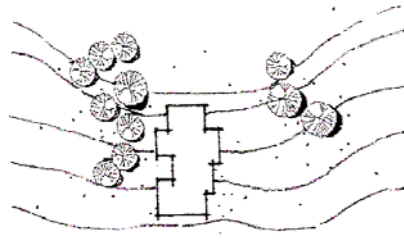
A. Site Design and Planning.

The intent of this section is to ensure that unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. are considered; that the created building pads, roads or driveways are blended into the natural terrain; and that any physical or visual impact is mitigated through site design and planning.

1. All buildings, building pads, roads, driveways, and hardscape should be located in existing disturbed areas and the least environmentally sensitive location, to minimize their impacts on natural terrain of the project site.

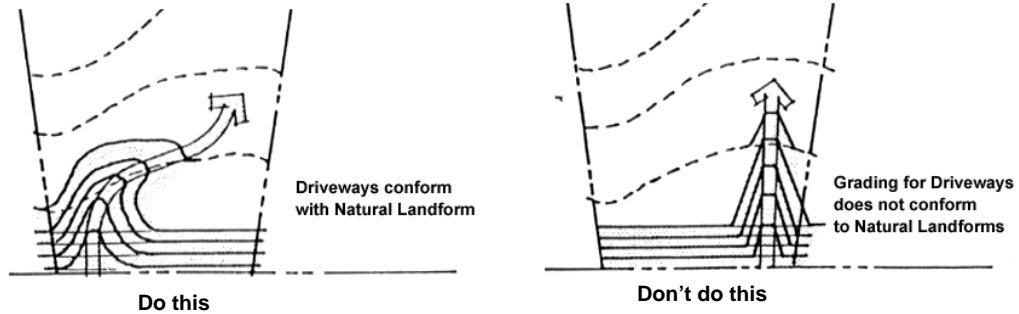


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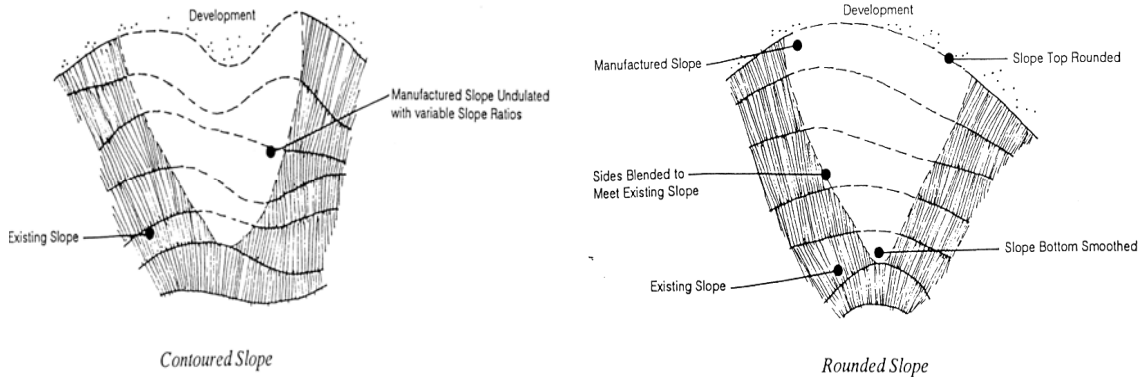


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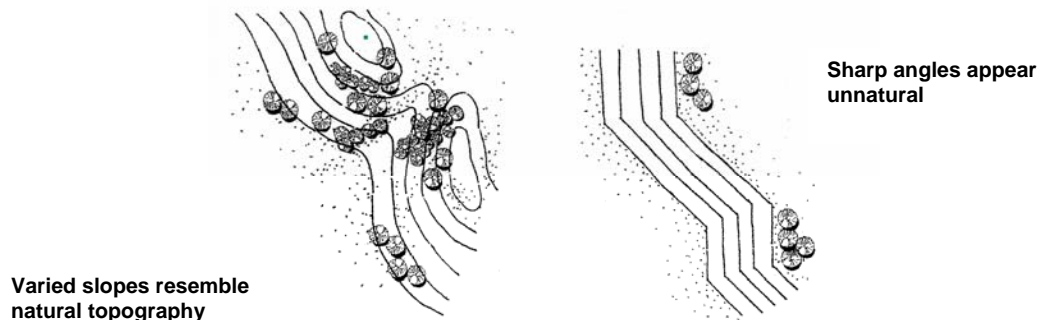
- All buildings, building pads, roads, driveways, and hardscape should, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance.



