Santa Lucia Preserve

DESIGN GUIDELINES & REGULATIONS

For Single Family Lots

SANTA LUCIA PRESERVE ASSOCIATION
MARCH 2017
These Design Guidelines and Regulations (Design Guidelines) have been created by the Design Review Board (DRB) and the Santa Lucia Conservancy (The Conservancy), and adopted by the Santa Lucia Preserve Association (SLPA) to ensure that all Improvements at the Santa Lucia Preserve (The Preserve) protect and enhance the natural beauty of this coastal California setting and maintain a high standard of siting and design throughout the community. The DRB is established by the “Declaration of Protective Restrictions for the Homelands and Openlands of The Santa Lucia Preserve” (Declaration) and, as part of the Design and Construction Services (DCS) team, its purpose is to further the objectives of the Design Review process.

The objectives of the Design Review process are set out in Article III, Section 2 of the Declaration and are summarized in Section 1 of these Design Guidelines. The general principles and specific sitting and design criteria and construction regulations of the Design Guidelines apply to all Improvements on the Homeland of every Lot at The Preserve, including all new development, landscaping, or additions or alterations to existing Improvements. It is the responsibility of each Owner, Consultant and Contractor to read and comply with the most current version of these Design Guidelines.

The DCS team is dedicated to assisting each Owner in realizing their dream of a special home at The Preserve. We welcome the opportunity to be part of a positive collaboration in achieving this goal.

*Capitalized terms refer to definitions of terms in Appendix A*
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APPENDIX A – Definitions

APPENDIX B – Summary of Roadways and Utilities Provided
Building designs at The Preserve draw from the history of this region and preserve the beauty, vastness and richness of the landscape.
The Preserve approach to design reflects our belief that the genuine value of these 20,000 acres lies in the beauty, vastness, and richness of its landscape. Fig 1-1

Our community is dedicated to appreciating and respecting the natural beauty of The Preserve and its geographical, historical and cultural setting. The community includes 297 Lots, The Conservancy, and the staff who support operations and infrastructure. Working in partnerships, the Members of the community seek to gently settle, use, share, sustain and enjoy the land by protecting, maintaining and enhancing its natural resources and wildlife.

Members of The Preserve community take personal responsibility for achieving the goals of the community by the manner in which they conduct their lives, specifically subscribing to the following values:

- Appreciation for natural beauty and conservation;
- Commitment to architectural design and land use that are compatible with The Preserve’s landscape, environment, and ecology;
- Recognition of the importance of the concept of “One Preserve” – the whole is greater than the sum of its parts;
- Respect for all Members of the community and for a diversity of lifestyles; Neighborliness and inclusiveness;
- Trustworthiness and open communication; and
- Respect for and integration with the region’s and surrounding communities’ history, culture and diversity.

The Preserve is a dynamic and responsive community that is focused on creating a legacy for future generations through the protection of its legendary, timeless and irreplaceable qualities.

To ensure the integrity of The Preserve as a unique conservation community, we have an established set of Design Guidelines that guide community Members in the design of their homes and landscapes. The underlying objective at The Preserve is to produce a community identity that is unified, but still diverse, that reflects a shared commitment to the enduring health and beauty of this land.
CREATING A FAMILY LEGACY
AN AMERICAN TRADITION

Since the turn of the last century, a few American families, acting individually or together, have acquired majestic landscapes to protect and enjoy them, and in the process, create a secure family legacy. The Preserve is one of these communities.

The founders of these communities embrace distinctive architecture. The designs evolved out of thoughtful adaptations to the land, the climate, and sensitivity to the legacy that they would leave behind. Today, these landscapes remain a powerful expression of their shared values.

The Preserve includes all 20,000 acres of Rancho San Carlos, which dates back to 1857. As the residents of The Preserve create their own architectural “era,” there are rich traditions to build upon to create contemporary homes for today’s lifestyle.

CALIFORNIA ARCHITECTURAL TRADITIONS
FOR CONTEMPORARY INTERPRETATIONS

At The Preserve, the intent is to build on the following architectural traditions while developing contemporary interpretations and details that incorporate The Preserve’s values.

Pioneers. Separated from the rest of the world in a way that is difficult to imagine today, the early Spanish and American pioneers brought with them their own memories of “home,” which they adapted to the new coastal climate and the limited materials at hand. The results were simple, practical, and straightforward.

Spanish Beginnings. The Spanish used their familiar adobe and tile-making techniques to create thick, insulating walls, usually plastered for weather protection, and sheltered by durable, fireproof roofs. The traditional courtyard became the prototype for the central patio—south oriented, protected from sun and wind, and bordered by shaded verandas—the center of ranch and family life. Today, these elements provide a sheltered location for landscaping, small gardens and other outdoor amenities protected from deer and other native browsers. Fig 1-2.

Figure 1-2
Insulating, protective walls and fireproof roofs created the region’s first comfortable homes.
Old Monterey. In the 1830s and ‘40s, the active sea trade with New England brought ships’ carpenters to the coast and their “technology” profoundly influenced subsequent buildings. The spare, handsomely proportioned carpentry of balconies and verandas combined with surprisingly refined windows, created the characteristic Old Monterey look. Similar buildings can be seen throughout the Central Coast. Fig 1-3.

Ranch Houses. From all these origins—adobe or timber walls, tile or shake roofs, patios and verandas—came the superbly livable California Ranch House. These houses were simple, generally single Story, informal, and integrated indoor and outdoor living.

The California Ranch House continues to evolve from those early forms and is very adaptable to today’s lifestyles. The basic pattern fits perfectly for a family that chooses to live a California ranching way of life—a practical and relaxed lifestyle, refined and gracious with generous hospitality, and one which takes full advantage of an active outdoor life and enjoyment of the outdoors. Fig 1-4.
Figure 1-5
Craftsman influences blend together with ranch house traditions to create a building that “belongs” to the site.

Figure 1-6
Modern residential design continued the trend toward casual outdoor living and increased emphasis on horizontal and vertical lines.
Craftsman/Carmel. The use of stucco, wood, stone and clay tiles—traditional “natural” materials combined with the hand-built imagery, artistry and ornamentation from the Arts and Crafts movement—resulted in buildings that had a rustic, organic, rural and romantic character. Fig 1-5.

Modern. Following the introduction of the ranch house in California, modern residential design continued the trend toward casual outdoor living, but with an increased emphasis on building forms derived from purpose and rational construction. Instead of traditional building forms, modern architecture emphasized horizontal and vertical lines, flowing interior space, simplicity and clarity of form, and minimalist details. It adapts easily to flat or sloped sites and allows a greater transparency to respond to The Preserve's natural views and privacy. Fig 1-6.

DESIGN OBJECTIVES

The architectural history of the region offers a starting point for integrating the coastal climate, regional building materials and outdoor living traditions, into site and home designs which support a contemporary ranch life. The picturesque and diverse landscape makes The Preserve unique and gives it a special sense of place.

The main goal of the Design Guidelines is to ensure that buildings and related Improvements are subordinate to the land to enhance the experience of living in nature. The Design Guidelines encourage creativity as long as Improvements are responsive to landforms, landscape zones, climate, and draw from regional building traditions. All Improvements are to embody the spirit of indigenous and rural architecture but utilize modern and sustainable materials and construction methods. The goal of all Improvements should focus on views, privacy, and climate to blur the line between indoor and outdoor spaces.

Successful designs have in common a rural simplicity, a regional character, and a use of exterior materials that help to settle the Residence into, rather than imposing on the landscape.

Improvements must incorporate these key objectives:

- To live in harmony with nature by incorporating human settlement into healthy, sustainable ecosystems,
- To ensure that all Improvements honor and remain subordinate to the natural features and landscape setting, and
- A commitment to architectural excellence through thoughtful site planning and building design.

Together, we are building a legendary conservation community and creating an architectural legacy for future generations.

INDIVIDUALITY AND THE COMMUNITY

Residents of The Preserve live here because they share important values. At the same time, each family has a unique identity and history that shapes how they want to live here. To accommodate individual expression these Design Guidelines embody three important principles:

1. Varied Site Conditions—In order to blend harmoniously with each of The Preserve’s unique landscape zones and microclimates, many of the buildings will have a different appearance. Buildings and
landscapes appropriate in a wooded area, for example, offer a different range of design opportunities and personal expression than those on broad open hillsides, which may be more visible.

2. **Personal Expression**—The intent of the Design Guidelines is to permit a range of personal choice and architectural expression within The Preserve’s values as set out in these Guidelines. Owners and their Consultants can express their vision with a traditional or more contemporary approach.

3. **Public and Private Views**—The Design Guidelines prescribe the characteristics of all development that will be seen from other Residences and shared open spaces to protect the sense of the wild, natural beauty of The Preserve, either from adjacent properties or from key community locations. Fig 1-7.

*Figure 1-7*
Residences honor and remain subordinate to the natural features of the site.
Figure 2-1 – Building placement responds to surrounding landforms and vegetation.
Site development and landscape guidelines encourage site-responsive and environmentally sensitive design, while producing a unified and harmonious community that reflects The Preserve values.

These guidelines incorporate the goals of the Resource Management Plan established through the County entitlement process for The Preserve to protect unique and valuable resources.

This section covers the guidelines and regulations for all site work including the siting of structures, grading, and all landscape improvements including outdoor terraces, walls, fences and lighting.

It also illustrates how improvements can be integrated into the overall landscape setting – without detracting from ecological function or visual quality – so that the natural landscape continues to dominate the scene. Fig 2-1

Examples of appropriate site planning concepts include:

- Building placement and form that respond to surrounding landforms and vegetation and avoid ‘Flatpadding’ or extensive Fill; Fig 2-2.

- Compositions that recede into the natural topography and vegetation, rather than attract attention; Fig 2-3

- A strong integration of building and landscape through the use of designs which soften the transition between indoor and outdoor spaces. Fig 2-4

You are required to retain a licensed Architect (Architect) and a licensed Landscape Architect (Landscape Architect), both approved by the DRB, and Monterey County approved Arborist (Arborist) or Monterey County Approved Forester (Forester), to collaborate in the early stages of the site planning and design process.
2.1 THE HOMELAND/OPENLANDS CONCEPT

Every Lot has a defined Building Envelope, referred to as a Homeland, which has been surveyed and Recorded with the County. All built Improvements, (except the access driveway and approved leach field disposal systems) must be located entirely within the Homeland. The balance of the Lot, referred to as Openlands, is covered by a conservation easement which is managed by The Conservancy, for the purposes of protecting ecological, scenic, and scientific values of the land. Together, the Openlands represent over 8,000 acres of protected open space including some of The Preserve’s most iconic landscapes. The Openlands are to forever remain in a natural, undisturbed condition.

Homeland locations were determined by analyzing the specific characteristics of each Lot to preserve the dominance of the natural setting and to fit buildings into the landscape. Each Homeland was designated after evaluating the land and applying the following objectives:

- Protecting valuable environmental resources;
- Protecting view corridors from other properties and/or other key locations within The Preserve;
• Optimizing views from the home;
• Protecting and utilizing distinctive natural features—trees and other vegetation, ponds, streams, rocks and topography;
• Blending man-made Improvements into the topography and vegetation;
• Avoiding highly prominent sites and skylines;
• Minimizing grading and removal of vegetation;
• Maintaining existing drainage patterns;
• Avoiding steep slopes or other geologic conditions; and
• Responding to the varied microclimate differences within The Preserve.

A minimum 5 foot setback for all structural Improvements from the Homeland/Openlands boundary is required to ensure adequate access for construction and maintenance of all Improvements does not require driving or providing equipment access through the Openlands. Lighting and landscaping are permissible within the 5 foot setback.

An approved alignment for the access driveway and utility trench through the Openlands portion of the Lot is indicated on the Homeland Diagram. The Lot Owner is responsible for the construction of the driveway and utilities within the Homeland and Openland unless previously constructed including the maintenance of any previously installed driveways or utilities.

Figure 2-4 – Outdoor spaces emphasize indoor/outdoor living.
Some equestrian-related activities may be permitted within the Openlands portion of equestrian designated Lots, subject to specific management oversight by The Conservancy and the Declaration. Refer to the Revised Rancho San Carlos Cattle Grazing and Livestock Management Plan available from The Conservancy for equestrian-related questions.

2.2 THE HOMELAND DIAGRAM

The purpose of the Homeland Diagram is to assist the Owner in understanding the existing site conditions and development parameters of the Lot.

A Homeland has been established and surveyed for every Lot within The Preserve and a Homeland Diagram showing this location is provided to each Owner. It specifies the location of the Homeland, its landscape zone, vehicular access, approximate utility delivery points, views, view shed easements, access easements, trails, Building Height and Story limits, and any additional special restrictions pertinent to the development of the Lot.

Any area on a Homeland and/or on a Homeland Diagram where no structures may be erected, including garages, unenclosed landscape structures such as gazebos, trellises and/or arbors, Guest Houses, Residences and/or any enclosed buildings is specified on the Homeland Diagram as the No Vertical Zone and/or No Build Zone. Landscape Improvements such as terraces, paths, low retaining walls (maximum 4 feet), planting and/or grading may take place in this area. The DRB may, at its discretion, adjust the boundary of the No Vertical Zone if it is determined that visibility from off-site is more or less impacted than originally believed.

The boundaries of each Homeland are defined on the Homeland Diagram, and can be identified in the field by means of the survey monuments that have been set and officially Recorded as a part of the Subdivision map.

