Rancho Monte Alegre

DESIGN GUIDELINES

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Preface

These Design Guidelines (Guidelines) establish the architectural traditions and aesthetic guidelines established for all new single-family homes and associated Improvements, building additions, site work and landscaping at Rancho Monte Alegre. These Guidelines also address the design and construction review process and Design Review Board approval, for the same types of Improvement. The Appendices contain a glossary of defined terms used throughout the Guidelines, an Approved Plant List and a Homesite Matrix. The Guidelines are intended to ensure all building and landscape designs are compatible with the site, the overall environment and the design objectives of Rancho Monte Alegre.

The Guidelines will be administered and enforced by the Rancho Monte Alegre Design Review Board (DRB) in accordance with procedures set forth in the Declaration of Covenants, Conditions and Restrictions of Rancho Monte Alegre (CC&Rs). In the event of any conflict between the Design Guidelines and the CC&Rs, the CC&Rs shall govern and control. In addition to the Design Guidelines and CC&Rs, all building and site Improvements are to comply with all applicable Santa Barbara County (County) codes.

The Guidelines may also be amended from time to time by the DRB. It is the Owner's responsibility to be sure they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the CC&Rs. The illustrations and images in this document are intended to convey a concept, and not to portray specific plans for construction. These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements within Rancho Monte Alegre. Owners and their Consultants and Contractors should familiarize themselves with these rules prior to start of design or construction.

Capitalized terms in these Guidelines are defined in Appendix A.

Hopkins House circa 1886 "The Center of The Ranch"

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Joe Fithian and Staff circa 1886 (seated 6th from right)

Chapter 1: Design Approach

1.1 An Introduction to Rancho Monte Alegre

Rancho Monte Alegre has been planned as a small rural community set within the spectacular coastal California foothills of the Santa Barbara area. The Rancho Monte Alegre plan is designed to preserve the site's natural, agricultural and scenic resources by limiting development to a few carefully selected Homesites.

Discovery and Exploration

Rancho Monte Alegre's rich history forms the foundation upon which the community plan has been built. Over the past five centuries, Rancho Monte Alegre has gone through a series of transitions from a village of the Native American Chumash tribe, to part of the Santa Barbara Mission, to one of the great ranches in California's history.

FIGURE 1: *Architectural design that reflects the land's Spanish, Meditteranean and agricultural traditions*

European explorers first reached the area now known as Rancho Monte Alegre in 1542 on a sailing expedition for Charles V of Spain. There the expedition party observed the Chumash village Mishopshnow. Additional exploration parties visited the area intermittently for the next two centuries. It was during this period that the area became renown for its safe and beautiful beaches. The name "La Carpinteria" was given during this period to reflect the industriousness of the Chumash people in canoe building. During the latter half of the 18th century, a permanent Spanish presence took root with the arrival of Father Junipero Serra and the establishment of the Santa Barbara Mission.

The Ranch

Since the late 19th Century, when it became known as Rancho Alegre, the land has been used in primarily agricultural endeavors. The Ranch initially cultivated tuberoses for perfume production. Later uses included dairy farming and the cultivation of olive trees, citrus, loquats, figs and apples. In addition to being a working ranch, Rancho Alegre became a gathering place for many of California's social elite. Throughout the first half of the 20th Century, the Ranch was frequented by such celebrated individuals as Charles Lindberg, Enrico Caruso, John Wayne and Gene Autry.

Today's Rancho Monte Alegre

Today, the grand history continues as Rancho Monte Alegre. Individual Owners are encouraged to design their home's architecture and landscape to reflect the land's Spanish, Mediterranean and agricultural traditions. Owners may take advantage of Rancho Monte Alegre's existing orchards, fields and hills to create a true architectural legacy.

1.2 The Vision

The vision for this small community focuses on preserving and enhancing the natural, cultural and historical resources of the community in the following ways:

- ***Respect and preserve the environment***: The Rancho Monte Alegre vision begins with a strong respect for the natural environment. Individual Homesites have been carefully sited to minimize impacts to the land. Owners are asked to use the same level of care when siting and designing their homes. Homes are to blend in with, rather than dominate, the natural surroundings. (See Section 2.1--Siting Considerations)
- ***Build upon the rich natural and cultural traditions of the land***: Buildings and landscapes are to take their cue from the region's indigenous architectural, agricultural and landscape traditions while incorporating historically and environmentally significant features, such as specimen oaks, orchards and/or agricultural buildings.
- ***Architecture that responds to the coastal environment***: The environment surrounding Rancho Monte Alegre calls for architecture that responds to the "Mediterranean" climate and agricultural context. The early agricultural, California ranch house, Spanish, and Arts and Crafts traditions are all compatible with the design objectives at Rancho Monte Alegre. Many of these earlier design traditions evolved in response to the coastal California climate and readily available indigenous materials.

Spanish traditions

Agricultural influences - The existing Gatehouse

"Meditteranean" vernacular

California Ranch vernacular

Architecture that builds upon the rich natural and cultural traditions of the land.

1.3 The Rancho Monte Alegre Architectural Style

Architecture at Rancho Monte Alegre may draw on a variety of styles, including agricultural, California ranch house, Spanish and Arts and Crafts traditions, to create home designs that are well-suited to the coastal environment. The following design concepts generally characterize the RMA style--a distinctively "Mediterranean" style:

- **Buildings and landscape elements respond to the existing site topography**. Building foundations and ridgelines step to follow sloping grades in foothill areas.
- **All built structures and landscape elements utilize natural building materials and colors**, such as native stone and wood, that appear to be local to the region and less "manufactured".

FIGURE 1.2: *Architecture that is distinctively "Meditterranean"*

- **Hand-crafted and well-proportioned detailing is used to "finish" buildings to create a distinctive character**. Through the use of hammered metal, hand-shaped wood and/or custom tile designs, each Owner may create their own unique "style".
- **Roof design incorporates simple gable forms with deep overhangs** to provide ample shade at large window areas, entries and/or porches.
- **Building designs reinforce the indoor-outdoor relationship by using clusters of room-sized volumes**, outdoor rooms, large areas of glazing and/or separate building wings for easy access to the outdoors from every room in the house. Separate building wings may be detached and/or attached by arcades or breezeways.

Building designs that blend-in, rather than dominate the natural surroundings

Building designs that reinforce indoor/outdoor living

Buildings and landscape elements are to respond to the existing site topography

1.4 How this Document is Organized

The Rancho Monte Alegre Design Guidelines are organized into the following Chapters and Appendices:

1. ***An Introduction to Rancho Monte Alegre*** – Chapter 1 describes the natural landscape surrounding Rancho Monte Alegre and summarizes the goals and objectives for design within the community.
2. ***Site and Landscape Guidelines*** – Chapter 2 outlines the Guidelines and standards for siting all buildings sensitively to the surrounding landscape and environment. This chapter also describes the Improvement Envelope and design criteria that have been established for each Homesite, as shown on the Homesite Diagram. It provides Guidelines for the development, renovation or alteration of site Improvements, including driveways, drainage, outdoor paving areas, planting areas, sidewalks, walls, driveways, fencing and exterior lighting.
3. ***Architecture Guidelines*** – Chapter 3 provides Guidelines and standards for construction, remodeling, renovation and/or alteration of any building Improvements. This section includes standards on building massing, height, color and exterior finish design.
4. ***Design Review Board Organization*** – Chapter 4 provides a description of the structure of the Design Review Board (DRB) that administers the design and construction review process. It describes the composition of the DRB, its function and jurisdiction, as well as its responsibility to uphold, and right to amend, the Rancho Monte Alegre Guidelines.
5. ***Construction Guidelines*** – Chapter 6 describes the construction review process and outlines various Guidelines intended to assure the preservation of the surrounding landscape and environment throughout the construction process.
6. ***Appendices*** – Appendix A provides a list of defined terms, capitalized throughout this document. Appendix B contains an approved plant list. Appendix C is a Homesite Matrix that provides development information for each Homesite.

Architectural and landscape designs are to take advantage of Rancho Monte Alegre's existing orchards, views and hills to create a true architectural legacy.

Chapter 2: Site and Landscape Guidelines

This chapter sets forth Guidelines and standards for all site work including the siting of structures, grading, and all landscape improvements including outdoor terraces, walls, fences and lighting. The Guidelines illustrate how Improvements can be integrated into the overall landscape setting without detracting from its ecological function or visual quality. Consequently the natural landscape will continue to dominate the scene. It is strongly recommended that a Landscape Architect be retained to work with the Homeowner and Architect in the early stages of the site planning and design process.

2.1 Site & Landscape Objectives

The intent of the site development and landscape guidelines is to encourage site-responsive and environmentally sensitive design, while simultaneously producing a unified and harmonious community that reflects the Rancho Monte Alegre design philosophy.

Examples of appropriate site design concepts include:

- **Incorporate unique solutions that are responsive to the individual characteristics of the specific site** and sensitive to the California coastal environment. Compositions that recede into the surrounding landscape rather than attract attention are encouraged.
- **Use natural and indigenous materials for all landscape and site Improvements**, including retaining structures, walls and outdoor living areas. These materials are to complement the environment as well as the site's buildings.
- **Integrate natural/existing landscape features**, such as agricultural patterns, rock outcroppings, vegetation and topography with site design to soften the demarcation between indoor and outdoor spaces.
- **Develop outdoor areas that take advantage of views**, provide wind protection, capture sun, and respond to the sheltering/shading function of surrounding landforms and trees.
- **Site buildings to correspond with and reflect the movement of existing landforms and vegetation**—run the length of buildings parallel to existing contours, step the house as natural grade rises and/or falls, nestle buildings into vegetation and protect viewsheds.