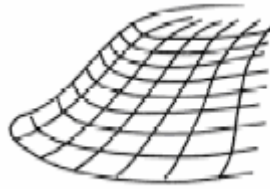
- Any increase in runoff resulting from a site development should be directed away from any neighboring properties, into a newly improved street or public right-of-way that is designated to carry surface drainage run-off.
- Off - highway vehicles shall not be operated on commercial or non-commercial basis within any portion of the project site within the policy area.
- Mass grading should be avoided; however, if grading is necessary, contoured slopes or rounded slopes should be manufactured.



- Graded slopes and/or building pads should provide a variety of both slope percentages and slope direction in a three-dimensional undulating pattern that is similar to the existing natural terrain rather than left at a constant angle and direction, which creates an unnatural and manufactured appearance for the site.



7. Graded slopes and/or building pads should be similar to the natural slopes of the site and the angle of any exposed slope should gradually transition to the angle of the natural slope to create a natural look.

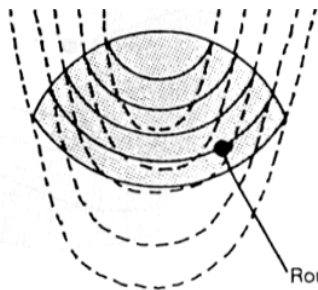


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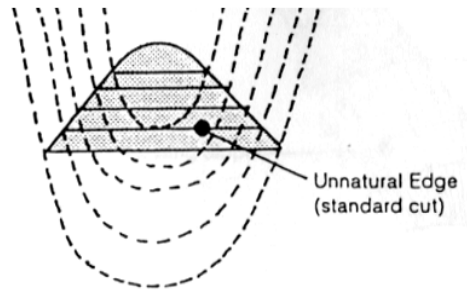


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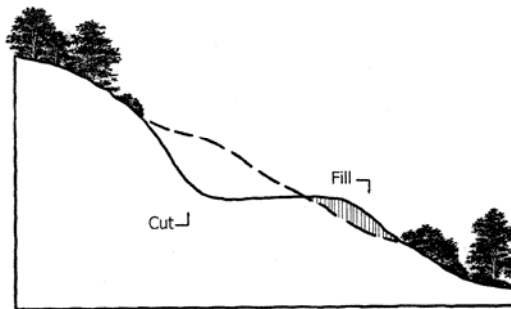
8. Graded slopes and/or building pads left by cut and fill operations should be given a rounded appearance (in plan and in elevation) that closely resembles the natural contours and landform of the project site.



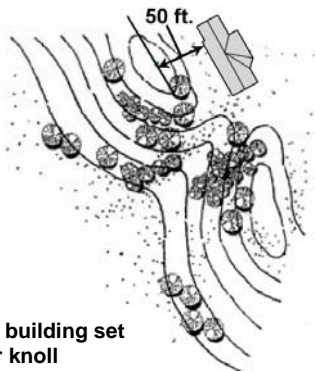
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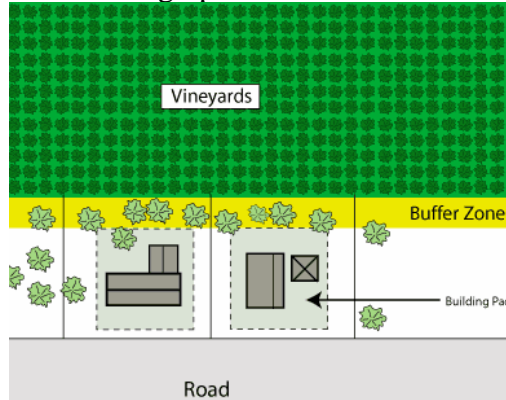


9. Graded slopes and/or building pads should not be allowed within fifty feet (50') of a natural peak or knoll.



Graded slope and building set back from peak or knoll

10. The vertical distance of any graded slope should not exceed fifteen feet (15') at a 3:1 ratio and ten feet (10') at a 2:1 ratio from the toe of the slope to the top of the slope.
11. A buffer zone should be provided between building pads and vineyards for an easy transition from built areas to grapevines.