A detailed site survey is required for all design review submissions (refer to Section 4.0 Design Review Procedures and Submissions Requirements).

All site Improvements must be located within the Homeland defined on each Homeland Diagram. Fig 2-5.

2.3 LANDSCAPE ZONES

Homelands are sited within three distinct landscape zones—grasslands, savanna, and woodlands. Improvements on the Homeland are to adhere to specific architectural, site and landscape guidelines for each landscape zone to ensure that they are built in harmony with the natural landscape. The general characteristics of these landscape zones are as follows:

**Grassland Zone** - These areas contain only isolated trees or none at all, and are similarly devoid of any significant shrub vegetation. The prevailing image is that of a carpet of grass laid over the topography. Grassland areas tend to be the more visible portions of The Preserve. Buildings and modifications to the landscape are more likely to be seen from surrounding areas and neighboring Homelands. Fig 2-7.
Figure 2-5 – The Homeland diagram shows existing site conditions and principal environmental factors, which influence the design of all Improvements.
Figure 2-6 – All Improvements are to be sited within the Homeland Boundary and respond to site conditions.
Figure 2-7 – The grassland landscape at The Preserve.
Figure 2-8 – The savanna landscape at The Preserve
Savanna Zone – These areas contain scattered trees and the ground plane can vary from simple open grassland to scattered shrub coverage. Savanna areas are also highly visible areas of The Preserve, but views are usually over a shorter distance than the long distance views characteristic of the grassland zones because of the greater screening potential of the trees and shrubs. Fig 2-8.

Woodland Zone – Within this zone the crowns of trees frequently touch each other, but the canopy may also have frequent openings, which admit light. Woodland zones typically contain the least visible Homelands. Fig 2-9.

Refer to Section 2.14 for specific landscape planting guidelines for each landscape zone, and Section 3.1 for specific architectural guidelines. In cases where a Homeland contains more than one landscape zone, site and building Improvements should follow the appropriate guidelines for the landscape zone in which they will be located.
2.4 GRADING AND DRAINAGE

Site drainage and grading is to be designed to minimize grading, control erosion and sediment transport, and avoid any significant disruption to the natural landscape. All drainage Improvements are to avoid a “man-made” appearance and blend into the natural setting so as to appear as extensions of existing natural land forms. Fig 2-10.

Some Lots include a designated leach field site, the construction and grading of which must be designed to blend with the surrounding site topography.

Specific grading guidelines are as follows:
- Flatpad grading on sloping Homelands is not permitted.
- Graded slopes are not to exceed 3:1, unless it can be demonstrated that steeper slopes provide more continuity with existing landscape features.
- Naturally graded slopes are to be used rather than retaining structures. When retaining structures provide the only feasible solution to reduce grading impacts, they are to follow the natural contours of the land.
- All cut and Fill slopes are to be re-vegetated with native plant materials and blended into the surrounding natural vegetation.
- All topsoil disturbed by grading operations (typically the top 2 inches of soil which supports the highest concentration of organic matter) is to be stockpiled within the Construction Site and reused as part of the landscape restoration plan.
- Imported Fill or excess cut obtained from on-site grading operations may not be used to significantly raise the elevation of the first floor level. Honoring the natural topography of the site is a higher priority than ‘balancing’ cut and Fill ratios to avoid off-hauling costs.
• All grading and construction-related impacts are to be located within the Homeland area.

• All existing trees within the Construction Site are to be protected by fencing during construction, pursuant to an approved Arborist Report, including protection from soil compaction within the drip lines. Detailed tagging and fencing requirements are to be prepared by an Arborist or Forester. Further detail can be found in Section 4 - Design Review Procedures and Submission Requirements of these Design Guidelines, and in the Construction Guidelines, see Section 5.

• Pools and/or tennis courts are to be located within the Homeland and sited to minimize excessive grading and significant disruption to the natural landscape. Wherever feasible, pools and tennis courts should be sunken, and utilize a combination of berming and/or planting to minimize visibility from off-site.

Specific drainage guidelines are as follows:

• Drainage within each Homeland is to be designed by a licensed engineer and Landscape Architect.

• Stormwater originating on the Homeland must be managed to the greatest extent possible within the Homeland by systems that retain water and encourage percolation. Natural depressions within the Homeland should be used for on-site stormwater retention when feasible.

• Where stormwater is to be directed off the Homeland, drainage must be dispersed over a large surface area to mimic natural hydrologic processes and avoid erosion. Where this is not possible, drainage features shall mimic natural water conveyance to the extent possible, and every effort must be taken to disperse the stormwater into a large number of outlets, to avoid concentrating the water in the Openlands.

• Natural drainage courses must be protected and existing drainage patterns maintained. Special attention should be paid to the proximity of drainage outlets and trees to ensure drainage design does not affect natural moisture levels.

• New drainage courses are to be designed to appear and function like natural drainage ways to avoid any erosion, water quality or drainage impacts to the Openlands.

• Drainage structures such as headwalls, ditches and similar drainage structures which are visible from off-site must be built of, or faced with, an approved stone and are to be similar to other stone features that are part of the public infrastructure within The Preserve.

• Drainage design and subsequent maintenance must minimize any potential for erosion and consequent downstream water quality impacts. Erosion control and stream protection measures required during construction can be found in the Construction Guidelines and Regulations, see Section 5.

• All stormwater dissipation outlets must be constructed with black corrugated drain-pipe.
2.5 RETAINING WALLS

Retaining walls must be located within the Homeland. Retaining walls that are visible from off-site are to be built of materials and patterns that are consistent with the proposed architecture and the objectives of these Guidelines. Appropriate materials include:

- Stone or rock
- Treated and stained timbers
- Board formed concrete

See Fig 2-11 and 2-12.

Walls are not to exceed 4 feet in height. Stepped-back or terraced wall structures, including ample planting pockets, are to be used where grade changes exceed 4 feet. Fig 2-13.

Higher walls may be approved by the DRB if it can be demonstrated that they will better achieve the intent of these Guidelines. Walls are to follow the natural contours, and the ends of walls should not be abrupt, but designed to make natural-looking transitions into the existing land forms and vegetation.

Figure 2-11
Board formed retaining walls are integrated with planting.

Figure 2-12
Stone retaining wall utilizes traditional dry stack patterns and workmanship.

Figure 2-13
Terraced Retaining Wall Detail.
2.6 DRIVEWAYS AND AUTO COURTS

The access driveway through the Openlands of most Lots has been constructed as part of the original development and follows the alignment identified on the Homeland Diagram as adjusted for field conditions. Relocation of the existing portion of the driveway within the Openlands is restricted by the Conservation Easement and is only possible if required by Monterey County (e.g. for fire access) or to protect sensitive habitat.

Within the Homeland, the design of the remaining portion of the driveway to the home (including bridges) is to follow alignments that minimize grading, tree removal, or other disruptions to the site. Fig 2-14.

Within the Homeland, a gradual transition from the vehicular spaces associated with auto courts, turnarounds and visitor parking to the pedestrian scale spaces surrounding the house should be carefully designed. The use of planting and overhead structures, such as trellises, arbors and/or carports and/or subtle changes in paving patterns may be utilized to achieve this transition. Formal planting, such as regularly spaced trees alongside driveways and straight driveways are discouraged. Fig 2-15 and Fig 2-16.

Figure 2-14
Driveways follow alignments that minimize grading and tree removal.
No driveway landscaping, other than habitat restoration measures approved by The Conservancy and DRB, are permitted in the Openlands of the Lot.

Specific Homeland driveway guidelines are as follows:
- Driveway gradients may exceed 15%, up to a maximum of 17% for short distances.
- Driveways shall have a minimum paved width of 12 feet, generally designed without curbs, and surfaced with materials selected to blend the new construction into the surrounding natural environment.
- The use of special paving (such as stone) at auto court and/or parking areas can help in the transition from the auto environment to the home environment. Paving should match or be similar in style to paving used for other outdoor areas such as terraces and/or stairs.
- Driveways through the Openlands portion of the Lot shall be repaved and/or re-treated with asphalt and/or chip seal material as needed. The maximum paved width of driveways within the Openlands is 12 feet. The use of gravel or special paving such as bomanite, concrete and/or pavers is not permitted within the Openlands portion of the driveway.

Figure 2-15 – Informal driveway design creates gradual transition from vehicular areas to living areas.
2.7 PARKING

Parking areas and garages shall be integrated as part of the arrival sequence and are required to accommodate vehicle turnaround, visitor parking and enclosed storage of resident’s vehicles. Parking needs must be accommodated within the Homeland, as parking within the Openlands is not permitted. Specific parking guidelines are as follows:

- Minimum parking requirements for each Homeland are an enclosed two car garage, plus two visitor spaces, which need not be enclosed. Parking spaces are to have a minimum dimension of 9 feet by 20 feet.
- Long-term storage of vehicles must be accommodated in a location that is fully screened from off-site or enclosed.

- All parking designs must anticipate potential future parking needs, to avoid encroachment in designated fire vehicle turnaround areas and/or Openlands areas.
- The Monterey County Regional Fire Protection District current requirements for fire vehicle access and turnaround must be met.
- On Homelands where a Caretaker Unit has been designated, an additional enclosed parking space shall be provided within close proximity to the unit.

2.8 ADDRESS MARKERS

All residences are required to have a stone address marker. The exact location will be provided by DCS along with all necessary design details. The details for each Lot are determined by the direction of approach of emergency personnel and required setbacks from adjacent roadways.

Owners may attach a sign (maximum of 6 square feet) to the stone address marker which requires DRB approval. The form and material of the sign should be similar in expression to the marker and utilize materials such as iron, metal and/or wood.

The address marker must be built by the Owner during the course of construction per DRB specifications. Fig 2-17.

Figure 2-17 – Address Marker Design.
2.9 PATHS, OUTDOOR STAIRS & TERRACES

Utilizing surrounding outdoor spaces as an integral part of the architecture is strongly encouraged to take full advantage of the mild climate and exceptional natural beauty of The Preserve. Architectural elements may include structures such as screened porches, verandas, courtyards, patios, pavilions, etc. Refer to Section 2.11. Fig 2-18, Fig 2-19, and Fig 2-20.

Footpaths proposed within the Openlands are to be designed to minimize impacts to sensitive habitats and require approval by the DRB and The Conservancy.

Constructed paths, outdoor stairs and terraces shall be located within the Homeland and are to be designed to blend with the natural topography and vegetation. Fig 2-21.

Figure 2-18 – Terrace design is extension of house organization – an “outdoor room”.

Figure 2-19
Entry path design utilizes concrete pavers, gravel and plantings.

Figure 2-20
Informal flagstone path responds to site setting.

Figure 2-21 – Terrace design takes advantage of landscape and site features.
2.10 WALLS, FENCES & GATES

Walls, fences and gates are to be built within the Homeland. All walls and fences must recede into the prevailing landscape and may not be used to define or enclose the entire Homeland. They are specifically required to contain domestic pets within the Homeland to protect them from wildlife interactions, and are required by the County around pools and along elevated porches.

Decorative walls that are extensions of the architecture of the house, such as walls to create outdoor courtyards or garden spaces, shall be no greater than 8 feet in height. Fig 2-22.

Fences shall not exceed 6 feet in height. Fencing that needs to be higher than 6 feet (for special purposes such as tennis courts, pet enclosures or to manage wildlife access to a garden), will be considered on a case by case basis by the DRB. The Owner and their Consultants shall ensure that the fence design is well suited to the purpose and site conditions and will recede into the landscape setting. Fig 2-23.
Gates are permitted only as a component of an approved fence or wall, and are not permitted outside the Homeland.

Entry monuments with associated gates may occur within the Homeland and should be related in form, materials and style to the main Residence and associated structures. Refer to Section 2.8 for a discussion of address markers.

In designing driveway gates for security purposes, a location shall be selected in the Homeland to sufficiently and fully accommodate a vehicular turnaround within the Homeland in the event the gate is closed. Fig 2-24.
Equestrian Fencing
Pasture fencing, used for the purpose of keeping horses on Part-Time and Full-Time Equestrian Lots as provided in the Declaration must adhere to a stricter design standard because the fencing is often visible from off site areas. Pasture fencing, under the standard Equestrian Facilities License and Maintenance Agreement, is the only fencing permitted within the Openlands. All such fencing located in either the Homeland or Openlands should incorporate horse-safe design to provide for the reasonable movement of wildlife. Full-Time Equestrian Lot Owners should consult with The Conservancy early in the design process regarding the Equestrian Facilities License and Maintenance Agreement. Fig 2-25.

Figure 2-25 – Hogwire fence design provides for reasonable movement of wildlife.
2.11 LANDSCAPE STRUCTURES

The landscape design within a Homeland may include outdoor structures such as decks, trellises, gazebos, pergolas, pavilions, sculptures, and playground equipment. Wherever possible these elements are to be designed to appear as extensions of buildings or building components. *Fig 2-26 and Fig 2-27.*

Freestanding elements should be sited so as to not be visible from adjacent Homelands or key community locations. Color selection for such structures will be subject to the same guidelines as buildings described in Section 3.8 - Colors.

Note that the addition of a landscape structure made of wood may trigger additional areas for fuel management.
Figure 2-27 – Landscape structure joins buildings with an outdoor corridor.
2.12 OUTDOOR ARTWORK

Art and other freestanding objects must be located within the Homeland and should minimize offsite visibility. DRB approval of outdoor artwork is required prior to installation.