2.2 Homesite Diagrams

A "Homesite Diagram" has been prepared for every Homesite within Rancho Monte Alegre and will be provided to each Owner. The purpose of the Homesite Diagram is to assist the Owner in understanding the existing site conditions of the Homesite and how a Residence and other site Improvements can respect and make full use of the site's features.

The boundaries of each Homesite are clearly specified on the Homesite 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 a certificate of compliance. Additionally, the Diagram establishes a Residential Development Envelope, Agricultural Development Envelope and Agricultural/Conservation Area (described in detail below), for each Homesite.

The Diagram also identifies the Homesite's landscape area (Refer to Section 2.3), vehicular access, approximate utility delivery points, views, viewshed easements, access easements, maximum Building Height, maximum Gross Floor Area, and any additional design considerations specific to the Homesite. All Improvements are to be located entirely within the Homesite boundaries.

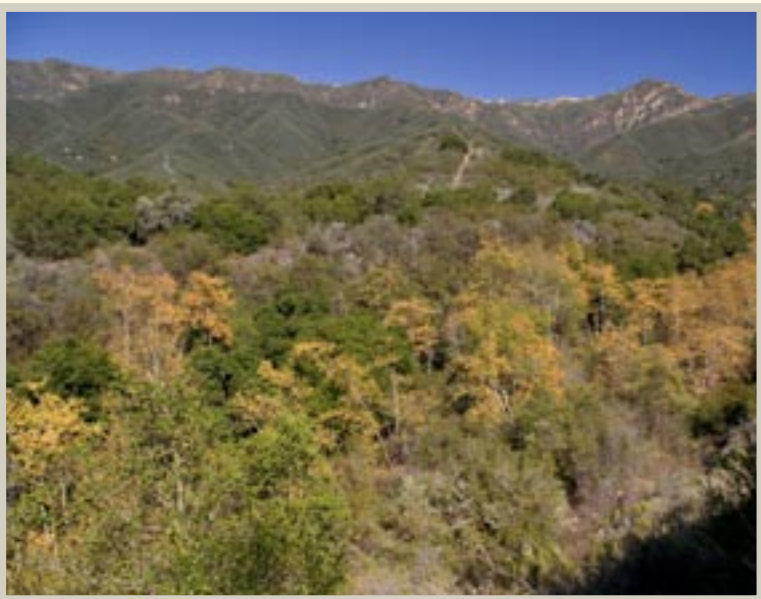
A more detailed site survey is required for all design review submissions (refer to Sections 5.7 and 5.8 for Design Review and Submissions Requirements).

2.2.1 RESIDENTIAL DEVELOPMENT ENVELOPE

All residential Improvements are to be located within the Residential Development Envelope, with the exception of driveway access, underground utilities, septic tank and leach field disposal systems, approved drainage structures and those Improvements allowed within the Agricultural Development Envelope and/or Agricultural/Conservation Area (refer to the CC&R's for further information). Enhanced plant materials as indicated in the Approved Plant List may be used in this area, see Appendix B and Section 2.12 for planting guidelines.

Residential Development Envelope locations were determined by analyzing the specific characteristics of each Homesite to preserve the overall dominance of the natural and/or agricultural setting and to fit buildings into the existing landscape. Each Residential Development Envelope was evaluated by applying the following objectives:

- Protect valuable environmental and historical agricultural resources;
- Protect view corridors from other properties and/or other key locations within Rancho Monte Alegre;
- Optimize views from the home;
- Protect and utilize distinctive natural and/or agricultural features—vegetation, orchards, ponds, streams, rocks and topography;
- Blend man-made Improvements into the topography and vegetation;
- Avoid highly prominent sites and skylines;
- Minimize grading and vegetation removal;
- Maintain existing drainage patterns.



Minimize grading and tree removal

Avoid steep slopes or other geologic conditions

Protect agricultural features

Protect significant drainages

Residential Development Envelope locations were determined by analyzing the specific characteristics of each Homesite

2.2.2 AGRICULTURAL DEVELOPMENT ENVELOPE

An Agricultural Development Envelope is the area of the Homesite between the Residential Development Envelope and Agricultural/ Conservation Area. Within the Agricultural Development Envelope, a greater scope of built Improvements are permitted provided they comply with the agricultural uses and applicable requirements as set forth by the CC&R's, County's *Coastal Zoning Ordinance* and any other applicable documents. The use of plant materials within the Agricultural Development Envelope is to closely reflect those existing on the site. Enhanced plant materials, as designated in Appendix B, are not allowed within the Agricultural Development Envelope. Refer to Section 2.12 for a further description of planting requirements.

2.2.3 AGRICULTURAL/CONSERVATION AREA

That portion of the Homesite located outside both the Residential Development Envelope and the Agricultural Development Envelope, is referred to as the Agricultural/Conservation Area. This area encompasses two areas with special uses and restrictions, that of the Agricultural Easement Area and the Conservation (Natural Resource) Easement Area as described in the "Deed of Agricultural and Natural Resource Conservation Easement". These areas have been set aside for the protection of natural resources and/or may remain available either for ranching or the production of food and fiber. Landscape plantings within this area are to be native plant materials and/or to support the properties agricultural uses. Refer to the CC&R's and the *Deed of Agricultural and Natural Resource Conservation Easement* for specific information regarding use and overall conditions for this area.

2.3 Landscape Areas

Homesites within Rancho Monte Alegre are sited within one of two distinct landscape areas—The Foothill Landscape and The Agricultural Landscape. The applicable landscape area is indicated on each Homesite Diagram. Improvements on each Homesite are to adhere to the specific architectural, site and landscape Guidelines for each landscape area to ensure that they are built in harmony with the natural setting. Refer to Section 2.12 for specific landscape planting guidelines for each landscape area, and Section 3.2 for specific architectural guidelines.

The general characteristics of these landscape areas are as follows:

2.3.1 THE FOOTHILL LANDSCAPE

This area is a mixture of the California coastal landscapes, with chaparral, oak savanna and grasslands, on moderate to sloping topography. In order to settle buildings into the natural backdrop and to minimize perceived building height, buildings within this area are to step to reflect the natural movement of the earth.

2.3.2 THE AGRICULTURAL LANDSCAPE

The landscape within this area reflects California's agricultural traditions. Designs are to work with any existing agricultural land and planting patterns. Architecture within this area may be more reflective of traditional agricultural buildings. Owners are encouraged to integrate existing agricultural buildings and uses into Residential designs.

The Agricultural Landscape - The landscape reflects the agricultural history of the land with groves of citurs and avocodos

The Foothill Landscape - A mixture of chapparral, oak savanna and grasslands

2.4 Grading

Site grading is to protect and preserve the site's existing vegetation, minimize disruption to the natural landscape, control erosion and sediment transport and blend Improvements with natural landforms and/or agricultural patterns.

Specific grading guidelines are as follows:

- Flatpad grading on sloping Homesites is not permitted.
- Graded slopes are not to exceed 2:1 unless it can be demonstrated that a steeper slope will neither result in more disturbance to existing mature trees or erosion.
- Grading is to be limited within the Residential Development Envelope, except as necessary to accommodate permitted Improvements within the Agricultural Development Envelope and Agricultural/Conservation Area.
- Whenever feasible, natural slopes are to be used rather than retaining structures. When structures provide the only feasible solution, they are to follow the natural contours of the land and/or agricultural patterns, as appropriate.
- All cut and fill slopes are to be revegetated with native plant materials and blended into the surrounding natural vegetation.
- All topsoil disturbed by grading operations is to be stockpiled within the Construction Site and reused as part of the landscape restoration plans.
- Fill may not be used to significantly raise the elevation of the first floor level.
- Pools and/or tennis courts must be located within the Residential Development Envelope 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 off-site visibility.

2.5 Drainage Systems and Structures

All drainage Improvements are to avoid a man-made appearance and blend into the natural setting as extensions of existing natural land forms and/or agricultural irrigation systems. Specific drainage guidelines are as follows:

Natural drainage courses are to be protected

- Drainage within each Homesite is to be designed by a qualified engineer and Landscape Architect.
- Natural drainage courses are to be protected and existing drainage patterns maintained wherever feasible.
- Increased surface drainage is to be managed within the Homesite to the greatest extent possible, by the use of water retention systems and impervious surfaces that encourage percolation.
- New drainage courses are to appear and function like natural drainage ways.
- Natural depressions may be used for on-site stormwater retention.
- Drainage structures such as headwalls, ditches and similar drainage structures visible from off-site are to be built of, or faced with, an approved stone.
- Drainage design must minimize any potential for erosion and impact on downstream water quality. For erosion control and stream protection measures required during construction refer to Chapter 6.
- Driveway drainage is to be directed into approved retention and or percolation systems.

2.6 Retaining and Site Walls

Retaining and site walls are to minimize impact to the site and reinforce the connection between the landscape and buildings. Specific Guidelines include:

- Retaining walls that are visible from off-site are to be built of approved rock/stone and are to use similar stone lay patterns found on-site.
- Retaining walls are not to exceed four feet in height. Terraced wall structures, with minimum four-foot planting pockets, are to be used where grade changes exceed four feet.
- Higher walls may be approved by the DRB if it can be demonstrated that they will better achieve the intent of these Design Guidelines.
- The tops of walls are to be rounded or curved to blend with the natural contours. Walls should not end abruptly, but transition naturally into existing land forms and vegetation.
- Walls over two feet in height are to be designed with a batter.
- Shrubs and vines are to be planted alongside retaining and site walls to merge walls with the surrounding landscape.