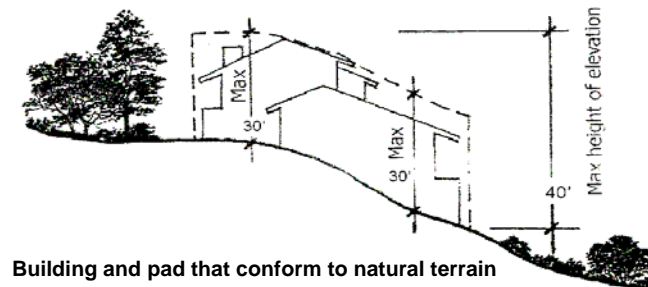


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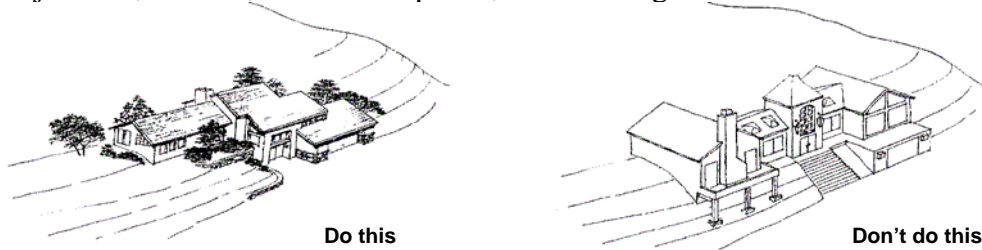
B. Architecture

The intent of this section is to ensure that the visual impacts of proposed development is mitigated through architecture and building massing by compatible architectural styles, by varied roof-plains, by terraced building pad, or by encouraging architectural elements.

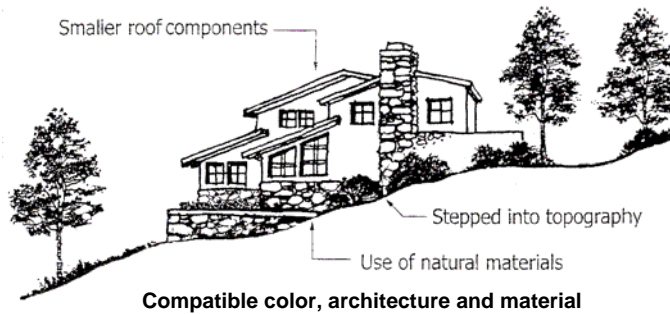
1. All buildings (dwelling units, winery facilities, ancillary structures, and incidental commercial uses) should follow Spanish Colonial Revival, Adobe Ranch, California Ranch, Andalusian Ranch, or Tuscan style of architecture (please refer to Appendix A).
2. All ancillary structures and incidental commercial uses should follow the architectural style of the primary use of the site (e.g. dwelling unit or winery).
3. Exposed metal surfaces, contrasting color schemes, chain link fences, as well as mirrored glass should be prohibited, especially when they are visible from public view.
4. All buildings and their pads should be designed to conform to the natural topography and natural contours of the site. Their construction and configuration should use alternative techniques such as split-level and terraced building pads rather than single level mass graded pads.



5. All buildings should be designed to minimize mass and volume. Architectural elements that increase visual prominence such as two-storied entries, large glass doors and windows, turrets, and large chimneys should be avoided; however, architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-plains, and building offsets should be used.



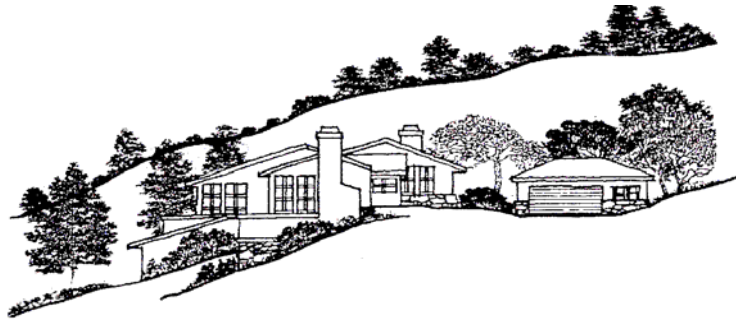
6. All buildings should use material and color of natural or earthen tones. A variety of materials, textures, and architectural details compatible with the winemaking theme should be used to mitigate the visual impacts building mass.