2.13 LIGHTING

The Preserve’s Night Sky is an extraordinary element of our community. Brightening of the night sky and illumination of natural habitat caused by lights, and other man-made sources, has a disruptive effect on natural cycles of nocturnal wildlife and has negative impacts on plant and animal physiology as well as the rural character of The Preserve. Exterior lighting shall be properly designed and maintained so as to preserve the Night Sky at The Preserve and beyond its boundaries. As noted below, interior lighting also has the potential to impact these values.

Exterior light sources are permitted to the extent required for safety within the Homeland, provided that lighting is designed to meet this need with minimum increase in ambient light. Flood lighting is only permitted as part of an alarm system.

Lighting shall be designed to protect the Night Sky values through limiting the number of fixtures and directing light to the specific location needed. Uplighting, multi-directional, or adjustable light fixtures are prohibited. All exterior light sources are to be incandescent, LED, halogen or other “soft yellow or white” light, not sodium vapor or other colored light, except for temporary holiday decorations. All exterior fixtures (either landscape lights or attached to structures) must not exceed 25 incandescent or 3.5 LED watts. “Full cut off” fixtures are required to ensure that light dispersion is minimized. Fig 2-28.

Figure 2-28 – Downlighting in trees is subtle and contained in the courtyard area.
Homes with large areas of glass or areas with brightly illuminated interiors or courtyards may be required to install light mitigation measures to reduce impacts to the Night Sky. Such requirements may include automatic shades or deeper eaves.

No lighting of any kind is permissible within Openlands areas.

2.14 LANDSCAPE ZONE PLANTING GUIDELINES

Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, screen outdoor service areas, protect important view sheds and minimize areas of ornamental planting and irrigation. Designs must utilize non-invasive drought-tolerant fire-resistant plant species. Use of native species is encouraged.

Extensive landscape Improvements that use more than .75 acre feet of irrigation or extend far beyond buildings, (except when needed for offsite screening) are not permitted.

The following landscape planting design principles should be considered while developing a comprehensive landscape plan:

• The selection of the landscape plant palette should be guided by a study of the natural setting and the native species on and near the Lot. What is growing well on the undeveloped site is most likely to do well in the future.

• Landscape planning on The Preserve should consider the influence micro-climates and wildlife have on the long-term success of the landscape. Plant selection, irrigation and landscape structures should all work together both aesthetically and practically.

• Minimal landscape designs are more economical and perform better over time.

• Landscape planning and installation must complement fuel management and not contribute to increased fire risk.

• Irrigated landscaping is more likely to be targeted by wildlife, including wild boar, potentially increasing maintenance costs.

The following guidelines apply to all Homelands within The Preserve:

• Manicured or groomed yards, Ornamental planting, terraces and pool areas are to be restricted to spaces confined by buildings, walls and plantings or other well-defined edges so as to not be visible from off-site.

• A harmonious transition should be made from the more horticulturally controlled and ornamental areas near the house to the more native, indigenous landscape of the Lot. In some cases a soft transition between the two area is appropriate, however particularly in grassland and savanna landscape zones mowing for fuel management makes a gradual transition challenging. A path or low ornamental wall could be a more suitable transition Fig 2-29.

• Viticulture is not permitted in either the Homelands or the Openlands although grape plants and other potentially invasive ornamentals that are not on the prohibited plant list may be grown in pots or boxes as part of an approved landscaping plan. These plants must be managed to avoid spreading from the approved location. Viticulture is defined as the culture, cultivation or production of grapes for any purpose, including but not limited to the production of food, fuel, and fiber for personal or commercial use.

• Irrigated turf may not exceed 1,500 square feet. Refer to current County Water Resource Agency Ordinance No. 3539, available from Monterey County.
Landscape designs must incorporate fire safe measures described in detail in the Fuel Management Plan (FMP) for The Preserve and summarized in Section 2.19, Fuel Management.

Any trees to be replaced must be mitigated and approved by the project Arborist and The Conservancy. Refer to Section 2.16 for details.

The use of larger size boxed specimen trees may be required if mature Landmark Trees are removed from the Homeland to accommodate Improvements. Refer to Section 2.16 for details.

Automatic irrigation systems are required for all new landscaped areas. These systems may be abandoned when plantings have become established after a minimum of two growing seasons.

Many landscape materials and features are attractive to wildlife. Deer and wild boar can be destructive to ornamental plants, particularly fruit trees. Protective measures to control intrusion by potentially destructive wildlife must comply with all guidelines pertaining to fences, walls, lighting and noise.

Landscapes may not include species on the Prohibited Plant List. Contact The Conservancy or DCS to obtain the most current Prohibited Plant List.

The Preserve has identified all Lots as occurring within one of three landscape zones: Grassland, Savanna and Woodland. Each zone demands a different approach in designing landscape Improvements. If you are preparing landscape plans and selecting plant species for revegetation in the Openlands, please contact The Conservancy for assistance. No landscaping or planting of any kind is permitted in the Openlands, unless specifically approved by The Conservancy for habitat enhancement or for viewshed screening purposes.

Figure 2-29 – Landscape design utilizes non-invasive, drought-tolerant fire-resistant species.
2.14.1 GRASSLAND ZONE PLANTING GUIDELINES

When viewed from off-site, Improvements should not rise abruptly out of the simple grassland landscape. The following design measures are recommended for the Grassland Zone:

- Establishment of a “transition zone” around the core buildings by utilizing some form of boundary wall or fence and/or planting combination typical of an historic working ranch/homestead.
- Large specimen trees (minimum 48” box) should be planted in groups within the transition zone to establish a setting for the buildings, while the area outside the “transition zone” remains as unobstructed open grassland. Fig 2-30.
2.14.2 SAVANNA ZONE PLANTING GUIDELINES

The greater complexity of this landscape reduces the visual emphasis upon transition from built to natural forms. Fig 2-31. The following planting design measures are recommended within the Savanna Zone:

- The scale and form of the dominant oak trees should not be disrupted by high contrast plant species.
- Improvements should be “anchored” to existing specimen trees, or tree groupings through incorporation of the vegetation into the overall composition of plantings and buildings.

Figure 2-31 – Savanna Zone Planting Diagram.
2.14.3 WOODLAND ZONE PLANTING GUIDELINES

In most instances, Homelands within Woodland zones may not be visible from off-site and therefore Improvements have minimal potential negative impact on the overall landscape image. However, the Woodland zone is a broad designation that has several different subcategories. It is important that selected plant species respond to the prevailing forms, textures and colors of the surrounding native species, i.e., species compatible with a redwood area are significantly different from those in an oak woodland. Fig 2-32.
2.15 IRRIGATION

Landscape water use within the Homelands is to be minimized, and systems that utilize low precipitation bubblers and drip irrigation systems and timing devices are required. Generally, irrigation infrastructure of any kind is not permitted in the Openlands. The Conservancy may approve temporary irrigation systems required for Openlands habitat restoration provided the system is surface-installed, the Landscape Architect designates a time certain for its removal, and watering basins are not constructed around trees and shrubs. All irrigation systems must be in compliance with County Water Resource Agency Ordinance No. 3539. Additionally, Landscape Architects are required to provide water use calculations to the DRB to ensure Lot water consumption will not exceed the annual 0.75 acre-feet limit enforced by the Santa Lucia Community Services District.

Specific irrigation parameters are as follows:
• Avoid irrigation within root zones of existing oak trees;
• Avoid trenching and placement of irrigation lines within the dripline of existing trees;
• Group plant materials according to their water consumption needs;
• Mulch all areas of new planting; and
• Provide ongoing professional maintenance of irrigation systems.

2.16 TREE REMOVAL

Owners are required to engage an Arborist or Forester at the beginning of the design review process to consult on all matters pertaining to tree health and welfare. The removal of trees within Homelands is to be avoided wherever possible, particularly oak, madrone and redwood trees.

No trees may be removed prior to securing approval of both the DRB and Monterey County.

The removal of any trees larger than 6 inches in diameter measured 24 inches above natural grade requires DRB approval. (Note: Monterey County also requires tree removal permits for certain species and categories of trees)

In the event trees are proposed to be removed, the Owner must mitigate at a ratio of 3:1 for all trees over 6 inches in diameter, measured 24 inches above natural grade, and 5:1 for all Landmark Trees (24 inches in diameter or greater as measured 24 inches above natural grade). The tree mitigation plan must be approved by the project Arborist and The Conservancy.

Requests for removal must demonstrate that such removal is the minimum necessary and does not pose a risk of substantial adverse impact on other valuable resources on the site.

No tree removal or thinning is permitted on the Openland portion of any Lot, unless approved by the DRB after consultation with The Conservancy. Any approved actions in the Openland are at the Owner’s expense and monitored by The Conservancy consistent with the applicable Conservation Easement.

Should a tree that was not approved for removal by the DRB require removal due to construction impacts, the DRB will require additional mitigation for the tree. In such cases, the DRB may require that the diameter of mitigation trees be equal in total to that of the removed
tree. The DRB may require additional measures, as necessary, to provide the same quality of habitat and screening lost by the removal of the original tree.

2.17 SITE UTILITIES

All site utilities within the Homeland, including propane tanks, are to be installed underground. Utilities are provided to a point at the edge of the Homeland. Utility boxes are to be located within the Homeland and screened to be invisible from off-site.

2.18 EXTERIOR SERVICE AREAS

Trash disposal, outdoor work areas, firewood storage and outside equipment, including satellite dishes and/or propane tanks, are restricted to the Homeland and are to be completely screened from off-site views by the use of architectural features, plant materials, and/or, integrated into the form of the building.

Trash container storage areas must be designed and maintained to be completely inaccessible to wildlife. Firewood storage shall be in an enclosed structure constructed to the same level of ignition-resistance as the main structure or located at least 30 feet from structures.

2.19 FUEL MANAGEMENT

A number of measures have been implemented that reduce the risk of wildfire in The Preserve, as follows: The Fuel Management Standards (FMS) address the Lot-based landscaping guidelines for fuel management actions based on vegetation types and outlines the process Owners must follow to implement fuel management. A copy of the FMS is available from The Conservancy.

- The FMS requires the following Lot-specific design components:
  - A non-combustible zone consists of non-combustible landscape and hardscape materials within the first 5 feet of all structures.
  - Fire-safe landscaping incorporates landscape design and fire-resistant hardscape and landscape materials that do not create fuel ladders and continuous flammable fuels, which allow firefighters to protect structures and occupants from adjacent wildfire.
  - Vegetation management zones, as required under the FMS, are intended to manage native vegetation for a distance of 30 to 300 feet from all structures, depending on vegetation types.
- Lot-specific Fuel Management Plan: The Owner must provide a Lot-specific FMP prepared by a Consultant who is qualified to make vegetation management and defensible space prescriptions in the wildland-urban interface. The purpose of the FMP is to ensure the general standards outlined in the FMS are sufficient to protect the home, and to provide site-specific recommendations for specific features found on the Homeland. Before being implemented, the Lot-specific FMP must be reviewed and approved by The Conservancy and the DRB.
- The Architect and Landscape Architect must design the home and landscaping to conform to the design prescriptions in the FMS.
- The Owner is responsible for implementing the vegetation management prescriptions in the FMP after it is approved by The Conservancy and the DRB.
Figure 3-1 – Building Design at The Preserve responds to the natural setting.
3.0 ARCHITECTURAL GUIDELINES

The Preserve “style” does not refer to a singular architectural design category, but diverse design solutions that are unified by the following principals:

- The health and wild, natural beauty of the land;
- The Preserve’s historic character and rural setting;
- Respect for the natural landscape and landforms; and
- Continuity with the characteristics, forms and materials of the region’s building traditions.

All building designs and applicable site Improvements are to comply with the current California Building Code (CBC), as well as any other applicable federal, state, or Monterey County requirements. It is the responsibility of the Owner and their consultants to be informed of the most current requirements.

3.1 LANDSCAPE ZONE BUILDING GUIDELINES

The Preserve has three landscape zones as described in Section 2.3. In order to build in harmony with each landscape zone, and to reinforce the connection to the land, designing structures within each zone have a different set of considerations, as summarized in this Section.

Figure 3-2 – The Preserve “style” utilizes diverse design solutions that draw upon the region’s building traditions.
3.1.1 GRASSLAND ZONE BUILDING GUIDELINES

Buildings must be sensitive in form, Massing and colors to respond to the open and visible context of the Homelands in this zone. Most likely there are no mature trees to “anchor” building forms to the landscape or soften visual impacts. Therefore, strategies such as utilizing low horizontal building forms, broad sheltering roof forms, and subtle natural colors and materials are more appropriate to visually unify the building with the site. Fig 3-3.

In general, buildings in grassland areas shall be One Story.

Specific design criteria for this zone include:
- Utilizing colors and materials that help to blend the building with the natural landscape and minimize visual impacts. Typically, darker colors are more appropriate.
- Utilizing sod roof elements, hipped or clipped gable, or shallow pitch roof forms with subtle, non-reflective colors help to minimize visibility.
- Incorporating smaller building elements and Masses, that are fitted closely to the site to assure a low profile to avoid the appearance of long straight lines or planes.
3.1.2 SAVANNA ZONE BUILDING GUIDELINES

Scattered specimen trees or groups of trees provide an opportunity to “anchor” buildings to the landscape in this zone. Buildings should not be left “floating” in open clearings. Fig 3-4.