FIGURE 2.1: *Retaining wall design*

On-site retaining wall utilizes more refined stone lay pattern

Retaining wall incorporates planting to blend walls with surrounding landscape

On-site rubble wall utilizes a more "rustic" lay pattern

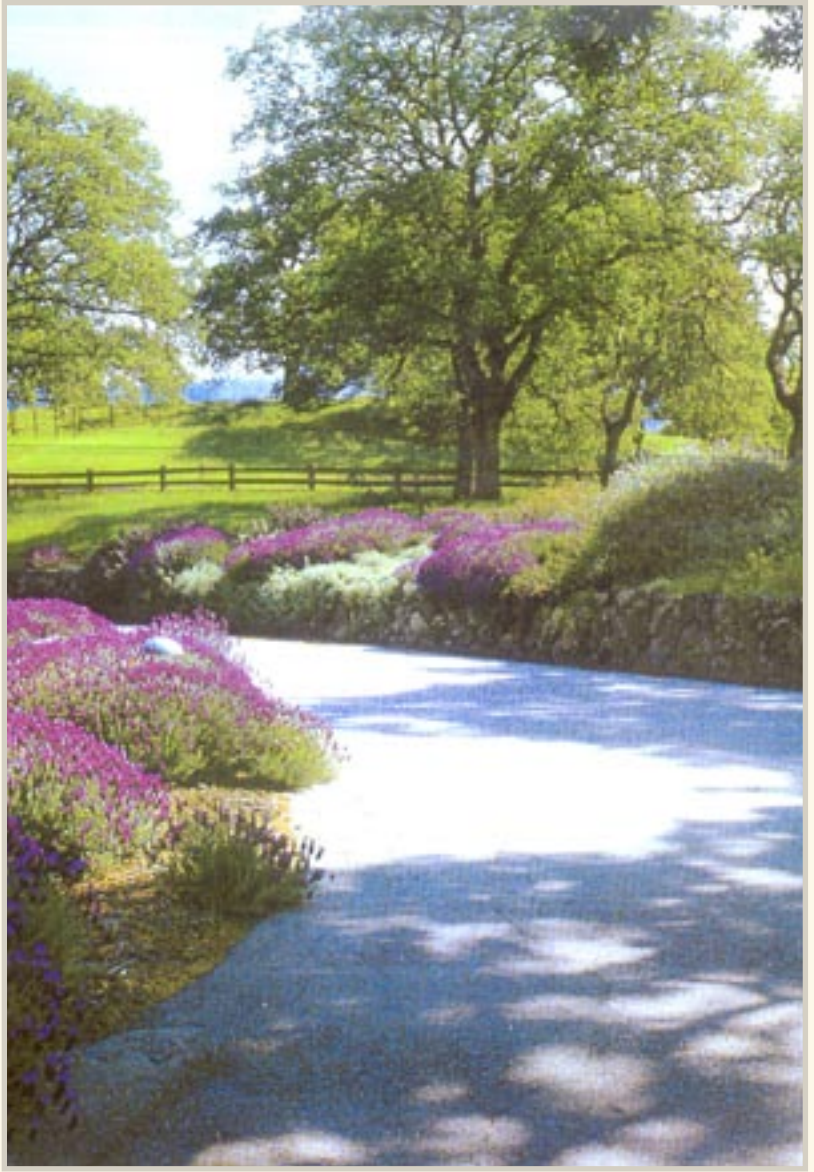
Existing terraced walls reinforce agricultural traditions

FIGURE 2.2: *Retaining wall concepts and stone lay patterns*

2.7 Driveways

An approved alignment for the access driveway and utility trench are indicated on the Homesite Diagram. Owners are responsible for the construction of the driveway and utility installation within the Homesite. Driveway designs are subject to the following Guidelines:

- Driveways are to follow alignments that minimize grading, vegetation removal or other disruption of the site. Only one driveway entry is permitted per Homesite.
- Driveway gradients may only exceed 15% for short distances up to a maximum of 20%.
- Driveways are to have a minimum paved width of 12 feet, generally be designed without curbs, and surfaced with materials that blend the new construction with the surrounding natural environment.
- The use of special paving (such as stone) at auto courts and/or parking areas is encouraged to help transition from the auto environment to the residential environment. Paving is to match or be similar in style to paving used for other outdoor living areas.
- Driveways elsewhere on the Homesite may be paved and/or treated with asphalt, chip seal and/or decomposed granite. The use of special paving such as bomanite, concrete and/or pavers is not permitted in areas visible from off-site.



Driveways are to follow alignments that minimize disruption

2.8 Garages, Autocourts and Parking

Vehicular spaces associated with autocourts, turnarounds and visitor parking should gradually transition to the pedestrian scale spaces surrounding the house. The following Guidelines apply to the design of garages, autocourts and parking:

- The minimal parking requirement for each Homesite is four spaces, two of which are to be enclosed.
- Sufficient parking areas and garages are required to accommodate enclosed storage of resident's vehicles, vehicle turnaround and guest parking.
- Extensive paving areas for the long-term external storage of vehicles will not be approved.
- Guest parking areas are to be screened from off-site views.
- Garages are to be sited to minimize visibility of garage doors from roads and/or public viewpoints.
- California Division of Forestry (CDF) requirements for fire vehicle turnaround, as established by their Wildfire Protection Standard, must be met.
- Planting, subtle changes in paving patterns and overhead structures, such as trellises, arbors and/or carports, may create a transition to more-pedestrian scaled areas.
- Formal planting schemes, such as regularly spaced trees alongside driveways and/or the use of straight driveway alignments, are not appropriate within the Foothill Landscape Area.

2.9 Exterior Hardscape Design

Paths, outdoor stairs and terraces are to blend with the natural topography and vegetation, and with any associated retaining walls, fences or building foundations. The following Guidelines apply to all exterior hardscape design:

- Approved materials include stone, decomposed granite or gravel, clay tile and wood, or other materials previously approved by the DRB. Designs are to minimize the use of multiple contrasting materials.
- Rancho Monte Alegre's temperate climate should be taken advantage of by creating indoor spaces that are integrally linked to surrounding outdoor spaces. Architectural and landscape design are to be considered as one unified whole that blurs the distinction between indoor and outdoor spaces.
- The use of architectural devices, such as loggias, arcades, balconies, belvederes, conservatories, foyers, verandas, courtyards, patios and pavilions are strongly encouraged to help in the transition from indoors to outdoors.
- Outdoor spaces are to generally transition gradually from the buildings' formal straight lines and angles to nature's more sinuous forms. More rigid geometric patterns and forms may be considered within the Agricultural Landscape as appropriate.
- Sun penetration, shade and wind protection are to be considered when siting and designing outdoor living areas.

FIGURE 2.3: *Wood stairs blend with the topography and vegetation*

Outdoor terrace utilizes more rounded, sinous forms

Outdoor pool terrace is natural extension of building

FIGURE 2.4: *A rustic arbor frames an outdoor eating terrace*

2.10 Fences, Gates and Freestanding Walls

Fences and gates are permitted within the Agricultural Development Envelope to the extent permitted by the County and as appropriate for agricultural applications. Fences and gates may be built within the Residential Development Envelope, subject to the following Guidelines:

- Fence and gate designs are to draw from the early Californian ranch and Spanish traditions. See Figures 2.5 and 2.6.
- Fences and walls may not be used to define or enclose the Residential Development Envelope or Agricultural Development Envelope boundaries but are to be integrated with the house and outdoor terrace/landscape designs and are to relate to the building structure.

FIGURE 2.5: *Wood gate in stone wall draws from Spanish traditions*

FIGURE 2.6: *Wood gate in stucco wall ceates inner courtyard*

- Shrubs and vines are to be planted alongside and woven through fences to minimize visibility and create a seamless connection between the built and natural environments.

Spanish influenced gate and stucco wall is an extension of architecture

Rubble wall defines outdoor area and blends with landscape

Plantings integrate rock wall with landscape

Rustic stone lay pattern reflects agricultural traditions

FIGURE 2.7: *Freestanding wall designs*

Natural log fence

Rustic 3-rail fence

Two-rail fence utilizes dark stain

FIGURE 2.8: *Fence Designs*

- Fences are not to exceed six feet in height and are to be similar in nature to the Residence's architecture. Special-purpose fencing which needs to be higher than six feet, such as that associated with tennis courts or to control deer intrusion, will be considered on a case by case basis.
- Natural wood, with a stained and/or weathered appearance, is to be used for all fences. Gates may utilize handcrafted wood and/or wrought iron designs that complement the Residence's architectural design. See Figures 2.5 and 2.6.
- Fences and gates are not permitted within the Agricultural/Conservation Area.
- Entry monuments with associated gates may occur within the Residential Development Envelope and are to be related in form, materials and style to the main Residence and associated structures. Refer to Section 2.20 for a discussion of address markers.

2.11 Pools, Spas and Sports Areas

- Pools and/or tennis courts are to be located within the Residential Development Envelope and sited to minimize excessive grading and significant disruption to the natural landscape.
- Wherever feasible, pools and tennis courts are to be sunken and utilize a combination of berming and/or planting to minimize visibility from off-site.
- Pool and terrace designs are to be natural extensions of the Residence and related in style and scale.