7. The slope of the main roof for all primary buildings (dwelling units or wineries) should generally be oriented in the same direction as the natural slope of the terrain.



8. All building elevations and rooflines should be broken into smaller building elements to reflect the natural landform of the site. No residential roofline should extend forty feet (40') horizontally without an interruption or change in plane or direction.

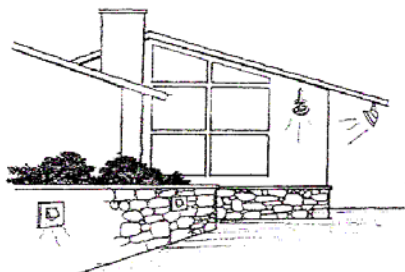


Roof forms should be kept small and reflect the surrounding

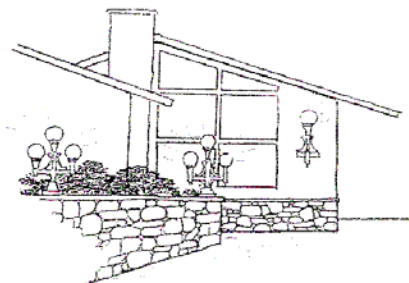
9. Landscaping for any project should carefully select plants that assure that the vineyards are not depleted due to the invasion of urban exotics (please refer to Appendix B)
10. Arbors, trellises, or gazebos should be allowed in conjunction with a dwelling unit or a winery if they do not exceed ten feet (10') in height, forty feet (40') in length, and ten percent (10%) of the building pad.
11. Fencing should be encouraged only around the building pads to maintain the open and rural character of the wine country. If fencing on the perimeter of a property is desired, it should be compatible with the architectural style of the primary use and wine country atmosphere.
12. The height of any fence and/or wall should not exceed four feet (4') except for the swimming pool fences and retaining walls.



13. All exterior lighting fixtures should be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.



Lighting should be directed downward



Lighting should not illuminate large areas

Appendix A:



Adobe Ranch



California Ranch



Tuscany Style



Andalusian Ranch

Appendix B:

TABLE B - HERBACEOUS PLANTS PROHIBITED FROM USE	
Asparagus (<i>Asparagus officinalis</i>)	Johnsongrass* (<i>Sorghum halepense</i>)
Boneset (<i>Eupatorium perfoliatum</i>)	Lambsquarter* (<i>Chenopodium</i> spp.)
Cocklebur (<i>Xanthium</i> spp.)	Lettuce, wild (<i>Lactuca canadensis</i>)
Coffeeweed* (<i>Cassia occidentalis</i> , <i>C. tora</i>)	Mallow (<i>Malva</i> spp.)
Corn (<i>Zea mays</i>)	Milkweed (<i>Asclepias</i> spp.)
Cotton (<i>Gossypium</i> spp.)	Okra* (<i>Hibiscus</i> spp.)
Cowpea (<i>Vigna sinensis</i>)	Philodendron (<i>Philodendron</i> spp.)
Dogfennel (<i>Eupatorium capillifolium</i>)	Pigweed (<i>Amaranthus hybridus</i> , <i>A. spinosus</i>)
Evening-primrose (<i>Oenothera laciniata</i>)	Pokeweed (<i>Phytolacca americana</i>)
Gladiolus (<i>Gladiolus</i> spp.)	Ragweed (<i>Ambrosia</i> spp.)
Goldenglow (<i>Rudbeckia laciniata</i>)	Sowthistle (<i>Sonchus oleraceus</i>)
Goldenrod (<i>Solidago</i> spp.)	Sunflower* (<i>Helianthus</i> spp.)
Hibiscus* (<i>Hibiscus</i> spp.)	Tree Tobacco* (<i>Nicotiana</i> spp.)
Hollyhock* (<i>Althaea</i> spp.)	Wild bergamot (<i>Monarda fistulosa</i>)
Horseweed (<i>Erigeron canadensis</i>)	