Specific design criteria recommended for this zone include:
- Incorporation of sod roof elements, hipped or clipped gable, or shallow pitch roof forms with subtle, non-reflective colors.
- Ensuring that Building Heights are kept below treetop levels.
- Utilizing colors and materials that blend the building into the natural landscape and minimize visual impacts. Typically darker colors are more appropriate.
3.1.3 WOODLAND ZONE BUILDING GUIDELINES

Homelands within this zone have been created to nestle within woodland clearings. Buildings should respond to this surrounding curtain of vegetation and blend into the backdrop of trees. Fig 3-5.

Specific design criteria for this zone include:

- Siting buildings that are responsive to existing terrain to minimize grading and tree cutting and to keep roof lines below treetop levels.
- Utilizing darker colors to blend buildings into the surrounding woodland landscape.
- Utilizing Building Heights that are below the height of the surrounding tree canopy.
3.2 BUILDING HEIGHT

The intent of the Building Height guidelines is to minimize the visual impact of all buildings and to ensure that buildings are subordinate to, and blend with, the surrounding landscape features.

Maximum Building Height and Story (One Story, One Plus Story, and Two Story), designations are indicated on the Homeland Diagrams. Reduced Building Heights may be required by the DRB where structures are exposed, such as those sited on ridges, in open grasslands or within tree canopies to ensure:
- Massing is in scale with the surrounding site and landscape,
- Minimizing visibility of structures from off-site and/or neighboring Homelands, and
- Building silhouettes against the skyline are avoided.

Building Height is determined by measuring from any point around the perimeter of the building at existing or finished grade, whichever is more restrictive, to the highest point of the roof above. Building Heights must be measured for each separate roof ridge of the building.

Building Height calculations are to be clearly marked on all elevations and sections of submittal materials.

A building’s compliance with the maximum Building Height does not necessarily demonstrate that the building has complied with the Massing requirements, as described in Section 3.3. Fig 3-6.

The portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it is considered a Story. Any portion of a Story exceeding 18 feet in height shall be considered as an additional Story for each 18 feet or fraction thereof, excepting large volume rooms in the 1-Story designation. If the finished floor level directly above a Basement or cellar is more than four feet above the most restrictive or existing or finished grade, the space shall be considered a Story and not a Basement.

Figure 3-6 – Building Height Measurement Diagram.
3.2.1 ONE STORY

For Homelands with a “One Story” designation, the Building Height generally may not exceed 18 feet. In order to allow for large volume rooms, a maximum of 20% of the square footage of all main floor, attached, roofed areas may extend to 24 feet in height. This Guideline allows for a large volume room and not for second floor living space. Fig 3-7, Fig 3-8.

A = May be a maximum of 18' measured from most restrictive perimeter point (existing or finished grade).

B = May be a maximum of 24' measured from most restrictive perimeter point (existing or finished grade). This portion of the building is not to exceed 20% of the total main floor, attached and roofed areas.

C = May be a maximum of 18' measured from most restrictive perimeter point (existing or finished grade).
3.2.2 ONE PLUS STORY

For Homelands with a “One Plus Story” designation, Building Height is generally 18' but may extend to 30' for a portion of the building as described below. The second Story element – either under or over the main floor – may not exceed 30% of the square footage of all main floor, attached, roofed areas. Fig 3-9 and Fig 3-10.

Any portion of a Story exceeding 18' in height shall be considered an additional Story for each 18' or fraction thereof.

A = May be a maximum of 18' measured from most restrictive perimeter point (existing grade).

B = May be a maximum of 30' measured from most restrictive perimeter point (existing grade). This portion of the building is not to exceed 30% of the total main floor, attached, roofed areas.

C = May be a maximum of 18' measured from most restrictive perimeter point (existing or finished grade).
3.2.3 ONE UNDER STORY

For Homelands with a “One Under Story” designation, Building Height is generally 18' but may extend to 30' for a portion of the building as described below. The under Story element—under the main floor—may not exceed 30% of the square footage of all main floor, attached, roofed areas. *Fig 3-II.*

Any portion of a Story exceeding 18' in height shall be considered an additional Story for each 18' or fraction thereof.

A = May be a maximum of 18' measured from most restrictive perimeter point (existing grade).

B = May be a maximum of 30' measured from most restrictive perimeter point (existing grade). This portion of the building is not to exceed 30% of the total main floor, attached, roofed areas.

C = May be a maximum of 18' measured from most restrictive perimeter point (existing grade).

*Figure 3-II – One Under Building Volume Diagram.*
3.2.4 TWO STORY

For Homelands with a “Two Story” designation, Building Height in general is 18’ but may extend to 30’ for a portion of the building as described below. The second Story element – either under or over the main floor – may not exceed 50% of the square footage of all main floor, attached, roofed areas. Fig 3-12 and Fig 3-13.

Any portion of a Story exceeding 18’ in height shall be considered an additional Story for each 18’ or fraction thereof. See definition for Story in Appendix A.

A = May be a maximum of 18’ measured from most restrictive perimeter point (existing grade).

B = May be a maximum of 30’ measured from most restrictive perimeter point (existing grade). This portion of the building is not to exceed 50% of the total main floor, attached, roofed areas.

C = May be a maximum of 18’ measured from most restrictive perimeter point (existing or finished grade).
3.3 BUILDING MASSES

Building Masses are to be in scale with and be subordinate to the natural features surrounding landscape. Building Massing is to be composed of clusters of building forms that are responsive to the existing topography and natural surroundings.

Buildings are generally low One Story structures, with building bulk and roofs that step to follow the existing terrain.

• Second Story floor areas are minimized in order to avoid large and highly visible building Masses. Refer to Section 3.2 for Story and Building Height designations.
• Building bulk should be articulated into forms that reflect interior spaces and/or groups of related rooms.
• All roof projections including chimneys, flues and vents shall be compatible in height and material with the structure from which they project.
• All Residences shall be a minimum of 2,500 square feet (exclusive of a minimum 600 foot garage and any Accessory Structures). While no specific Maximum Square Footage is prescribed on most Lots, the size and Massing of the Residence must be responsive to the Homeland size and the landscape setting.
• Building designs that blur the distinction between indoor and outdoor spaces is encouraged to help in the transition from indoors to outdoors and soften larger building Masses.
• On hillside and sloping sites, the appearance of the house from below and above should be carefully considered. Terraces and building walls should step to follow existing terrain. In all cases, terraces should have walls that conceal views of the underside portion of the structure.

• Entirely subterranean rooms (i.e. rooms that are not expressed on the exterior of a building by any doors, windows or walls greater than four feet as measured from the most restrictive of existing or finished grade) are considered basements. Basements need not be included in the Maximum Square Footage calculations.

3.4 ROOFS

Roofs shall be carefully designed in color, shape and material to help integrate buildings into the landscape setting. Gable, hip or shed type roofs are permitted for all large visible roof surfaces. Glazed or reflective roofing materials are not permitted. Flat roofs may be approved in limited areas or in association with “living roofs,” which are encouraged when flat roofs are visible from offsite. Mansard roofs are not permitted.

Specific roof Guidelines are as follows:
• In general, shallower roof pitches should be used in grassland and savanna zone areas, while steeper roof pitches may be used in woodland zone areas.
• Roof assemblies shall meet Class A fire resistant standards, rated, non-reflective, and utilize subdued earth tone colors.

Appropriate roofing materials include:
• unglazed tile,
• two-piece clay tile,
• slate,
• “non-wood” or fireproof wood shake shingles (as permitted by current California Building Code for use in the Wildland Urban Interface), and
• oxidized copper, zinc or rusted metals.
• Long roof overhangs are required in particular at locations where windows are visible from off-site.
• Rooftop equipment and large vents are to be grouped and concealed in chimney-like structures that are an integral part of roof and/or wall designs.
• Attic and eave vents must be covered with a fine screen or otherwise designed to reduce the possibility of wind-borne embers entering attic spaces.
• Skylights may be approved if located, detailed and/or screened so that reflections from their surfaces are not visible from off-site, night light emission does not uplight trees or other vegetation, and/or otherwise affect the quality of the Night Sky.
• The use of photovoltaic and solar panels is strongly encouraged. Photovoltaic and solar panels should not be visible from off-site. If proposed, the specific panel surface and integration into the architecture is reviewed by the DRB. All solar energy systems shall be located within the Homelands.
• Refer to Fig 3-14 and 3-15.

Figure 3-14 – Tile Roof Design.
Figure 3-15 – Metal Roof Design.
3.5 DOORS AND WINDOWS

Specific guidelines for doors and windows are:
• Window openings should be recessed to the degree possible.
• The exterior surfaces of windows and doors should be wood or a painted or bronzzed anodized metal that appropriately express the architectural character of the building. Clear anodized aluminum finishes are not permitted.
• The shapes and details of all openings are to be appropriate to the structural expression of the walls within which they are located.
• Large areas (greater than 60 square feet) of glass are to be shaded by projecting roof overhangs, balconies or porches, to minimize their visibility and their reflections as seen from off-site.
• Large or linear ‘banks’ of windows are discouraged, and require screening or other mitigation measures to avoid offsite nighttime visibility impacts.
• Glass may be coated and tinted to control solar heat gain. A mirrored appearance is not permitted.
• Large areas of glass greatly increase the likelihood of bird strikes. Reducing the size of window panes will reduce impacts.
• Refer to Figures 3-16, 3-17 and 3-18.

Figure 3-16
Door design borrows from regional building traditions.
Figure 3-17 – Contemporary Door Design.

Figure 3-18 – Recessed doors and windows create shade and shadow.
3.6 ACCESSORY STRUCTURES

Accessory Structures are to be subordinate to the main house and are to utilize the same or similar detailing and stylistic qualities. These buildings may include accessory dwelling units (Caretaker and/or Senior Citizen Unit), Guesthouses, home offices, art studios, and/or workshops or other purposes consistent with the Declaration.

All Accessory Structures shall not exceed 15 feet in Building Height, with the exception of equestrian related structures as described in this section.

All Accessory Structures on any Lot are to be designed as integral parts or extensions of the main building in terms of materials and colors, even if physically separated from it. Refer to the Homeland Diagram for information regarding Accessory Structures permitted on the particular Homeland.

The following types of Accessory Structures are allowed on specific Homelands within the Preserve as indicated on the Homeland Diagram and with the following specific requirements:

Guesthouse
A Guesthouse of 600 square feet or less may be provided within the Homeland either detached or attached to the main Residence. The Guesthouse may not contain cooking or kitchen facilities.

Accessory Structures – Accessory Dwelling Units
The following two types of “living units” are allowed on specific Lots:

Caretaker Unit
A Caretaker Unit may be provided within the Homeland to provide a fully equipped Residence for persons employed to provide continuous on-site care for the Homeland. The Caretaker Unit shall not exceed 1,000 square feet for Lots of less than ten acres, and 1,200 square feet for Lots of more than ten acres.

Senior Citizen Unit
An additional fully equipped living unit detached or attached to the main Residence may be provided for senior or handicapped residents within the Homeland. An attached Unit may not exceed 700 square feet, while a detached Unit may not exceed 850 square feet. An additional enclosed parking space shall be provided for the Senior Citizen Unit.

ACCESSORY STRUCTURES - EQUESTRIAN

Barns
Full Time and Part Time Equestrian Lots may include a livestock Barn or structure designed for the keeping of horses within the Homeland if the scale and setting of the Homeland is suitable and the structure is appropriately sized and designed for that purpose. Barns may not include any dwelling spaces unless combined with the use of a Guesthouse or Caretaker Unit. The height of a Barn shall conform to the Building Height designation of the Lot.

Other Equestrian Related Accessory Structures
Additional structures may occur within the Homeland on Equestrian Lots as reasonably necessary and designed for the intended purpose of supporting the keeping of horses. These structures shall not exceed 15 feet in height.
3.7 EXTERIOR WALL MATERIALS

In general, building materials should complement the surrounding landscape and help to blend buildings and new Improvements with the site. Exterior walls may use a maximum of three materials with one material clearly dominant over the other(s). Refer to Section 3.4 for appropriate roof materials.

Refer to Figures 3-19, 3-20, 3-21, and 3-22.

Materials and construction that have the appearance of the following are acceptable:

- Natural stone of appropriate medium to darker hues,
- Adobe,
- Wood timbers and boards—left natural, stained or painted,
- Stucco,
- Concrete,
- Corten,
- Rammed earth.
Inappropriate materials include:

- Logs, when used as a cladding material rather than for structural purposes,
- Light colored or reflective stone or other material,
- Galvanized steel or aluminum siding,
- Stone veneers or similar,
- Extensive glass walls.

Where different materials adjoin, there should be a clear break in the plane of the surface.

Wood should be finished in natural-weathered appearing colors.

Materials should be used authentically. Mixes of cladding materials, unrelated to structural expression, are to be avoided.
Figure 3-21 – Rustic wood and stucco treatments draw from regional mission style traditions.
Figure 3-22 – Wood, stone and stucco all work together to create a contemporary home that blends with the natural oak woodland setting.
Stone used for walls and/or foundations is to be designed to have a structural appearance rather than a veneered look. Stone structures should incorporate a mix of size and shapes with larger stones predominately at the base. Natural bedding planes are to be laid horizontally; horizontal and vertical joints should be frequently interrupted. Mosaic patterns are not to be used. Fig 3-23
3.8 COLORS

Building colors, especially of roofs, should recede into the landscape setting. A suggestion of colors for each landscape zone is available from the DRB. The approved color(s) shall be reviewed for site specific appropriateness to ensure the color recedes rather than contrasts with the surrounding natural setting. Accent colors may be allowed when used in limited areas. White, light or reflective colors in any material are not permitted. General color and finish Guidelines are as follows:

Building elements are to have the following general color ranges and Light Reflective Value (LRV). (All paint manufacturers categorize their products by LRV; this information is readily available from the manufacturers.)