FIGURE 2.9: *Planting design is to transition from the more ornamental areas near the house to the more native landscape of the Agricultural/Conservation Area*

2.12 Planting Design

The landscape design of each Homesite is to blend with the overall landscape setting. New plantings are to protect important viewsheds, define use areas, and screen outdoor service areas and other Improvements from off-site views. Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation; utilize indigenous drought tolerant and fire resistant species; and minimize areas of ornamental planting and intensive irrigation. The following Guidelines apply to all Homesites:

- Manicured or groomed yards, ornamental planting, terraces and pool areas are to be confined by buildings, walls and native plantings or other well-defined edges to minimize views from off-site.
- A gradual transition is to be made from the more ornamental areas near the house to a more agricultural landscape within the Agricultural Development Envelope and then to the more native, indigenous landscape of the Agricultural/Conservation Area. This transition may be achieved by gradually introducing plant materials appropriate to the approaching landscape area and softening the lines of improved areas as you move away from the main Residence.

Landscape designs are to utilize native plantings in informal clusters

- Refer to Appendix B for a list of approved plant materials. Plant materials within the Agricultural Development Envelope are to be indicative of the land's agrarian use. Planting within the Agricultural/ Conservation Area is to be representative of the site's existing plant palette.
- Plant materials are to be used to frame important viewsheds, define outdoor living spaces, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.
- Plant materials are to use varying sizes and be spaced to achieve natural looking growth patterns.
- The use of larger size boxed specimen trees is encouraged, and in certain instances may be required to replace removed mature trees and/or reduce

Agricultural/Conservation Area plantings are to utilize the site's existing plant palette

Existing trees are to be incorporated into landscape and architectural designs

off-site visibility.

- Native plant materials are to be used for erosion control and to establish rapid surface stabilization.
- Landscape designs are to consider the potential attraction to wildlife and be adjusted accordingly. Protective measures to control intrusion by potentially destructive wildlife must comply with all Design Guideline standards pertaining to fences, walls, lighting and noise.

2.13 Vegetation Protection, Removal and Thinning

- Building Improvements are to be designed around existing trees to the extent feasible.
- Care for existing oak trees is to be in accordance with the document *Living Among the Oaks*, provided by the DRB.
- Tree removal and/or thinning within the Agricultural/Conservation Area to open up selective views is to be limited to the extent possible.
- Protective fencing is to be erected around all existing trees, including scrub oaks, during construction. Refer to Section 6.17 for additional tree protection measures during construction.

2.14 Fire Safety

In order to mitigate the risk of wildfires, a minimum 30-foot defensible space is to be maintained around the perimeter of all structures. Within the Defensible Space, the following landscape management standards are to be implemented:

- Only fire retardant materials are to be planted within the Defensible Space.
- Eliminate ladder fuels.
- Remove dead vegetation and break up the continuity of brush species.
- Reduce continuous brush field to individual plants or small clusters at least fifteen feet apart.

In addition, the following fire prevention methods are to be used for all structures:

- Interior fire suppression sprinklers are to be utilized for all habitable structures over 500 square feet in size.
- Building materials for all structures (including fences) are to be constructed of fire resistant materials.
- Roof materials are to be class A (see Section 3.6 – Roofs).

2.15 Irrigation

- Automatic irrigation systems are required for all revegetation areas. These systems may be abandoned when plantings have been established after a minimum of two growing seasons.
- Plant materials are to be grouped according to water consumption and irrigation requirements.
- Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation, is to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings.
- Conventional spray irrigation is limited to defined lawn areas. These systems are to be fully automatic and in conformance with any local and state regulations.
- Low spray heads or low-water bubblers are allowed within the Residential Development Envelope in close proximity to buildings.
- Drip irrigation of tree and shrub plantings is permitted within the Residential Building and Agricultural Development Envelopes.
- Soils are to be amended and mulched to increase water retention.

2.16 Outdoor Artwork

- Art and other freestanding objects are to be located within the Residential Development Envelope and in areas not visible from public viewpoints (such as roads or neighboring Homesites).

2.17 Exterior Lighting

- Exterior lighting is permitted to the extent required for safety, but should be minimized so as to preserve the nighttime ambiance.
- Light spill is to be contained within the Homesite.
- Exterior lighting is to use downward facing, horizontal cut-off fixtures, which hide the light source. Uplighting is not allowed, unless light spill is not visible from off-site.
- Low intensity, 25 watt maximum, indirect light sources and cut-off fixtures are to be used for all exterior lighting applications. Sources are to be incandescent, halogen or other “white” light, not sodium vapor or other colored light, except for temporary holiday decorations.
- Flood lighting for after-dark use of ball and tennis courts will not be approved.
- Security lighting for emergency purposes may be considered by the DRB, provided the sources are not visible from off-site, are fully shielded, and are set on a timer or motion detector.

2.18 Outdoor Service/Storage Areas

- Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, pool/spa equipment and similar above ground devices are to be completely screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained.
- Service, trash and storage areas are to be made inaccessible to wildlife.

2.19 Utilities

- Owners are responsible for providing utility service lines to their homes. Utilities are to be installed underground on alignments that minimize grading, vegetation removal and other disruption of the land. Long, straight cuts through existing vegetation are to be avoided.
- All utility and equipment needs for agricultural operations (such as water tanks) are to be appropriately landscaped and/or screened to minimize their visibility.
- Utility boxes, including meters, are to be attached to or incorporated into the building's architecture and screened from off-site. All exposed metal related to utilities (meters, outlet covers, etc.) is to be painted to match adjacent natural and/or building materials.

2.20 Address Markers

- An approved address marker design will be provided by the DRB.
- Markers must be located within 20 feet of both the edge of the driveway and the paved surface of the road to which the driveway connects.
- The address marker is to be built by the Owner at the outset of construction.

2.21 Mail Boxes

- Mail delivery will be to a centralized cluster of mailboxes. Individual mailboxes and/or newspaper delivery boxes are not appropriate adjacent to address markers.

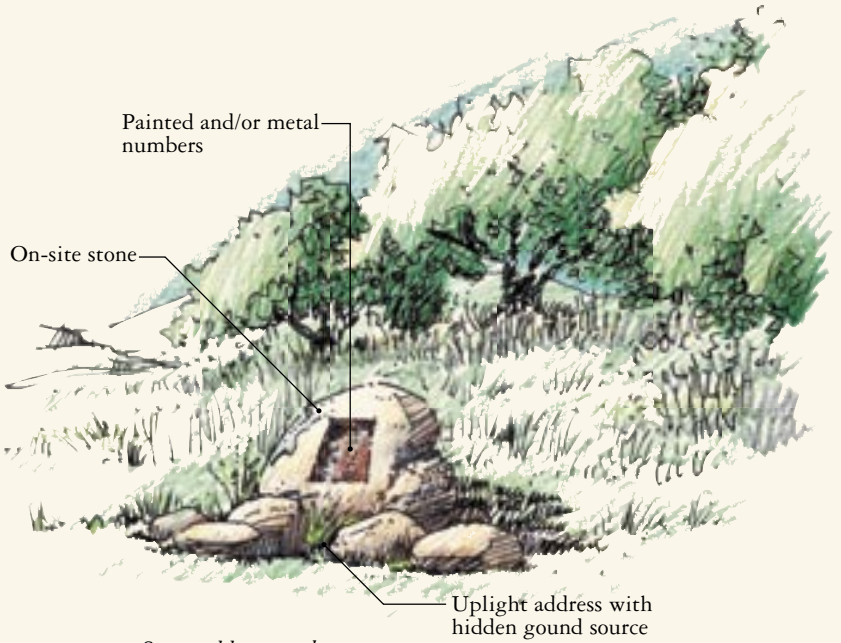


FIGURE 2.10: *Stone address marker*

Architectural designs are to draw from the agricultural traditions of the land

Chapter 3: Architectural Guidelines

FIGURE 3.1: *Architectural designs are to evoke the casual, informal, outdoor lifestyle of coastal California*

This chapter sets forth Guidelines and standards for all architectural design work relating to the renovation, alteration or addition to the exterior finish of an existing structure and/or new construction of building(s), including Building Heights, Massing, color and materials. Well-designed examples of architecture suited to the Rancho Monte Alegre environment may be found throughout California. The Guidelines below are intended to help Owners identify those elements of architectural design that are consistent with Rancho Monte Alegre's community goals. Owners are encouraged to expand upon appropriate architectural styles to design buildings well-suited for contemporary life. A registered Architect is to be retained by the Owner to prepare plans for review by the DRB. A Homesite Diagram has been prepared for each Homesite as described in Section 2.2.

3.1 Architectural Design Objectives

The Rancho Monte Alegre architectural Guidelines are intended to encourage a diversity of design solutions while simultaneously creating a unified and harmonious community that reflects:

- **Continuity with the characteristics, forms and materials of the indigenous building traditions of the California coastal region.**
- **Building designs that draw from a range of local historical traditions** and building forms indicative of the "Mediterranean" coastal living style.
- **Innovative and contemporary interpretations of these traditions**.
- **Building designs that evoke the casual, informal, outdoor lifestyle of coastal California.**
- **Building designs that are set into the landscape** and responsive to the surrounding setting, climate, landforms and landscape area.
- **Energy conservation measures incorporated into design.**
- **Emphasis on indigenous and hand-crafted building materials.**

3.2 The Rancho Monte Alegre Style – The Elements

Rancho Monte Alegre is divided into two landscape areas--each with specific design objectives reflective of their existing surroundings. The considerations for architectural treatments in these two areas are described in detail in the following two sections. In general, all building designs are to comply with the following architectural concepts:

- Simple building volumes consisting of a main mass with subordinate accessory wings and/or additions.
- Building massing which steps down at the ends to "anchor" buildings to the site.
- Decks, patios and terraces that extend from the house and/or act as a connection between building masses.
- Simple roof designs with well-proportioned structural elements.
- Shade created by porches, balconies and deep overhangs.
- A reliance on natural building materials that appear local to the site.
- Vertically-oriented and multi-paned windows.
- Custom detailing that gives buildings a unique identity.