TABLE B - WOODY PLANTS PROHIBITED FROM USE	
Almond (<i>Prunus amygdalus</i>)	Laurel sumac* (<i>Rhus</i> spp.)
Apple (<i>Malus sylvestris</i>)	Loquat* (<i>Eriobotrya japonica</i>)
Apricot (<i>Prunus armeniaca</i>)	Macadamia* (<i>Macadamia</i> spp.)
Arborvitae (<i>Thuja</i> spp.)	Magnolia* (<i>Magnolia</i> spp.)
Ash* (<i>Fraxinus</i> spp.)	Maidenhair-tree (<i>Ginkgo biloba</i>)
Avocado* (<i>Persea</i> spp.)	Myoporum* (<i>Myoporum</i> spp.)
Birch (<i>Betula</i> spp.)	Oak* (<i>Quercus</i> spp.)
Blackberry (<i>Rubus</i> spp.)	Oleander (<i>Nerium</i> spp.)
Blackgum (<i>Nyssa sylvatica</i>)	Orchid tree* (<i>Bauhinia purpurea</i>)
Bottlebrush* (<i>Melaleuca</i> spp.)	Peach (<i>Prunus persica</i>)
Bougainvillea (<i>Bougainvillea</i> spp.)	Pear (<i>Pyrus communis</i>)
Boxwood (<i>Buxus</i> spp.)	Philodendron (<i>Philodendron</i> spp.)
Camellia (<i>Camellia japonica</i>)	Photinia* (<i>Photinia</i> spp.)
Camphor tree* (<i>Cinnamomum camphora</i>)	Pine (<i>Pinus</i> spp.)
Carob* (<i>Ceratonia</i> spp.)	Pittosporum (<i>Pittosporum</i> spp.)
Carrot wood (<i>Cupaniopsis anacardioides</i>)	Plum, chicksaw (<i>Prunus angustifolia</i>)
Catalpa (<i>Catalpa bignonioides</i>)	Plum, cultivated (<i>Prunus</i> spp.)
Cherry laurel (<i>Prunus caroliniana</i>)	Podocarpus* (<i>Podocarpus</i> spp.)
Cherry (<i>Prunus avium</i>)	Privet* (<i>Ligustrum</i> spp.)
Chinaberry (<i>Melia azedarach</i>)	Pyracantha/Firethorn (<i>Pyracantha coccinea</i>)
Citrus* (<i>Citrus</i> spp.)	Redbud* (<i>Cercis</i> spp.)
(Note: GWSS is known to oviposit on lemon peel)	Sassafras (<i>Sassafras albidum</i>)
Coral tree* (<i>Erythrina caffra</i>)	Strawberry tree* (<i>Arbutus unedo</i>)
Cotoneaster (<i>Cotoneaster</i> spp.)	Sumac* (<i>Rhus</i> spp.)
Crape myrtle* (<i>Lagerstroemia</i> spp.)	Sweetgum (<i>Liquidambar styraciflua</i>)
Elaeagnus (<i>Elaeagnus</i> spp.)	Sycamore* (<i>Platanus</i> spp.)
Elderberry* (<i>Sambucus</i> spp.)	Tristania* (<i>Tristania laurina</i>)
Escallonia* (<i>Escallonia</i> spp.)	Trumpet creeper (<i>Campsis radicans</i>)
Eucalyptus* (<i>Eucalyptus</i> spp.)	Trumpet flower* (<i>Gelsemium sempervirens</i>)
Euonymus* (<i>Euonymus</i> spp.)	Tung (<i>Aleurites fordii</i>)
Fig (<i>Ficus</i> spp.)	Tupidanthus* (<i>Tupidanthus calypttratus</i>)
Grape* (<i>Vitis</i> spp.)	Umbrella tree* (<i>Schefflera</i> spp.)
Hardenbergia* (<i>Hardenbergia</i> spp.)	Walnut (<i>Juglans</i> spp.)
Heavenly bamboo* (<i>Nandina domestica</i>)	Viburnum* (<i>Viburnum</i> spp.)
Holly (<i>Ilex</i> spp.)	Yaupon (<i>Ilex vomitoria</i>)
Japanese jasmine (<i>Jasminum mesnyi</i>)	Yucca (<i>Yucca aloifolia</i>)