- Roofs are to be medium to dark browns, grays (galvanized), greens and dark rust, and may have an LRV of 50 or lower.
- Walls are to be subdued earth tones (a range of browns, grays and/or muted colors found in the surrounding environment) and are to have an LRV of 50 or lower. Generally, the darker the wall color, the better.
- Trim and accent colors are to be rich, warm hues (greens, blues, browns, and/or blacks).
- Wood fence elements are to be stained and left to weather naturally.

3.9 FIRE SPRINKLERS

All buildings and structures must comply with Monterey County Regional Fire District and Monterey County requirement. It is required that as a second notification, your alarm service provider contact SLP Security in the event of an activation. This will allow Security to respond immediately and assess the situation.

A permit is required for all fire alarm systems, fire hydrant systems, fire extinguishing systems (including automatic sprinklers), wet and dry standpipes, and all other fire protection systems and appurtenances.

All buildings and entry gates shall install a Knox Box key entry system as approved by the Monterey Regional Fire Protection District.

3.10 SECURITY MEASURES

Owners may incorporate additional security measures into their Improvement plans, subject to the following controls:

- Exterior high-intensity lighting shall be avoided where possible, and, if used, must be designed to avoid overspill into Openland areas and prevent prolonged periods of usage through the use of motion sensors and timers.
- Audible alarm systems are not permitted because of their potentially disruptive impact upon wildlife and the rural ambiance of the Preserve.
3.11 ENERGY AND RESOURCE CONSERVATION MEASURES

Building design principles described in these guidelines for well-insulated walls, broad overhangs to shade windows and walls, natural ventilation, and low voltage lighting reduce overall energy demand. In addition, the use of solar photovoltaic and solar thermal technology is strongly encouraged to offset energy demand. Other alternative energies such as wind and hydro-power are not permitted in The Preserve due to potential wildlife impacts. A solar array location shall be designated on either the building(s) or elsewhere within the Homeland that allows for optimal sun exposure while minimizing off-site visibility due to the array’s reflectivity. It is encouraged to first assess low pitch solar locations on buildings before exploring ground mounted locations.

If Owners choose not to install the solar energy system during the initial construction phase, they still gain the benefit of a predetermined location that allows them to accommodate a future solar energy system within their Homeland.

To conserve water, plumbing fixtures must be in conformance with Monterey County water conservation policies as identified in the current Water Resource Agency’s Ordinance. The use of rainwater cisterns, rain gardens, and greywater systems are encouraged. Landscaping and irrigation guidelines to conserve water are described in Section 2.15.

All Owners at The Preserve should consider incorporation of additional sustainability features that create buildings that are well-adapted to living in this rural setting.
Figure 4-1 – Building designs at The Preserve draw from a variety of regional northern California architectural traditions.
4.0 DESIGN REVIEW PROCEDURES & SUBMISSION REQUIREMENTS

This section provides an outline and submittal requirements for the Design Review Process. The process involves a series of meetings between the Owner, their Consultants, and the DRB. Each meeting is intended to parallel the normal design process. The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of the building and site design. DCS and the DRB are committed to assisting Owners through the Design Review Process and to be a resource to Owners in the development of their Lot. Many of The Preserve requirements anticipate or mirror the requirements of Monterey County and therefore achieving final DRB approval can help to expedite County approval.

This Design Review Process was approved by Monterey County as an essential part of The Preserve Subdivision entitlements, and streamlines the process for obtaining County permits once DRB approval is received.

4.1 DESIGN REVIEW PROCESS

Improvement plans are carefully reviewed by the DRB to ensure that the proposed design is compatible with The Preserve values, is responsive to the Homeland site, and is in compliance with entitlements issued for The Preserve. This Design Review Process must be followed for any of the following Improvements:

- Construction of new buildings;
- The renovation, expansion or refinishing of the exterior of existing buildings;
- Major site and/or landscape Improvements—including, but not limited to, solar energy systems, grading, swimming pools, driveways, paving, bridges, and/or drainage structures, and
- Construction of, or additions to, fences or enclosure structures.

Other than site evaluations and the pre-design conference, meetings may be held either in person at The Preserve or through Skype, Face-Time or similar electronic means.
The DRB evaluates all development proposals on the basis of these Guidelines. Most of the Guidelines outlined in this document are written as relatively broad guidelines. The interpretation of these Guidelines is left up to the discretion of the DRB. Other Guidelines such as Building Height, Massing, grading, roof form and exterior materials are more definitive. It is the intention of the Design Review Process that all Improvements comply with these standards. However, the DRB has the latitude to grant exceptions when doing so maximizes and reinforces the overall values and standards of the Guidelines. The Preserve’s Design Review Process takes place in 12 steps:

1. Site Evaluation
2. Pre-Design Conference
3. Conceptual Design Review
4. Preliminary Design Review
5. Final Design Review
6. Pre-Construction Conference
7. Pre-Grading Observation
8. Mock-Up Observation
9. Pre-Framing Observation
10. Pre-Landscape Conference
11. Final Observation
12. Notice of Completion

While there are specific required meetings, Owners and their Consultants are strongly encouraged to utilize DCS, the DRB, and The Conservancy for input regarding the development of their design.

All Improvements require DRB approval. The Owner is required to retain services from a Architect and Landscape Architect, in addition to a licensed civil engineer, Arborist or Forester, and a licensed, insured and bonded Contractor. The Owner and Consultants shall carefully review the Homeland Diagram, the Guidelines, the Declaration, the Resource Management Plan, the Conservation Easement, and if applicable, the Revised Rancho San Carlos Cattle Grazing and Livestock Management Plan as amended prior to commencing the Design Review Process.

Having secured final design approval from the DRB, the Owner is required to meet the submittal and approval requirements of the Monterey County Planning and Building Department to obtain design approval, building and grading permits and any other discretionary permits.

The Owner may not apply for County land use approvals or obtain building and/or grading permits until final design approval has been secured from the DRB, unless otherwise stated by the DRB.

**4.2 SITE EVALUATION**

The DRB recognizes the critical importance of site selection, program development, site planning and assembling a team of qualified Consultants. To assist Owners at this initial, formative stage, the DRB offers an optional Site Evaluation meeting as a first step in the process. The Site Evaluation can occur in the final stages of Lot selection, during due diligence or after close of escrow. At the potential buyer or Owner’s request, DCS can schedule a meeting at the site with representatives from the DRB and/or The Conservancy to provide insights into the natural features of the site and development parameters. The purpose of the meeting is to provide the benefit of professional opinions by an Architect and/or ecologist familiar with the land and the Design Review Process. In this meeting, the DRB
and The Conservancy representatives can listen to and/or help give direction to the Owner’s ideas in a generalized way in order to ascertain the type and extent of development envisioned. The representatives may offer initial impressions and observations about the site and its suitability for the Owner’s purposes and may identify certain constraints and opportunities inherent in the land and/or the program that may be helpful to the Owner’s due diligence or development concept. The Architect can also answer any questions about the Design Review Process, suggest Architects, Landscape Architects, and other Consultants particularly suited to the Owner’s needs.

4.3 PROTOCOL FOR APPROVAL OF ARCHITECTS AND LANDSCAPE ARCHITECTS

DCS can provide recommendations of Consultants who have demonstrated through their work at The Preserve the ability to understand the values and objectives of The Preserve. Other Architects may be approved by the DRB to work on a particular Lot provided the Architect exhibits a level of experience and understanding regarding the following criteria:

- Site planning of new structures that demonstrates a respect and responsiveness for natural landforms and settings, Fig 4-2
- Integration of Improvements into sensitive habitat or view shed areas, and
- Architectural designs that embody The Preserve values as outlined in Section 1.0.

All Architects and Landscape Architects must be approved for each Lot in accordance with the conditions listed below:

1. Compliance with all National Registration Requirements:
   - The Architect and Landscape Architect shall provide DCS with a copy of his/her license and/or the license of his/her firm to practice architecture/landscape architecture in the United States.

2. Samples of Previous Residential Work:
   - The Architect shall provide DCS with exterior photographs and/or elevations and renderings of three examples of recently completed residential designs that would demonstrate the criteria outlined above. A brief abstract for each residential project should explain the nature and scope of the applying Architect’s involvement in the design, where the house is located and when the house was designed and built.

Fig 4-2 – Site planning respects existing trees and landforms.
• The Landscape Architect shall provide DCS with photographs of landscape, and site and grading plans of at least three recently completed examples of residential designs that would generally meet the Guidelines. Particular emphasis should be placed on siting, grading and use of native landscape. A brief abstract for each project should explain the nature and scope of the Landscape Architect’s involvement in the design, where the house is located and when the landscape was designed and built.
• In cases where an Architect and/or Landscape Architect have a comprehensive website that features these requirements, DCS may allow this to be used in lieu of a physical portfolio.

3. Affidavit on Compliance with Regulations:
• The Architect and Landscape Architect shall review the Homeland Diagram, the Guidelines, the Declaration, the Resource Management Plan, the Conservation Easement, and if applicable, the Revised Rancho San Carlos Cattle Grazing and Livestock Management Plan as amended for The Preserve.
• The Architect and Landscape Architect shall review the zoning and building regulations of Monterey County.
• The Architect and Landscape Architect shall provide DCS with a signed copy of the Affidavit, available from DCS certifying that the Architect and Landscape Architect has reviewed and understood the documents referred to above and will comply with their provisions.

4. Request to Use Architect Form:
• The Owner shall provide DCS with a copy of the Request to Use Architect and Request to Use Landscape Architect forms, respectively.

5. Architect/Landscape Architect Approval by DRB:
• DCS will present the submitted documents to the DRB for review.
• The DRB shall have sole discretion to approve or disapprove of any Architect and/or Landscape Architect submitted by an Owner. The DRB may disapprove an Architect and/or Landscape Architect if in the DRB’s reasonable opinion the Architect and/or Landscape Architect does not have the qualifications, training, license, or demonstrated experience to meet the stated criteria in the Design Guidelines. The DRB may consider the specific conditions of the subject Lot in making this determination.
• The approval of an Architect and/or Landscape Architect to design a particular Residence for a particular client does not in any manner whatsoever require the DRB to approve the Architect and/or Landscape Architect for future projects OR approve him/her for any other Lot(s).
• The DRB shall have the sole discretion to rescind any approval given to an Architect/Landscape Architect.
• The DRB also reserves the right to rescind any approval given to an Architect/Landscape Architect if such individual demonstrates a consistent pattern of failing to follow the Guidelines, procedures and standards or engage in the Design Review Process in an unprofessional manner.
4.4 PRE-DESIGN CONFERENCE

Prior to the preparation of any materials for formal DRB review, the Owner, Architect, Landscape Architect, Arborist or Forester and any other Consultant(s) shall meet with the DRB for a Pre-Design Conference. This meeting is held on the Owner’s Lot. Even if all siting and exterior design decisions have been delegated to the Consultant(s), it is recommended that the Owners attend the meeting.

The purpose of this meeting is for the DRB, the Owners and their Consultants to engage in an open and creative exchange of ideas about siting a house that respects the unique characteristics of a particular Homeland and subordinates itself to the surrounding landscape. This meeting is critical to ensure that the siting and design questions or issues of a house are discussed before time and money are invested on design work. The following information should serve as a resource to Owners and their Consultants as they prepare for the Pre-Design Conference.

1. Prior to scheduling the Pre-Design Conference:
   • The Architect and Landscape Architect shall submit pertinent approval materials as outlined in Section 4.0. All Architects and Landscape Architects, regardless of previous approvals, must be approved for each particular Lot by the current Owner.
   • The Homeland must be mowed for fuel management. This service may be arranged through Resident Services.
   • The Arborist or Forester must determine the health of the trees, how many trees that can potentially be removed, and establish the critical root zone (CRZ) for each tree. This allows the Architect and Landscape Architect to incorporate the CRZ in their site planning analysis.
   • The civil engineer must prepare a Lot survey.
   • Arrange for the Architect and Landscape Architect to attend the meeting.
   • Develop a site analysis and concept diagrams to allow for feedback at the Pre-Design Conference.

2. At the Pre-Design Conference, the DRB, the Owners and Consultants will review the following subjects:
   • The house program in the context of the attributes of the particular Homeland and Lot setting. Focus will be placed on sensitively siting the Improvements relative to view corridors, tree removal, topography, ridgelines, driveways and parking.
   • The Design Review Process,
   • The role of The Conservancy,
   • The County permitting process and any site-specific issues that might arise with the County, and
   • Feedback on the initial site analysis and concept diagrams.

The Owner and Consultants shall receive a copy of the Pre-Design meeting minutes from DCS which shall serve as the meeting record.

4.5 CONCEPTUAL DESIGN REVIEW

The agenda for Conceptual Design Review meeting is for the DRB to provide feedback to and discuss with the Owner and their Consultants on ideas and concepts regarding the site planning, arrival sequence and architectural design and Massing. It is not required that the Owner attends the Conceptual Design Review meeting.
The following drawings and materials shall be included in the conceptual submission, and submitted to DCS two week prior to the meeting date. The Owner and/or their Consultants shall bring to the meeting one full-size set to review a the meeting and one 11”x17”-copy to leave with the DRB:

1. Homeland Survey – This survey must include: 1’ contours, Homeland boundary; 30% or greater slopes; existing trees with size, species and extent of canopy; rock outcroppings; watercourses and utility drop points, and existing driveway. (1” = 20’ minimum scale.)