FIGURE 3.2: *The Rancho Monte Alegre Style*

3.2.1 THE FOOTHILL AREA BUILDING GUIDELINES

The topography and vegetation patterns of the Foothill Area require that buildings be placed sensitively to avoid prominent views of Improvements from off-site. Buildings should not be left "floating" in open clearings, but should nestle adjacent to, or among, tree groupings.

Specific design criteria recommended for the Foothill Area include:

- Colors and materials are to blend buildings into the natural landscape and minimize visual impacts.
- Buildings are to step to follow existing slopes, minimize grading and tree removal, and keep roof lines near or below treetop levels.
- Buildings are generally low horizontal masses that remain below the crest of ridgelines to avoid skyline silhouettes.
- Building Masses are to be broken into smaller volumes that respond to the site's unique features, including specimen trees and/or sloping gradients. Two story "boxed" masses are inconsistent with the Foothill area's natural topography.
- The use of heavier building materials at building foundations and lower levels is necessary to reinforce the building's connection to the land and to reflect traditional building techniques.

3.2.2 THE AGRICULTURAL AREA BUILDING GUIDELINES

Buildings in the Agricultural Area are to utilize concepts from California's rich farming and agricultural traditions. Specific design criteria recommended for this area include:

- Exterior colors that are warmer and less muted than those used in the Foothill Area.
- Separate building additions that create the illusion of building masses added to over time. Such building "collections" are indicative of the settlement pattern of agricultural outbuildings.
- Traditional agricultural architecture may allow for some building wings that are primarily two-story volumes.

FIGURE 3.3: *Buildings in the Agricultural Area may utilize concepts from California's farming traditions*

FIGURE 3.4: *Buildings in the Foothill Area are generally low horizontal masses that are below the crest of ridgelines and surrounding areas*

3.3 Building Form

The three principal components of each building are to be comprised of the following:

- **A foundation**, which merges comfortably with the ground plane. Foundations are to be expressed as structural stone or masonry walls. Wherever possible, they are to be battered and banked into the site's topography to further blend the building with its setting. Buildings within the Agricultural Area may have less clearly defined foundations, as described in Section 3.2.2.
- **Building walls**, expressed as bearing walls, should not exceed two Stories in height, and should be expressed through the use of stone, stucco, adobe, wood or timber.
- **Roof forms** are to be the dominant elements of the building, expressed as large sheltering forms, incorporating overhangs and combined with trellises in exposed sunny locations.

3.4 Building Masses

Building masses are to be in scale with the surrounding landscape, and composed of clusters of building forms fitted to the topography and natural surroundings. Buildings will generally be low one or two Story structures, with building bulk and roofs stepped to follow the existing topography. The following Guidelines apply to building massing:

- Second Story floor areas are minimized in order to avoid large and highly visible building masses.
- Building bulk should be articulated into forms with dimensions that express interior spaces and/or a group of related rooms that appear as if they may have been added onto over time.
- Buildings are to comply with the maximum Gross Floor Area specified on the Homesite Diagram and any applicable County requirements. Building massing, regardless of the maximum Building Square Footage, is to be responsive to the Homeland size and setting.

- The Gross Floor Area of Residential Second Units is to be a minimum of 300 square feet and a maximum of 1,200 square feet. Accessory Structures may not exceed 800 square feet.
- The Gross Floor Area for each Homesite is noted on the Homesite diagram.
- Building designs that blur the distinction between indoor and outdoor spaces are encouraged. Architectural devices such as loggias, arcades, balconies, belvederes, conservatories, foyers and verandas are useful in transitioning from indoors to outdoors and softening larger building masses.
- In general, the main building mass of the structure is to be surrounded by lower and smaller building masses that allow buildings to merge with the site.
- Within the Foothill area and sloping sites, the appearance of the house from below will be carefully considered. Terraces and building walls on the downhill side should step to follow contours. Terrace walls are to conceal views of the structure's underside portion.

FIGURE 3.4: *Buildings will generally be low one or two Story structures fitted to the topography and natural surroundings*

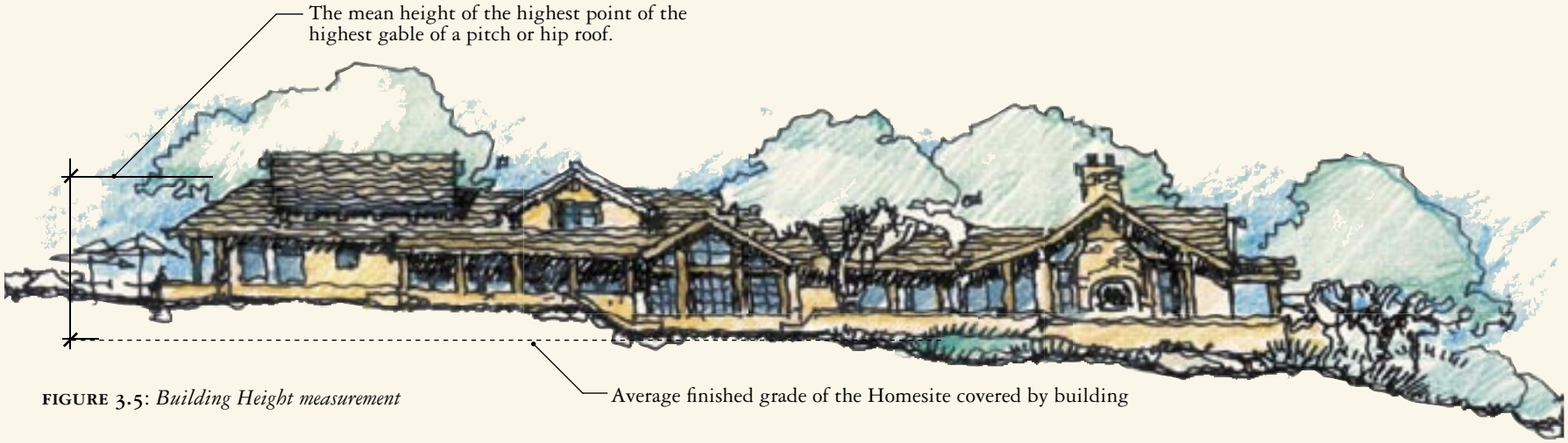


FIGURE 3.5: *Building Height measurement*

3.5 Building Height

Building Height is to minimize the visual impact of all buildings and ensure that they are subordinate to the surrounding landscape features. Special measures may be required where buildings are sited on ridges to avoid a building silhouette against the skyline. A maximum Building Height is specified for each Homesite on the Homesite Diagram. The following Guidelines apply for all buildings:

3.5.1 BUILDING HEIGHT

- Building Height (as provided in the *Coastal Zoning Ordinance*) is defined as:
  - *The vertical distance from the average finished grade of the lot covered by the building to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof.*
- No building or structure is to exceed 35 feet (with exceptions as noted in this Section and the *Coastal Zoning Ordinance*).

- Per *Coastal Zoning Ordinance* Ridgeline and Hillside Ordinance:

  The height of any structure should not exceed 16 feet wherever there is a 16 foot drop in elevation within 100 feet of the proposed structural location.
- Residential Second Units may not exceed 16 feet in height.
- Accessory Structures may not exceed 12 feet in height.
- Buildings within the Foothill Area are to be One Story or One-and-a-half Story buildings as described below.
- Buildings within the Agricultural Area are to be one to two stories in height.

3.5.2 STORY DESIGNATIONS

- ***One Story***: One Story buildings organize living spaces on one floor and utilize high roof volumes and attic spaces primarily to introduce ventilation and light.
- ***One-and-a-half Story***: One-and-a-half Story buildings organize living spaces on two floors with the second floor living area either tucked into the roof structure, by utilizing dormers and/or gables, or tucked below the main floor where the topography slopes downward.
- ***Two Story***: Two Story buildings organize living spaces on two floors with a full second floor living area expressed by two-story exterior walls.

FIGURE 3.6: *Carefully designed roofs integrate buildings with the landscape setting*

3.6 Roofs

Roofs are to be carefully designed in color, shape and material to integrate buildings with their landscape setting. Gable, hip or shed type roofs are to be used for all large visible roof surfaces. Flat roofs are discouraged but may be approved in small limited quantities and out of sight areas. Mansard roofs will not be approved. Dormers and other devices that break up large roof expanses are encouraged.

Specific roof Guidelines are as follows:

- Roof slopes are to be between 3:12 and 8:12. In general, shallower roof pitches are to be used in the Foothill area, while steeper roof pitches may be used in the Agricultural area.
- Roof materials are to be Class A fire-rated, non-reflective, and utilize subdued, medium to dark, earthtone colors. Refer to Section 3.14 for roof colors.
- Appropriate roofing materials include: unit pieces such as unglazed tile, two-piece clay tile, slate, fireproof wood shake shingles and or synthetic shakes that closely resemble natural shakes. Glazed roofing materials are prohibited. Oxidized copper or rusted metal roofs will be considered on a case-by-case basis.
- Roofs are to incorporate broad overhangs, particularly over large expanses of glass, to provide shade and reduce glare.
- 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 are to be covered with a fire screen to reduce the possibility of wind-borne embers entering attic spaces.