2. Arborist’s Report – A tree report prepared by an Arborist or For-ester that evaluates the health of all tress in proximity to proposed buildings, driveways and/or construction areas. All protected trees, including Landmark Trees, need to be identified by size, number, species and if the tree is to remain or be removed.

3. Conceptual Site Plan – A plan showing preliminary siting, Massing and grading ideas. Topography, vegetation and any significant site features should be clearly indicated. (1” = 20’ minimum scale.)

4. Conceptual Character Sketches – The sketches, views, and/or Massing diagrams illustrate preliminarily how buildings are proposed to be sited on the land.

5. Conceptual Elevations – Elevation drawings of the principle elevation(s) that describe and illustrate Building Heights, exterior materials, and the general architectural character of the house. (1/8”=1’minimum scale.)

6. Details – that describe further the character and overall aesthetic of the house. (as appropriate)

The Owner and Consultants shall receive a copy of the Conceptual Design Review meeting minutes from DCS which shall serve as the meeting record.

4.6 PRELIMINARY DESIGN REVIEW

Once the Owner and their team have reviewed all comments and suggestions discussed at the Conceptual Design Review meeting and are ready to progress to Preliminary Design Review, the Owner shall obtain available meeting and submittal dates and application from DCS. The Preliminary Design Review step provides analysis and feedback of the submitted plans.

4.6.1 PRELIMINARY DESIGN REVIEW SUBMITTAL REQUIREMENTS

The drawings and application are to be submitted to DCS two weeks prior to the meeting date.

The package shall include; one full-size set, three half-size sets (to scale), one 11”x17” reduced set and one digital set of plans in PDF format of the complete submittal set of materials as described below:

1. Preliminary Design Review Application Form

2. Site Analysis – based upon the Homeland Diagram provided by DCS.

3. Lot Survey – a property survey (minimum scale: 1”=50’) prepared by a licensed surveyor to include:
   • Lot boundaries, and
   • Area of the Lot
• All protective easements of Record: Including, but not limited to Openlands, wetlands, archaeological, and scenic,
• All other easements of Record; utilities, etc.
• Homeland/Openland boundaries and any significant features, including: rock outcroppings, watercourses, existing trees with caliper widths of 6” in diameter or greater specifying species, caliper, and general canopy size, and topography at 1 foot contour intervals.

4. Arborist’s Report – A tree report prepared by an Arborist or Forester. Reports at this phase must include the following information (as required by Monterey County, and The Preserve):
• Complete inventory of all trees within the Homeland and those trees in the Openlands with canopies that encroach into the Homeland and are adjacent to proposed development,
• Each tree should be tagged with numbered metal tags with corresponding locations documented on a site plan,
• Document trunk diameter at a point 24 inches above natural grade,
• Identification of each protected tree or Landmark Tree,
• Provide botanical and common species names by tree number (include an inventory table),
• Provide date of inspection(s),
• Describe condition of tree by a number, including an analysis of health and structure rated as “excellent,” “good,” “fair” or “poor,”
• Describe site conditions including slopes, presence of water courses, and surrounding vegetation (i.e. grassland, savanna, woodland),
• Photographic evidence of existing conditions,
• Identify Critical Root Zone (CRZ) and description of method used to determine zone size, and
• Describe preliminary construction impacts and provide recommendations for plan modifications or methods to reduce tree removal or impacts to tree roots and canopies.

5. Homeland Site Plan – 1”=20’ minimum scale, prepared by a Landscape Architect and/or Civil Engineer showing the existing vegetation pattern and proposed clearances areas to include:
• Existing topography at 1’ contour intervals,
• Building footprint with finished floor grades,
• Driveway (indicate conformance with fire access requirements),
• Firewood storage areas, trash enclosure, propane tank, solar array, septic, driveway ages and any other site amenities,
• Solar energy systems,
• Existing vegetations pattern and proposed clearance areas, and
• Trees to be removed and preserved.

6. Preliminary Grading and Drainage Plan – Prepared by a Landscape Architect and/or Civil Engineer, to include:
• Proposed grading and drainage design including contours at 1’ contour intervals,
• Retaining wall heights,
• Finished floor grades,
• Drainage structures and/or drainage elements,
• Driveway grading and a preliminary cut and Fill calculation, and
• Slopes to be revegetated with native plant material.
7. Schematic Floor and Roof Plans - minimum 1/8"=1'-0" scale, for all main buildings and Accessory Structures:

- Adjacent patios and terraces laid over existing topographic contours,
- Roof plans with elevations of all major ridgelines, and
- Solar energy systems (if applicable).

8. Schematic Elevations - minimum 1/8"=1'-0" scale, to include:

- Roof heights,
- Notation of exterior materials,
- Existing and finish grades (refer to Section 3.3 Building Heights), and
- Building Heights for each separate roof ridge should be clearly marked on each elevation.

9. Site Sections - minimum scale 1"=20', sections to include the following information:

- Proposed building(s), retaining walls, fences and gates, and Building Heights,
- Existing, finished and average grades in relation to site, including adjacent Residences and roads as may be required by the DRB, and
- Building Height calculation indicated on each section as specified in Section 3.2.

10. Details - 1/4"=1' or larger, to include:

- Details (doors, windows, rafter tails, rails, wall openings, etc.) that further describe the architectural character of the house.

11. Conceptual Landscape Plan –1"=20' minimum scale, prepared on the 1’ contour interval survey to include:

- Preliminary plant list,
- Preliminary lighting plan, and
- Water features, ball courts, pools, patios, decks, stairs, paths and any other landscape design elements.

12. Massing Study Model or Computer Generated Model – minimum scale 1"=20', The Massing model need not be extensively detailed but simply adequate to communicate basic three-dimensional concepts and the Massing concepts. This model should demonstrate:

- The relationship between proposed building forms and topography, tree heights, and prevailing site conditions,
- The model need only include the area of the Homeland where proposed Improvements are sited and/or the extent of proposed grading, and
- If using a computer model, the model must easily rotate to accommodate views of all angles of the building and the relationship to the site at the meeting. The computer model must include color and material renderings. The Architect is to provide a computer for viewing the model during the meeting.

13. Staking Plan – minimum scale 1"=20', plan to include:

- Layout of building corners, ridgelines, site Improvements, and trees to be removed, and
- Staking should occur, and will be viewed the day of the scheduled Preliminary Design Review meeting.
4.6.2 STAKING REQUIREMENTS

1. All proposed buildings and other site amenities must be defined with 4 foot wood or steel stakes and the outlines(s) defined by string connecting the stakes. The main floor elevations must be clearly marked on all stakes.

2. Ridgeline staking of all main ridgelines is to be erected concurrent with the staking of the building footprint.

3. Footprint and ridgeline staking is to be in place by the submittal date provided by DCS. Fig 4-3

4.6.3 TREE TAGGING REQUIREMENTS

All trees with a six-inch or greater caliper, as measured 24 inches above natural grade, which are proposed for removal shall be clearly marked with bright orange tape tied around their trunks 5 feet above ground level. All trees proposed for trimming shall be marked with blue tape tied around the limb or area to be pruned. Trees proposed for transplanting shall be marked with yellow tape and a stake with yellow ribbon (noting the tree number) placed in the proposed location. Each tree shall be tagged with numbered metal tags.

4.6.4 PRELIMINARY DESIGN REVIEW MEETING

Upon receipt of the required plans and applications, DRB will prepare a written analysis of comments and topics to review at the meeting. This document is distributed to the Owner and their Consultants a minimum of five business days prior to the scheduled meeting date. During the meeting, the DRB will review the site staking, provide comment on the preliminary plans and, allow time for discussion with the Owner and/or Consultants.

The Owner and Consultants shall receive a copy of the Preliminary Design Review meeting minutes from DRB which shall serve as the meeting record.

Additional meeting(s) may be necessary to review refinements, or resolve any outstanding items.

4.6.5 PRELIMINARY DESIGN REVIEW APPROVALS

Preliminary design approval from the DRB is valid for 24 months from the date of the notification. If preliminary design approval expires, all approvals are revoked and Owners or Applicants must return to Preliminary Design Review prior to advancing their Application.
4.7  FINAL DESIGN REVIEW

A Final Design Review meeting must be scheduled within one year after Preliminary Design Review approval. The Owner may obtain available meeting and submittal dates from DCS. At this stage, the site planning has been resolved and the DRB is focused on the architectural and site details to ensure that items such as exterior detailing, grading, drainage, utilities, lighting, landscaping and irrigation are consistent with the Preliminary Design Review approvals and the Guidelines.

4.7.1  FINAL DESIGN REVIEW

SUBMITTAL REQUIREMENTS

The drawings and application are to be submitted to DCS two weeks prior to the meeting date. Final design documents shall generally conform to the approved Preliminary Design Review documents. The package shall include; one full-size set, three half-size sets (to scale), one 11"x17" reduced set and one digital set of plans in PDF format of the complete submittal set of materials as described below:

1. Final Design Review Application Form
2. Arborist’s Report – To include the following information:
   - Full tree inventory as prepared at the Preliminary Design Review phase with additional information as follows:
     - Potential impacts to trees related to proposed construction, rated as “High,” “Moderate” or “Low,”
     - Description of impact recommendations for reducing impacts within CRZ, and
     - Maintenance recommendation (to provide clearance or improve tree condition).
   - Tree removal recommendations,
   - Tree protection recommendations including a site plan that documents the Tree Protection Zone (TPZ), extent of protection fencing or other barriers/barricades intended to protect tree roots and canopies from damage during construction.
   - Replacement tree recommendations based on requirements established by these Guidelines and Monterey County. Identify species, nursery container size and planting areas.
3. Homeland Site Plan – 1"=20' minimum scale, to include:
   - Existing topography and proposed grading at 1’ contour intervals, and
   - Building footprint with finished floor grades, driveway, parking areas, turnarounds, drainage, fences/walls, patios, entry driveway gates with turnaround, decks, pools, firewood storage areas, solar energy systems and any other site amenities, together with the existing vegetation pattern and proposed clearance areas, and trees to be removed.
4. Grading, Drainage and Erosion Control Plans – 1"=20’ minimum scale, plans, prepared by a civil engineer and under the direction of a Landscape Architect, to include:
   - Existing and proposed grades on a 1’ contour survey,
   - All drainage structures and/or other drainage design solutions, drainage details, cut and Fill calculation, retaining wall heights, finished floor grades, driveway grading and erosion control measures.
5. Floor and Roof plans – 1/8"=1' scale, to include:
   - All room dimensions, door and window locations and sizes, location of mechanical and electrical systems, and fire sprinkler and monitoring systems,
• Location and type of all exterior lighting fixtures, and proposed fireplaces,
• Floor plans with adjacent patios and terraces and should be laid over existing topographic contours, and
• Roof plans with elevations of all major ridgelines and any solar energy systems.

6. Elevations – 1/8"=1’ scale, to include:
• Exterior appearance of all views labeled in accordance with the site plan,
• The height of chimneys (as compared with the ridge of the roof, the highest ridge of the roof, the elevation of each floor, existing and finished grades for each elevation,
• Description and location of all exterior materials (including solar energy systems), colors and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and locate all exterior lighting fixtures,
• Proposed Building Heights for each roof ridge of the building, and
• One additional, loose-bound set of elevations should be rendered in color and illustrate shadows.

7. Details – ¼"=1’ scale or larger, to include,
• Doors, windows, rafter tails, rails, wall openings, etc. that establish and further describe the character of the house, and
• Structural details of foundation walls and footings adjacent to existing trees.

8. Site Sections – minimum scale 1"=20", to include:
• Building walls, floors, interior relationships, finished exterior grades, and any other information to clearly describe the interior/exterior relationships of the building, as well as the building’s relationship to the site.

9. Landscape Plans – 1"=20’ minimum scale, on a 1’ contour survey, to include:
• Irrigation plans including locations of main irrigation lines, all sprayheads and emitters,
• Lighting plan to include location and wattage and specification of all exterior fixtures,
• Proposed plant material, sizes and location indicating botanical name, common name, quantities and sizes,
• Size and location of trees to be protected during construction and of trees to be removed, and
• Water use calculations to include temporary and permanent irrigation specifications in acre feet.

10. Lot Specific Fuel Management Plan (FMP) - A FMP prepared by a Consultant who is qualified to make vegetation management and defensible space prescriptions in the wildland-urban interface is required in consultation with the Conservancy (refer to Section 2.19). The purpose of the FMP is to ensure the general standards outlined in the Fuel Management Standards for the Preserver (FMS), (available from the Conservancy) are sufficient to protect the home, and to provide site-specific recommendations for specific features found on the Homeland. Upon approval of the FMP by the Conservancy and DRB, the Owner is responsible for implementing the vegetation prescriptions in the FMP.
11. **Sample Board** – to include:
- Roof material and color
- Wall materials and colors
- Exterior trim material and color
- Window material and color
- Exterior door material and color
- Stone/rock materials
- Fence/wall materials
- Exterior rails and paving materials

12. **Revised Study Model** – Should the DRB determine that the modifications made after the completion of Preliminary Design Review need additional architectural and Massing analysis, a 1"=20' minimum scale physical model or computer model would need to be prepared. *Fig 4-4*
4.7.2 FINAL DESIGN REVIEW STAKING REQUIREMENTS

Should the DRB determine that the modifications made after the completion of Preliminary Design Review need additional site analysis the staking shall be updated to reflect the modifications. In such instances, staking shall be completed prior to submission of materials for Final Design Review.