- Skylights and solar panels are to be located, detailed and/or screened, so that reflections from their surfaces are not visible from off-site.
- Skylight glass is to be clear, flat and non-reflective. Domed and/or bubble skylights are not appropriate.
- Solar panels, satellite dishes and antennas are to be integrally designed into the roof structure.
- Flashing, gutters and downspouts are to be minimized. Where required, they are to be constructed of durable materials, such as copper, which will weather to colors that blend with the adjacent walls and roofs.

3.7 Exterior Walls

Building materials are to complement the surrounding landscape and help buildings and new Improvements blend with the site. Exterior wall materials are to be authentic and close to their natural state. Exterior walls may use a maximum of three materials with one material clearly dominant. Where changes in wall material occur, there is to be a clear break in the surface plane. Materials are to be consistently applied to all building elevations. Refer to Section 3.14 for appropriate exterior wall colors.

3.7.1 WOOD WALLS

- Appropriate wood wall materials include shakes and shingles and board and batten.
- Wood should be finished in natural-weathered appearing colors in the Foothill Area. Within the Agricultural Area, wood may be painted in subdued warm tones that draw from farming/agricultural traditions.
- The use of logs is not appropriate.

3.7.2 STONE WALLS

- Stone used for exterior walls is to be consistent with the approved Rancho Monte Alegre stone.
- Stone surfaces are to have a structural, dry-laid appearance. Mosaic patterns are not permitted. Walls are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally and horizontal and vertical joints are to be frequently interrupted.
- Stone is to turn corners and may not be used only on one wall facade.
- Stone walls are to be battered and flared at the base to create a structural appearance.

3.7.3 STUCCO WALLS

- Stucco walls are to have a natural, textured or whitewashed appearance.
- Stucco color may be lighter within the Agricultural Area while in the Foothill Area medium to dark tones are required. See Section 3.14 for color Guidelines.

FIGURE 3.7: *Vertically oriented doors and windows open directly onto the outside, blurring the distinction between indoors and outdoors*

3.8 Doors and Windows

Specific Guidelines for doors and windows are as follows:

- Windows in stone and stucco walls are generally to be recessed a minimum of 6 inches. Window openings in wood walls are to be recessed to the degree possible.
- All doorway openings are to be deeply recessed.
- Window and door frames are to be wood. High-quality clad windows may be considered by the DRB on a case-by-case basis.

- The shapes and details of all openings are to be appropriate to the structural expression of the walls within which they are located. The use of strongly expressed arches or lintels is encouraged.
- Large areas 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 window surfaces are to be subdivided with structural members or integral, (not snap-in) muntins. Large (such as 5 feet x 10 feet) single panes are acceptable provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized panels.
- Glass may be coated and tinted to control solar heat gain, but a mirrored appearance is not acceptable.

Large areas of glass are to be subdivided

3.9 Structural Expression

Buildings are to be designed to create a sense of structural "honesty". Specific Guidelines are listed below:

- Structural systems for the buildings are to be visibly expressed throughout. Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are to be expressed at roofs, decks, porches, balconies and building walls.
- Traditional trusses, braces, brackets, and column spacing are to be used where they are needed to avoid the appearance of unsupported spans and cantilevers. Design and detailing of these materials is to result in an authentic-appearing structure.
- Timbers are to be whole in composition. Glue lams are not appropriate.
- Porches, decks or balconies projecting out beyond an enclosed building form, are to be supported on heavy stone or timber structures one-story or less in height. If elevated, the undersides of porches and/or decks are to be fully detailed with finished architectural treatments that express the structural system. Small projections may be supported by brackets.

3.10 Chimneys and Roof Projections

- Chimneys are to be built of stone, stucco and or an approved wood siding material. Chimney sizes are to be in proportion with the overall structure from which it projects.
- All rooftop equipment and large vents are to be grouped and concealed in chimney-like structures that are an integral part of chimney, roof and/or wall designs.

3.11 Balconies and Railings

- Railings on balconies, decks, stairs and porches, are to be made up of structures and materials that appear as natural extensions of the buildings. Within those limits, custom designs are encouraged.
- Design of balconies, decks and porches is to take into consideration shade, sun, wind, and other climatic influences.
- Approved railing materials include:
  - Timber, rough-sawn, hand-hewn and/or carved
  - Metal, non-reflective, similar to metal detailing used elsewhere on the Residence
  - Natural stone

3.12 Residential Second Units and Accessory Structures (Guesthouses, Cabanas and Studios)

- All structures on any one Homesite are to be designed as integral parts or extensions of the main Residence in terms of materials and colors, even if physically detached.
- Residential Second Units and Accessory Structures are to be entirely within the boundaries of the Residential Development Envelope. Accessory Structures are permitted within the Agricultural Development Envelope as described in the *Coastal Zoning Ordinance*.
- Refer to Section 3.4 for the maximum Gross Floor Area of Residential Second Units and Accessory Structures.
- No cooking facilities are allowed in "Accessory Structures" as defined by the County (guesthouses, cabanas and studios).
- The construction of a Residential Second Unit precludes the addition of either a guesthouse or cabana.

3.13 Details

- Details at eaves, openings, chimneys, joints and other applications of materials are to express continuity with the indigenous, traditional stucco, wood, metal and tile construction and craftsmanship of the region.
- Attention is to be paid to building details, including those at structural roof supports, fascias, fenestration design and railings.
- Exposed copper, such as that used at roofs, structural connections and finish hardware, is to have a weathered or aged finish or patina in dark colors. Copper is to patina within one year of construction. Polished metal accents may be used in very limited applications as accents.

Farming/agricultural traditions

Craftsman detailing

3.14 Approved Colors

- Exterior colors are generally to recede into the landscape. Within the Agricultural Area, warmer and less muted colors may be used (see below). Brighter accent colors that are reflective of natural colors found on the site may be used at doors, windows and trim work. A "shiny" finish is not permitted. An Approved Color Palette for each area is available for review from the DRB.
- All exposed wood surfaces are to be treated with a semi-transparent stain or sealer. Wood stains are to be transparent in quality to accentuate the grains and natural color variety in the wood. Opaque stains or paint may not be used on walls, but are limited to trim and accent applications.
- In order to ensure clean and healthy indoor air quality, Owners are encouraged to use paints, coatings and other finishes with low levels of Volatile Organic Compounds (VOCs) on interior and exterior walls, details and other elements.

3.14.1 THE FOOTHILL AREA COLOR RANGE

Building elements shall have the following general color ranges and Light Reflective Value (LRV) within the Foothill Area. (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, and dark reds, and have an LRV of 35 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 32 or lower.
- Trim and accent colors are to be rich, warm colors (greens, blues, browns, and/or blacks) that have an LRV of 42 or lower.

3.14.2 THE AGRICULTURAL AREA COLOR RANGE

Building elements shall have the following general color ranges within the Agricultural Area:

- Roofs are to be medium to dark browns, grays, and dark reds, and have an LRV of 35 or lower.
- Walls may be warm tones (a range of creams, browns, grays and/or colors used on earlier farming buildings) and are to have an LRV of ___ or lower.
- Trim and accent colors are to be rich, warm colors (greens, blues, browns, yellows and/or blacks) that have an LRV of ___ or lower.

3.15 Fire Precautions

The following fire prevention methods are to be used for all structures:

- Interior fire suppression sprinklers are required for all Residences.
- Building materials for all structures, including fences, are to be constructed of fire resistant materials and/or materials treated for fire resistance.
- Building and Safety Class A (i.e. non-combustible tile, non-reflective metal, or asphalt composite shakes) are required.
- Spark arresters are to be utilized at all wood burning fireplaces.

Chapter 4: Design Review Board Organization

The following chapter describes the organization of the Design Review Board (DRB), including its membership, functions and powers. For a complete description of the powers and limitations of the Board, Owners are to refer to the Declaration of Covenants, Conditions and Restrictions of Rancho Monte Alegre (CC&Rs).

4.1 Design Review Board Membership

Initially, the DRB is to consist of at least three (3) members, appointed by the Declarant. For a description of policies regarding appointment of DRB members after issuance of the first public report, refer to Section 9.03 of the CC&Rs.

4.2 Appointment and Term of Members

The term of office of each DRB member is generally one year or as described in Section 9.03 of the CC&Rs.

4.3 Functions and Purpose of the DRB

The design review process is intended to be a collaborative effort between Owners, their Consultants and the DRB. The DRB will work with Owners as a member of their team to ensure designs both meet the Owners desires and respect the design objectives of Rancho Monte Alegre, as described throughout the Design Guidelines.

The DRB shall review, study and either approve, disapprove and/or request resubmittal of additional information, for all proposed developments and all Improvement to a Homesite in compliance with the CC&Rs and Design Guidelines. The DRB shall also perform any other duties assigned to it by the Declarant as set forth in this document and the CC&Rs.

The DRB shall meet from time to time, as needed to perform its duties. The affirmative vote of a majority of the members of the DRB shall govern its actions. A quorum will consist of two members.

4.4 Amendment of the Design Guidelines

The DRB has the right to modify and/or amend the Design Guidelines from time to time as deemed necessary in accordance with Section 9.02(f) of the CC&Rs.

Each Owner is responsible for obtaining a copy of the most current edition of the Design Guidelines.

4.5 Non-Liability

Neither the Board, the DRB, nor any member thereof shall be liable to any Owner for any damage, loss or prejudice suffered or claimed on account of the approval or disapproval of plans, drawings and specifications, whether or not defective; the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications; or the development or manner of development of any Homesite, provided that the DRB and its members have acted in good faith.

Chapter 5: Design Review Process

The design review process has been developed to insure that all new construction, alterations and renovations to existing buildings and major site Improvements conform to the guiding principles of Rancho Monte Alegre as outlined in these Design Guidelines. The design review process has been structured to eliminate excessive delays. The DRB suggests that Owners begin the review process early to allow ample time to obtain required permits. When reviewing design and construction projects, the DRB will be looking for compliance with the goals and principles outlined in the Design Guidelines. This design review process is to be followed for any of the Improvements listed in Section 5.1 below.

5.1 Project Types to be Reviewed

DRB review and approval is to be obtained for all project types listed below:

- ***New Construction*** – Construction of any new, freestanding structure, whether as a Residence, Accessory Building or landscape structure.
- ***Alterations, additions or rehabilitation of an existing structure*** – Any new construction or rehabilitation to an existing building or landscape structure that alters the original Massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site, and/or other significant design elements.
- ***Major site and/or landscape Improvements*** – Any major Improvements or changes to Improvements, including, but not limited to, grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), planting and re-vegetation plans, irrigation, swimming pools, driveways, fencing and/or drainage, that alter an existing landscape.

The DRB evaluates all development proposals on the basis of the Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the DRB.

5.2 Design Review Process Overview

Rancho Monte Alegre design review process, unless otherwise noted takes place in five steps:

1. Pre-Design Conference (see Section 5.6)
2. Preliminary Design Review (see Section 5.7)
3. Final Design Review (see Section 5.8)
4. Construction Monitoring (see Section 6.2)
5. Final Construction and Landscape Observations (see Section 6.3)

Any Improvement as described in Section 5.1 will require and be preceded by the submission of plans, specifications and an application fee. The Owner is to retain competent assistance from an approved Architect, Landscape Architect, Structural Engineer, Civil Engineer, Contractor and any other Consultants as necessary (Refer to Section 5.5). The Owner and Consultants are to carefully review the CC&Rs and the Guidelines prior to commencing with the design review process.

Having secured final design approval from the DRB, the Owner is to also meet all submittal and approval requirements of the County of Santa Barbara and any other requisite authorities.

The Owner is to commence construction within one year of final design approval from the DRB unless the DRB has granted an extension. If the Owner fails to begin construction within this time period, the approval may be revoked by the DRB. All landscape Improvements are to be installed within one year of occupancy.

5.3 Design Review Process – Minor Improvements

Minor Improvements (including, but not limited to, the construction of, installation of, or addition to landscaping, fences, walls, and/or enclosure structures) which are being completed independent of any major Improvements as listed in Section 5.1, do not need to proceed through all five steps of the general design review process. Minor Improvements may often be submitted as part of a three-step review process:

1. Final Design Review
2. Construction Monitoring
3. Final Observation

Specific submission requirements and application fees will be determined on a case-by-case basis as required by the nature of the Improvement. Owners and/or Consultants are to contact the DRB to verify whether an Improvement qualifies for the abbreviated design review process. Upon receipt of permission to proceed with an abbreviated process, the Owner and/or Consultant will obtain a list of specific submission requirements from the DRB.

5.4 Actions and Approvals

The DRB's action on matters is to be by a majority vote of the DRB. The DRB will keep and maintain a record of all actions taken by it.

If an Owner disagrees with the DRB's written conclusions from a meeting or application, the Owner and/or Consultant(s) may appeal the decision in accordance with the procedures set forth in Section 9.01(j) of the CC&Rs.

The powers of the DRB relating to design review will be in addition to all design review requirements imposed by the County of Santa Barbara.

5.5 Approved Design Professionals

An owner's design team is to consist of at least one of the following Consultants, who is to be registered within the State of California:

- Architect
- Landscape Architect
- Structural and Civil Engineers
- Additional professional Consultants as required

Prior to the scheduling the Pre-Design Conference, the following actions are to be taken by the Owner's Consultants:

- The Architect, Landscape Architect and Engineers are to provide the DRB with a copy of their license and/or the license of their firm to practice in California.
- The Architect and Landscape Architect are to review the Design Guideline document for Rancho Monte Alegre.
- The Architect and Landscape Architect are to review the zoning and building regulations for the County of Santa Barbara.
- The Architect and Landscape Architect are to provide the DRB with a signed Affidavit (available from the DRB office), certifying that they have reviewed and understood the documents referred to above and will comply with their provisions.

5.6 Pre-Design Conference

Prior to preparing any drawings for proposed Improvements, Owners, their Architect and Landscape Architect are to meet with a representative of the DRB on the Homesite in question to discuss proposed plans and to resolve any questions regarding building requirements. In some cases, at the discretion of the DRB, this meeting may be conducted by conference call.

This meeting will initiate the review and approval process. The parameters and directives identified at each Pre-Design Conference remain valid for one year. If the submittal of a preliminary design does not occur within twelve months of the Pre-Design Conference, a supplementary Pre-Design Conference may be required to review any changes in site conditions and/or revisions to the Design Guidelines.

The following information and materials, as appropriate, are required at the Pre-Design Conference:

1. ***Homesite Diagram*** – as provided by Rancho Monte Alegre
2. ***Survey*** – a property survey showing existing topography at one-foot contour intervals is to have been obtained by the Owner prior to the Pre-Design Conference. Refer to item number 2 of Section 5.7.2 for survey requirements.

Additional information may be requested by the DRB, as necessary to describe the project. The Pre-Design Conference may be scheduled by submitting the Pre-Design Conference Request Form at least 14 working days prior to the desired meeting date.

5.7 Preliminary Design Review

The Preliminary Design Review is to be scheduled within eight months of the Pre-Design Conference. During the Preliminary Design Review, the DRB will review application submissions to ensure they comply with the Design Guidelines including:

- All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.
- The transition between the building and the surrounding environment accomplishes the intent and specifics of the Guidelines.
- Building massing, roofs, materials and other site and architectural Improvements are consistent with the Design Guidelines and any adjacent buildings and/or outdoor amenities.

5.7.1 CONCEPTUAL SUBMISSIONS (OPTIONAL)

Owners and/or their Consultants may choose to submit sketches and/or conceptual designs for DRB feedback prior to submitting for Preliminary Design Review. On sensitive sites and projects, the DRB may, at its discretion, require an Owner to submit conceptual plans for review prior to Preliminary Design Review.

5.7.2 PRELIMINARY DESIGN REVIEW SUBMISSION MATERIALS

The Preliminary Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and the conceptual landscape design. All plans are to be prepared by design professionals as described in Section 5.5. The package is to include three full-size and two half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A preliminary design submittal will not be considered complete until the DRB has received the following materials:

1. **Application Form and Fee** – a completed application form as obtained from the DRB office. The design review fee is to be paid in full at the start of the process (see Section 5.17).
2. **Property Survey** – (1" = 20'-0" minimum scale) a property survey prepared by a licensed surveyor indicating property boundaries, the Residential Development Envelope, the Agricultural Development Envelope, all easements of record, utility locations, existing tree coverage, rock outcroppings and any significant drainages, as applicable. Contours are to be shown at 1-foot intervals.
3. **Site Plan** – (1" = 10'-0" minimum scale) showing the location of the Building and Agricultural Development Envelopes, existing topography, proposed grading, Area of Disturbance, conceptual drainage, the building footprint, proposed finished floor elevations, garage and guest parking, driveway, storage areas, terraces, patios, fire pits, tree and vegetation coverage and special terrain features to be preserved and/or removed.

4. **Floor Plans** – (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations; total square footage of all floors; roof pitches; and the location of chimneys, satellites and other roof projections.
5. **Roof Plans** – (1/8" = 1'-0" minimum scale) for all proposed structures, including roof pitches, materials and the location of chimneys, satellites and other roof projections.
6. **Exterior Elevations** – (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.
7. **Site Sections** – (1" = 20'-0" minimum scale) showing proposed buildings in relation to the surrounding site, including adjacent buildings and roads, Building Heights, finished floor elevations, existing and finished grades. This drawing is to clearly indicate how the proposed design conforms to Building Height requirements.
8. **Three-Dimensional Perspective** – (1" = 10'-0" minimum scale) showing the relationship of the house to the landscape and any existing buildings. The perspective is to adequately convey three-dimensional massing.
9. **Conceptual Landscape Plan** – (1" = 10'-0" minimum scale) a conceptual plan showing irrigated areas, conceptual drainage courses, planting areas, a preliminary plant list, extent of lawns, areas to be revegetated, fire safety zone, water features, patios, decks, courtyards, schematic utility layout, service areas, trees to be removed and/or preserved and any other significant design elements.
10. **Study Model** – (1" = 20'-0" minimum scale) illustrating the relationship between proposed and existing building forms and topography (minimum 2-foot contours), and prevailing site conditions. This model need not be expensively detailed, but simply adequate to communicate basic three-dimensional concepts and massing.

The DRB reserves the right to amend Preliminary Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvements. Once a complete submission has been received, the DRB will notify the Owner of its receipt and schedule the Homesite for the next available Preliminary Design Review meeting.

5.7.3 STAKING

Upon submittal of the Preliminary Design Review Application, the Owner is to stake the corners of the Improvement Envelope, proposed buildings, any proposed building additions, driveway centerlines and all other major Improvements. Ridgeline flagging is to indicate proposed Building Heights at all major ridgelines. The Preliminary Design Review submission will not be considered complete until the building footprint, ridgelines and driveway are staked.

5.7.4 PRELIMINARY DESIGN REVIEW MEETING

Upon receipt of a complete submission, the Preliminary Design Review will be scheduled for the next available meeting (see Section 5.16 for DRB schedule). The DRB will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 14 days of the meeting.