Ridgeline staking may remain in place as required for observation by the Monterey County Planning Department for a period not to exceed six months. Staking shall be removed from the site within 30 days of County approval.

4.7.3 FINAL DESIGN REVIEW

TREE TAGGING REQUIREMENTS

All trees shall be clearly marked prior to submitting materials for Final Design Review.

4.7.4 FINAL DESIGN REVIEW MEETING

Upon receipt of the required documents, the DRB shall prepare a written analysis of comments and topics to discuss at the meeting. This document shall be distributed to the Owner and their Consultants a minimum of five business days prior to the scheduled meeting date.

The DRB will comment and discuss on the plans at the meeting and allow time for discussion with the Owner and/or Consultants. In some cases the approval will be accompanied with conditions of final approval that outline refinements to the design. In this case, the Consultant(s) must submit the revised sheets to the DRB for review and approval within 14 days after the meeting date.

The Owner and Consultants shall receive a copy of the Final Design Review meeting minutes from DCS which shall serve as the meeting record.

Additional meeting(s) may be necessary for Consultants to incorporate updates and/or refinements to plans as requested by the DRB. Meetings may be scheduled as needed with DCS.

4.7.5 FINAL DESIGN REVIEW APPROVALS

Final design approval from the DRB is valid for 24 months from the date of the notification. If final design approval expires, all approvals are revoked and Owners or Applicants are to repeat the design review process, starting with the Preliminary Design Review step.
4.8 RESUBMITTAL OF PLANS

In the event that preliminary and/or final submittals are not approved by the DRB, the Owner and their Consultants will follow the same general procedures for a resubmission as for original submittals. Fig 4-5

4.9 SUBSEQUENT IMPROVEMENTS

Additions or modifications to structures, landscaping, exterior color, material or other changes in the intended Improvements that differ from the approved Final Design Review documents or the mock-up either during construction or after completion must be submitted to the DRB for review and approval prior to making changes. Revised plans should clearly indicate the proposed changes and are to be stamped by either the Architect or Landscape Architect, as appropriate. If the Owner chooses to change Consultant(s), they must be approved by the DRB prior to scheduling the meeting. Refer to Section 4.3 for Architect and/or Landscape Architect approval submittal requirements. The following information outlines the process for Subsequent Improvements.

Modifications to landscape, hardscape, exterior colors, materials and/or lighting:
All subsequent landscape modifications, color or material modifications shall be submitted to the DRB. Although the DRB requires plans be submitted for all proposed revisions, the level of DRB review is at the discretion of the DRB and may not require consideration by the DRB. The review fees for these types of changes will be determined on a case by case basis.

Remodel or Addition to an existing Structure under 250 square feet:
Owners planning to remodel an existing structure and/or an addition no larger than 250 square feet are to submit plans to the DRB for review and approval. This review most likely can be completed with one review meeting. Submission materials should generally be consistent with the requirements outlined in Section 4.6 and 4.7. A Massing model is not required. The DRB will review the plans and provide the appropriate feedback.

Addition of a Caretaker Unit, Senior Citizen Unit, Guesthouse, Barn and/or addition between 251 to 2,499 square feet:
All Improvements in this category are to follow the design review process for the Preliminary and Final Design Review steps described in Sections 4.6 and 4.7. In most cases the DRB will not require a Massing model be completed. If the DRB determines that the submittal information and design is complete at the Preliminary Design Review stage, the DRB may grant final approval at that time. The Owner will be charged at the Subsequent Improvement rate for each review.

Redesign of the main Residence or addition above 2,500 square feet:
When a major redesign for the main Residence is proposed, the Owner is required to follow the Preliminary and Final Design Review steps. If the Consultant(s) used for the redesign differ than the original Consultant(s), the Owner is required to start the process at the Pre-Design Conference after obtaining the appropriate Architect and/or Landscape Architect approval.
Addition of Equestrian Facilities in designated Lots:
Full-Time equestrian Lots may construct equestrian facilities within the Homeland as specified in the license agreement for such use with The Conservancy as described in the Revised Rancho San Carlos Cattle Grazing and Livestock Management Plan as amended.

4.10 ENCROACHMENTS
All structures and site Improvements must be located within the Homeland. It is the Owners responsibility ensure that all Improvements such as landscaping, Accessory Structures, solar energy systems, play structures and patios remain entirely within the Homeland boundary. In the event that Improvements are found to be located within Openland areas, without prior approval, such Improvements will be required to be removed.

4.11 COUNTY APPROVAL
The Owner may apply for all applicable building permits from Monterey County Planning and Building Department only after receiving Final Design approval from the DRB. See Appendix D for Monterey County—Regulations for Design Control. Any adjustments to DRB approved plans required by the County review must be resubmitted to the DRB for review and approval prior to commencing construction.

4.12 CONSTRUCTION
Once the Owner has received all mandatory and/or discretionary permits from Monterey County the Owner may begin Improvements on their Lot subject to the following:

The Owner shall contact DCS prior to the commencement of any site work to obtain a copy of the Construction Guidelines and schedule the Pre-Construction Conference. During the course of construction the DSC team shall conduct a series of observations starting with the Pre-Grading Observation Conference and ending with the Final Construction Observation. Refer to Section 5.0 Construction Guidelines.

4.13 SUBSEQUENT SITE OBSERVATIONS
Once construction has been completed DCS and/or The Conservancy will visit (Consistent with Section E, Subsection vi of the Declaration) the property on an annual basis or as needed to ensure all Improvements are and remain consistent with the final approved plans and the terms of the Declaration and the Conservation Easement(s).

4.14 RIGHT OF WAIVER AND EXCEPTIONS
The DRB recognizes that each Lot has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the DRB has the authority to approve exceptions from any of the Guidelines contained within this document. It should be understood, however, that any request to deviate from these Guidelines is evaluated at the sole discretion of the DRB, and that the approval of exceptions is limited to the most creative design solutions to unique situations. In every case, the overarching values and principles of The Preserve design are upheld. Prior to the DRB granting an exception from a Guideline, it must be demonstrated that the proposal is consistent with the overall objectives and values of these Guidelines and...
that the deviation does not adversely affect adjoining Lots or The Preserve as a whole. In some cases, an independent approval from The Conservancy may also be required.

4.15 NON-LIABILITY

Neither DCS staff, the DRB, The Conservancy, SLPA, nor any Member, employee, Consultant or agent of any of these is liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

4.16 DESIGN REVIEW SCHEDULE

DCS will make every reasonable effort to comply with the time schedule for design review. However, DCS will not be liable for delays that are caused by circumstances beyond their control.

4.17 APPLICATION FORMAT

All applications and forms are available from DCS and The Preserve website for each design review submission.

4.18 DESIGN REVIEW AND CONSTRUCTION MONITORING FEES

In order to defray the expense of reviewing plans, related data, and to compensate consulting Architects, Landscape Architects and other professionals, DCS has established a total design review fee for the design review process payable upon submittal of the initial project application. Fees for resubmission may also be required by DCS as described herein. There is a onetime fee at the onset of construction to compensate construction monitoring, construction meetings, and communication between the Owners’ Consultants and the DRB and DCS. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from DCS.
5.0 CONSTRUCTION GUIDELINES

Please contact the DCS team for a copy of Chapter 5 – Construction Guidelines. The Construction Guidelines are distributed at the Preliminary Design Review meeting or prior and available upon request from the DCS. Although in a separate document, the Construction Guidelines are an integral part of the Guidelines and are incorporated by reference herein as if fully set forth herein. Owners and the Consultants are responsible for obtaining and adhering to the Construction Guidelines.

Fig 5-1 - Mockups are required prior to framing.
6.0 DESIGN REVIEW BOARD ORGANIZATION

6.1 DESIGN REVIEW BOARD MEMBERSHIP
The DRB consists of three members. Each person may hold office until such time as he/she has resigned or been removed or his/her successor has been appointed.

6.2 DESIGN AND CONSTRUCTION SERVICES
DCS shall assist the DRB in administering, scheduling and reviewing all submittals for design review. Although DCS shall not be a voting member of the DRB, DCS may make recommendations to the DRB regarding design review submittals.

6.3 APPOINTMENT OF MEMBERS
Two DRB members shall be appointed by the Board of the SLPA and one DRB member shall be appointed by the Board of The Conservancy.

DRB members shall serve staggered two-year terms. There is no limit to the number of consecutive terms that can be served by any DRB member.

6.4 MEMBERSHIP REQUIREMENTS
Members of the DRB appointed by the SLPA need not be Members of the SLPA. No member of the DRB is required to be an Architect.

6.5 RESIGNATION OF MEMBERS
Any member of the DRB may at any time resign from the DRB upon written notice stating the effective date of the member’s resignation to The Conservancy, or to the SLPA, whichever then has the right to appoint and remove members. Any DRB member may be removed at any time by the body that appointed them, with or without cause.

6.6 FUNCTION OF THE DRB
It will be the duty of the DRB to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Guidelines; to amend the Guidelines as deemed appropriate; and to perform any duties assigned to it by The Conservancy or the SLPA Board as set forth in this document and the Declaration.
6.7 MEETINGS

The DRB will meet as needed to properly perform its duties. The DRB’s actions on matters will be by a majority vote of the DRB. Any action required to be taken by the DRB may be taken without a meeting if consent in writing, setting forth the action so taken, and signed by all of the DRB members. The DRB will keep and maintain a record of all actions taken by it.

6.8 COMPENSATION

The SLPA Board has the right to set the compensation for the DRB members and DCS staff. Compensation may at any time be revoked or changed by the Board with or without cause. All DRB members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any DRB function or duty.

6.9 AMENDMENT OF DESIGN GUIDELINES

The DRB may, from time to time and with approval by the SLPA Board, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of the Guidelines, which, among other things, interpret, supplement or implement the provisions of the Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Guidelines. Each Owner is responsible for obtaining from DCS a copy of the current Guidelines.

6.10 NON-LIABILITY

Provided that DCS, the DRB, and The Conservancy act in good faith and with due diligence, neither DCS, the DRB, or The Conservancy, nor any member is liable to the SLPA, any Owner or any other Person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within The Preserve.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function pursuant to the provisions of the Design Guidelines.

To assure that the construction of any Improvements on a Lot occur in a safe and timely manner without damaging the natural landscape of The Preserve or disrupting residents or guests, the Design Guidelines and Regulations along with the Construction Guidelines and Regulations will be enforced during the construction period.
Unless the context otherwise specifies or requires, the following words or phrases when used in these Design Guidelines shall have the following meanings.

ACCESSORY STRUCTURES
Any structure detached from the main Residence. See definitions for Guesthouse and Caretaker Unit.

ARCHITECT
A person licensed to practice architecture or landscape architecture in any of the United States and who has demonstrated to the DRB the level of competence, experience and understanding necessary to execute the design and construction of a Residence at The Preserve in conformance with the Design Guidelines.

ASSOCIATION (SLPA)
The Santa Lucia Preserve Association, a California non-profit mutual benefit corporation, the Members of which shall be the Owners of Lots within the Santa Lucia Preserve, their successors and assigns.

APPENDIX A
DEFINITION OF TERMS

BARN
The term “Barn” shall mean a structure related to and designed for the keeping of horses and directly associated materials and supplies. Barns may not include any dwelling spaces unless combined with the use of a Guesthouse or Caretaker Unit.

BOARD
The term “Board” means the governing body of the SLPA, unless some other Board is expressly designated.

BUILDING ENVELOPE
The term “Building Envelope” means that portion of any Lot designated as a Building Envelope on the Final Map and defined as a “Homeland,” and within which the construction of buildings and accessory and appurtenant structures and Improvements is permitted.

BUILDING HEIGHT
The Building Height of a building is determined by measuring from any point around the perimeter of the building at existing or
finished grade, whichever is more restrictive, to the highest point of the roof above. Building Height must be measured for each separate roof ridge of the building. (Note: Owners and Architects should also refer to Monterey County’s Definition of Building Height to insure compliance.)

**CARETAKER UNIT**

Caretaker Unit, as defined by Monterey County, means a permanent Residence, secondary and accessory to an existing main dwelling for persons, employed principally on-site for purposes of care and protection of persons, property, plants, animals, equipment or other circumstances on-site or on contiguous Lots under the same ownership. The maximum floor area for a Caretaker Unit is 1,000 square feet on Lots of ten acres or less and 1,200 square feet on Lots greater than ten acres. A minimum of one covered off-street parking space shall be provided for, and in close proximity to, the Caretaker Unit. Caretaker Units shall be permitted on Lots with allocations noted on the Homeland Diagrams.

**CONTRACTOR**

A person or entity engaged by an Owner for the purpose of constructing any Improvement within The Preserve. The builder and Owner may be the same person or entity.

**CONSTRUCTION SITE**

The Homeland upon where the Construction Activity takes place.

**CONSULTANT**

A person who provides expert advice in order to help their client make the best possible choices.

**DECLARATION**

Declaration shall mean and refer to the Declaration of Protective Restrictions for the Homelands and Openlands of the Santa Lucia Preserve.

**DESIGN AND CONSTRUCTION SERVICES (DCS)**

DCS assists Owners, Builders and design professionals in the process of envisioning and building a home at The Preserve, while protecting and enhancing the natural surroundings in compliance with the Design Guidelines.

**DESIGN GUIDELINES**

The Design Guidelines shall mean and refer to The Santa Lucia Preserve Design Guidelines; the restrictions, review procedures, and construction regulations adopted and enforced by the DRB as set forth in this document and as amended from time to time by the DRB. The Design Guidelines shall be applied to all Lots at the Santa Lucia Preserve.

**DESIGN REVIEW BOARD (DRB)**

The DRB carries out design review in accordance with Article III, Section 2 of The Declaration. The DRB consists of three (3) members and reviews and either approves or disapproves of proposals and/or plans and specifications for the construction, exterior additions, landscape, or changes and alterations within the Santa Lucia Preserve.

**FILL**

Any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.
**FINAL MAP**
The Final Map shall mean and refer to the Recorded final Subdivision map or Parcel map for any portion of the Santa Lucia Preserve.

**FLATPAD**
Large graded terraces that use cut and/or Fill to significantly alter the topography of a site, particularly where such terracing will be visible from offsite or disrupt natural drainage.

**FUEL MANAGEMENT PLAN (FMP)**
Lot-specific documents which provides Lot-specific vegetation treatment prescriptions, consistent with the guidelines in the Fuel Management Standards. These documents are the responsibility of the Owner, and must be approved by The Conservancy before vegetation treatments begin on the respective Lot.

**FUEL MANAGEMENT STANDARDS (FMS)**
A document which provides Owners with a set of standard prescriptions for vegetation management around their homes and other structures, in order to provide them with sufficient fire safety for their Lots, while still maintain the natural and aesthetic values of The Preserve.

**GUESTHOUSE**
An attached or detached living quarters of a permanent type of construction lacking internal circulation with the main dwelling, without kitchen or cooking facilities, clearly subordinate and incidental to the main Residence, on the same Lot, and not to be let or leased, whether compensation is direct or indirect. Guesthouse shall not exceed 600 square feet of livable floor area. Guest Houses shall be permitted on Lots with allocations noted on the Homeland Diagrams.

**HOMELAND**
Homeland shall mean and refer to all of the area of any Lot located within the Building Envelope as shown on the Final Map. All residential Building Envelopes within the Santa Lucia Preserve are referred to as Homelands.

**HOMELAND DIAGRAMS**
The term “Homeland Diagram” shall refer to the individual site plans for each Lot provided to the Owner by the DRB at the commencement of the design review process. Each Homeland Diagram specifies setbacks, Building Height and any special restrictions pertinent to the Lot’s development as recorded with Monterey County, together with any additional factors that the DRB may consider to be pertinent.

**IMPROVEMENT**
Any changes, alterations or additions to a Lot including any excavation, Fill, Residence or buildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, posts, fences, signs, and any structure or other Improvement of any type or kind.

**LANDMARK TREE**
Any tree that measure greater than 24 inches in diameter at a point two feet above the ground. (Note: Monterey County’s definition of a Landmark Tree is less inclusive, but does require permits for the removal of certain species and categories.)

**LOT**
Lot shall mean and refer to a subdivided residential Lot as shown and described on any recorded Final Map of the Subject Property.
MASS/MASSING/MASSES
The overall size, volume, spread, expression and articulation of building forms, including Accessory Structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular Lot. A building’s compliance with the maximum large volume and second story area allotment, as defined in Section 3.2, is necessary but is not sufficient to demonstrate the building has complied with the Massing requirements as described in Section 3.4.

MAXIMUM SQUARE FOOTAGE
The sum of the gross horizontal areas of all floors of all buildings on a Lot measured from the inside of all exterior walls or roof supports, including but not limited to lofts, stairways, fireplaces, halls, habitable attics, bathrooms, closets, storage, utility/mechanical areas and roofed verandas, porches or other outdoor rooms. All garage space in excess of 600 square feet will be included in the Maximum Square Footage calculation. Basements will not be included in the Maximum Square Footage calculations.

MEMBER
Member means a person or entity entitled to membership in the SLPA. Each Owner of any Lot in the Subject Property shall be a member, unless some other member is expressly designated.

NIGHT SKY
The sky as seen at night. Brightening of the night sky and illumination of natural habitat caused by lights, and other man-made sources, has a disruptive effect on natural cycles of nocturnal wildlife and has negative impacts on plant and animal physiology as well as the rural character of The Preserve.

OPENLAND
All portions of any Lot located outside of the Homeland and subject to a conservation easement in favor of The Conservancy.

ORNAMENTAL
Is defined as serving the primary purpose of adding visually pleasing plants to a landscaped area, which may also provide additional benefits such as shading or screening patios or courtyards. Grape plants and other potentially invasive ornamentals that are not on the Prohibited plant list may be grown in pots or boxes as part of an approved landscaping plan and must be managed to avoid spreading from the approved location.

OWNER
The term “Owner” shall mean and refer to the Record Owner of a Lot or Lots as shown on the official records of the Monterey County, California Recorder. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.

PERSON
Person means a natural person, a corporation, a partnership, trustee or other legal entity.

PROHIBITED PLANT LIST
A list of invasive plants that have been referred from the California Invasive Plant Council and other scientific journals that are determined to be to be plants that evolved in one region of the globe that have been moved by humans to another region, that have flourished, crowding out native vegetation and the wildlife that feeds
In some instances, invasive plants can even change ecosystem processes such as hydrology, fire regimes, and soil chemistry. These invasive plants have a competitive advantage because they are no longer controlled by their natural predators, and can quickly spread out of control. Following completion of home construction and landscape, the enforcement responsibility of the provision will shift from the DRB to the SLPA, per The Declaration of Protective Restrictions for the Homelands and Openlands of the Santa Lucia Preserve. The Conservancy will continuously update the list provide to Owners and the SLPA regarding invasive species within The Preserve and The Conservancy will retain its own capacity to enforce the prohibitions, also per.

**RECORDED, RECORDING AND/OR OF RECORD**
Recorded, recording and/or of record in the office of the County Recorder of Monterey, California.

**RESIDENCE**
The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Lot, and any Improvements constructed in connection therewith.

**RESOURCE MANAGEMENT PLAN**

**SANTA LUCIA CONSERVANCY (THE CONSERVANCY)**
The Conservancy shall mean and refer to the Santa Lucia Conser-

vancy, or its successor in interest, is the entity responsible for the management of the open space components of The Preserve, including but not limited to the Openlands and the Wildlands.

**SENIOR CITIZEN UNIT**
A fully equipped living unit detached or attached to the main for senior or handicapped residents. An attached Senior Citizen Unit may not exceed 700 square feet, while a detached Unit may not exceed 850 square feet. An additional enclosed parking space shall be provided for the Senior Citizen Unit.

**SUBDIVISION**
Subdivision means and refers to all of the land embraced within the exterior boundaries of the Subdivision shown and described on the Final Map, or on the Final Map of any other Subdivision hereafter annexed to the Declaration of Protective Restrictions for the Homeland and Openland of the Santa Lucia Preserve.

**SUBSEQUENT IMPROVEMENT**
Any change that will significantly impact the off-site view of the Residence, as determined by the DRB, or any Improvements that will include further site impacts, either from construction activity or staging of construction materials. A remodel shall require the initiation of the design review and construction process.

**VITICULTURE**
Is defined as the culture, cultivation or production of grapes for any purpose, including but not limited to the production of food, fuel, and fiber for personal or commercial use. Viticulture is prohibited in both the Homelands and the Openlands.
PRIVATE ROADWAYS
The private roadway system has been installed by the RSCP along the approximate alignment shown on the Subdivision Map. Private roadways will be approximately 18 feet to 20 feet wide with an asphaltic concrete surface. Maintenance and repair of the private roadways and associated drainage structures to be provided by the CSD.

DRIVEWAYS
Driveways to Parcels have been installed by the RSCP from the private roadway system to the Homeland boundary along the approximate alignment shown on the Subdivision Map unless site conditions require modification of the route.

Termination points for driveway and all utility connection points to be within 25 feet of the Homeland boundary. Driveways will be approximately 12 feet wide and will be constructed of asphaltic concrete or other material appropriate for the circumstance. Maintenance and repair of driveways and associated drainage structures to be provided by Owner. Certain Parcels are subject to a Use and Maintenance Agreement among the affect Owners.

SECURITY GATES
Access to the private roadway system from the public roads will be controlled by electronic gates. RSCP has installed the initial security gate facilities. The CSD will operate and maintain the gate facilities. The CSD will upgrade or replace facilities as allowed by technology changes or Residents’ service needs and may modify or expand security gate service.

PHONE SERVICE
RSCP has installed conduit to the Homeland boundary or along the driveway or roadway system unless detailed otherwise. Such facilities will have capacity for a minimum of five standard telephone service lines per Parcel. Additional line capacity of upgrades to ISDN or T-I service lines may be available at Owner’s expense upon request to the service provider. The service provider is AT&T which is responsible for repair and maintenance o facilities. AT&T charges a connection fee to make the connection to initiate service. Installation within the Homeland is the responsibility of Owner.
ELECTRIC SERVICE
RSCP has installed conduit to the Homeland boundary or along the driveway or roadway system unless detailed otherwise. Such facilities will have the capacity to provide a minimum of 200 amps for a residential service connection. The service provider is Pacific Gas & Electric (PG&E) which is responsible for repair and maintenance of the facilities. PG&E will charge to install a transformer at an appropriate location within the Homeland per the Owner’s plan. PG&E will set the meter at that location, make the connection and initiate service. Installation cost within the Homeland, including the setting of a transformer and meter are the responsibility of the Owner.

DOMESTIC WATER SERVICE
RSCP has installed residential water line service underground to the Homeland boundary or along the driveway or roadway system unless detailed otherwise. Such service should be adequate to serve standard residential water usage and domestic fire sprinkler systems as required in the CC&R’s. If additional capacity is required, the CSD may be able to provide a higher capacity delivery line at Owner’s expense. The service provider is the CSD which is responsible for repair and maintenance of the facilities. Service is funded by the collection of a supplemental tax assessment charged to all Parcels plus charges for usage based upon level of use. The CSD charges a connection fee based on meter size to set a meter at the Homeland boundary and initiate service. Installation within the Homeland is the responsibility of the Owner.

FIRE HYDRANTS
RSCP has also installed a four inch wharf-style fire hydrant either at the Homeland boundary or along the driveway or roadway system such that the hydrant is within approximately 1,000 feet of the primary building site. For a small number of parcels, the Hydrant is connected to a separate stand-alone system installed by RSCP rather than to the domestic water system, provided that Owner supplies an adequate electric power source at an appropriate water pump location within the Homeland boundary. The CSD operates and maintains the fire hydrant systems in conjunction with the domestic water service system.

WASTEWATER SERVICE BY SEWER SYSTEM & TREATMENT FACILITY
For Parcels to be serviced by the sanitary sewer system and associated wastewater treatment facility, RSCP has installed a four-inch sanitary sewer lateral to the Homeland boundary adjacent to the driveway location unless detailed otherwise. Installation within the Homeland and connection to the lateral is the responsibility of the Owner. Based upon site topography and selection of actual building sites, Owner may need to provide a lift station to deliver wastewater to the lateral connection point. Wastewater Service by Septic Disposal Systems For Parcels to be serviced by individual septic disposal systems located on each Parcel, the Monterey County Environmental Health Department has reviewed percolation testing information for each Parcel and has determined that a minimum disposal capacity level exists that is adequate to service one five-bedroom primary residence. For certain Parcels only, the specified
disposal area is within the Homeland boundary and may affect available building locations as noted on the Homeland Diagram. Information from this testing program is available for each Parcel. If additional capacity may be needed, Owner is responsible for all testing cost, County approval process, and installation costs for any such additional capacity to accommodate a larger primary residence or additional structures that are above the cost of the basic system to be provided as outline below.

It is the responsibility of the Owner to install at its own expense a basic septic disposal system as follows: (A) installation to include a septic disposal system with a 3,000-gallon receiving tank adjacent to the primary residence, with transmission lines to the nearest cost-effective disposal site, and with disposal lines or pits having leaching capacity adequate to service one primary residence comprised of five bedrooms, (B) locations of installations to be determined by DRB in conjunction with Owner’s design professionals after receiving Owner’s preliminary design submittal with system installation to occur within six months of start of Residence construction by Owner. If location of the disposal site is moved from the most cost-effective location in order to accommodate the preference of the Owner, Owner shall be responsible for any increased costs for such alternative location.

Routine maintenance, inspections and periodic pumping of receiving tanks is to be provided by the CSD as funded by supplemental tax assessments on improved Parcels only with septic disposal systems. All repairs and replacement are the responsibility of the Owner. All repairs and additional system installations must be inspected and accepted by the CSD.

SOLID WASTE REMOVAL SERVICE
All Owners of improved Parcels are required to contract with an authorized solid waste removal service provider per Monterey County Ordinance. The CSD has the authority to coordinate service with one provider and to contract a basic level of service.

NATURAL GAS SERVICE
Natural gas service lines are not provided. A below ground propane tank installation and refueling is available through third-party service provider. Note that the CC&R’s require an energy source other than electricity for water and space heating needs.

CABLE TELEVISION SERVICE
Cable Television service or interactive video connections will not be provided currently. Empty duct space has been reserved for the future when and if such service may become available as allowed by technology changes, residents’ service needs, and arrangements with a third-party service provider.