Corrected materials are to be provided to the DRB within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the DRB for any resubmission.

5.8 Final Design Review

The Final Design Review is to be scheduled within eight months of Preliminary Design Review approval. During the Final Design Review, the DRB will review plan submissions to ensure that:

- Any critical issues discussed at the Preliminary Design Review have been addressed and resolved.
- Building details, materials and colors are appropriate for the site and comply with the Design Guidelines.
- All other Improvements are designed in accordance with the Design Guidelines.

5.8.1 FINAL DESIGN REVIEW SUBMISSION MATERIALS

The Final Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and proposed Improvements. All plans are to be prepared by design professionals as described in Section 5.5. The package is to include three full-size and two half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A final design submittal will not be considered complete until the DRB has received the following materials:

1. **Application Form** – a completed application form as obtained from the DRB office.
2. **Site plan** – (1" = 20'-0" minimum scale) showing location of the Building and Agricultural Development Envelope, existing topography (1' contour intervals), proposed grading, Area of Disturbance, all buildings, finished floor elevations, the driveway, address marker, culverts, drainage channels, parking area, outdoor areas, fire pits, storage areas, protected plants and terrain features, vegetation to be removed, utility sources and connections, site walls and any other Improvements, as appropriate.
3. **Grading, Drainage and Erosion Control Plans** – (1" = 10'-0" minimum scale) showing existing and proposed grades, all drainage structures and/or other drainage design solutions, and cut and fill calculations. Plans are to also indicate the size of stockpiles, where they are to be located on the Construction Site and the length of time they will remain. The extent and location of sediment fencing and measures taken to control erosion during grading and construction are also to be indicated.
4. **Landscape Plans** – (1" = 20'-0" minimum scale) including irrigation plans with locations of main irrigation lines, areas of automatic irrigation, type of controls and heads; proposed plant materials, sizes, and locations; vegetation to be removed; tree protection plan; areas of planting, water features, patios, decks, courtyards, utility layout, service areas and any other significant design elements; top and bottom of wall elevations; and material specifications.
5. **Lighting Plan** – (1/8" = 1'-0" minimum scale) including locations of all exterior architectural and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage specifications.

6. **Floor Plans** – (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations and the total square footage of all floors.
7. **Roof Plans** – (1/8" = 1'-0" minimum scale) for all proposed structures, including roof pitches, materials and the location of chimneys, satellites and other roof projections.
8. **Building Sections** – (1/8" = 1'-0" minimum scale) indicating existing and proposed grades and finished floor, ceiling plate and ridgeline elevations. The drawing is to clearly indicate how the building conforms with height requirements.
9. **Exterior Elevations** – (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, ridge heights, roof pitch, exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.
10. **Details** – (1/4" = 1'-0" minimum scale) details of doors, windows, rafter tails, rails, wall openings, retaining walls, address marker identification sign (if proposed) and other architectural elements that establish and further describe the character and overall style of the house.
11. **Perspective** – (1" = 10'-0" minimum scale), required only when significant changes have been made to Preliminary Design Review submission. Perspective is to show the relationship of the house to the landscape and any neighboring buildings and/or Homesites. The perspective is to adequately convey 3-dimensional massing.
12. **Sample Board** – samples of all exterior materials and colors, including:
    - *Roofs*
    - *Wall siding*
    - *Windows*
    - *Fences*
    - *Paving*
    - *Stone treatments*
    - *Exterior trim*
    - *Doors*
    - *Railings*
13. **Construction Schedule** – include start and completion dates for both construction and landscape installation.
14. **Construction Management Plan** – showing the area in which all Construction activities will be confined, and how the remaining portions of the Homesite will be protected. Access during all stages of construction, including after completion of framing, is to be addressed to insure the continued protection of existing vegetation. The Construction Management Plan is to indicate the following:
    a. Area of Disturbance (Section 6.15)
    b. Type, size and color of the construction trailer or portable office (Section 6.11);
    c. Vehicular access route (Section 6.5);

d. Extent of construction fencing (Section 6.15);
e. Extent of protection fencing at stands of existing vegetation (Section 6.17);
f. Location and size of the construction storage area (Section 6.7);
g. Parking areas (including maximum number of vehicular parking spaces) (Section 6.6);
h. Locations of the chemical toilet, dumpster and debris storage, wash-off areas and fire fighting equipment (Sections 6.10, 6.12, 6.13);
i. Fueling and staging areas (Section 6.14);
j. Areas of utility trenching (Section 6.15);
k. Limit of excavation, drainage patterns and erosion control measures in compliance with Best Management Practices and Section 6.15; and
l. Location and size of stockpiles and the length of time stockpiles are to remain.

The DRB reserves the right to amend Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvement.

5.8.2 FINAL DESIGN REVIEW MEETING

Upon receipt of a complete submission, the Final Design Review will be scheduled for the next available meeting (see Section 5.16 for DRB schedule). The DRB will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 14 days of the meeting.

Corrected materials are to be provided to the DRB within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the DRB for any resubmission.

Final design approval must be obtained from the DRB prior to submitting to the County of Santa Barbara for all applicable building permits. Final design approval is valid for 8 months from the date of notification. If final design approval expires, all approvals are revoked and Owners shall repeat the Final Design Review unless waived by the DRB.

5.9 County Approval

The Owner is to apply for all applicable building permits from the County of Santa Barbara. Any adjustments to DRB-approved plans required by the County are to be submitted to the DRB for review and approval prior to commencing construction. The issuance of any approvals by the DRB does not imply corresponding compliance with the legally required demands of other agencies.

No materials, tools, temporary offices or portable toilets, excavation or construction equipment or similar materials or equipment may be delivered to th

5.10 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved final design documents, sample boards or the mock-up are to be submitted to the DRB for review and approval prior to making changes.

5.11 Construction Review Observations

During construction, the DRB will check construction to ensure compliance with approved final design documents. These observations are specified in Sections 6.2 & 6.3 of this document. If changes or alterations have been found that have not been approved, the DRB will issue a Notice to Comply.

5.12 Notice to Comply

When as a result of construction monitoring/observations the DRB finds changes and/or alterations that have not been approved or a non-compliance with the Construction Guidelines (see Chapter 6), the DRB will issue a Notice to Comply within three (3) working days of the observation. The DRB will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

The DRB reserves the right to take further measures, as described in Section 9.05 of the CC&Rs, to assure compliance with approved plans.

5.13 Compliance Certificate

5.13.1 COMPLETION OF CONSTRUCTION

Construction is to be completed within 18 months of commencement or as outlined in Section 9.04(a) in the CC&Rs. Upon completion of construction, the Owner and/or Contractor are to give written notice to the DRB requesting a Final Construction Observation (see Section 6.3.1). The DRB will make a final inspection of the property within 30 days of notification. If construction is complete and in compliance with DRB-approved plans and the Design Guidelines, the DRB will issue a Conditional-Compliance Certificate (subject to completion of landscape installation) within 30 days. The Owner is not to take occupancy of any Improvement(s) until final construction approval is obtained from the DRB or until such time as an appropriate security deposit has been filed with the DRB. If it is found that the work was not done in compliance with the approved final design documents, the DRB will issue a Notice to Comply, specifying the particulars of noncompliance, within 7 working days of the observation. All non-complying Improvements are to be promptly corrected within 30 days of the observation.

5.13.2 COMPLETION OF LANDSCAPE INSTALLATION

Upon completion of landscape installation, the Owner and/or Contractor are to give written notice to the DRB requesting a Final Landscape Observation (see Section 6.3.2). The DRB will make a final landscape inspection within 30 days of notification. If landscaping is complete and in compliance with DRB-approved plans, the DRB will issue in writing a Compliance Certificate within 30 days of observation. If it is found that the work was not done in compliance with the approved final design documents, the DRB will issue a Notice to Comply within 7 working days of the observation. All non-complying Improvements are to be promptly corrected within 30 days of the observation.

The Construction Deposit will be released after issuance of the Compliance Certificate in accordance with Section 9.05(d) of the CC&Rs.

5.14 Right of Waiver

The DRB has the authority to approve deviations from portions of the Guidelines that are not mandated by the County of Santa Barbara. Any request to deviate from these Guidelines will be evaluated at the sole discretion of the DRB. Prior to the DRB approving any deviation from the Design Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Guidelines and will not adversely affect adjacent properties or Rancho Monte Alegre as a whole.

5.15 Non-Waiver, No Inadvertent Precedents

The DRB's approval of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. For example, the DRB may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. Failure to enforce any of these Design Guidelines shall not constitute a waiver of same. An oversight by the DRB of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.

5.16 Design Review Schedule

The DRB will make every reasonable effort to comply with the time schedule for design review. However, the DRB will not be liable for delays that are caused by circumstances beyond its control. The DRB will provide design review according to the following schedule:

1. **Pre-Design Conference**
   - Meeting request submitted at least 14 working days prior to the desired meeting date.
2. **Preliminary Design Review**
   - Application documents to be submitted at least 14 working days prior to the desired meeting date and within eight months of the Pre-Design Conference.
   - Written comments provided to Owner within 14 days of meeting.
   - A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRB a minimum of 30 days.
3. **Final Design Review**
   - Application documents to be submitted 14 working days prior to the desired meeting date and within eight months of preliminary design approval.
   - Written comments provided to Owner within 14 days of meeting.
   - A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the DRB within 30 days.

4. **Minor Improvement**
   - Application documents to be submitted a minimum of 14 working days prior to the next scheduled DRB meeting and within eight months of final design approval.
   - Written comments from the DRB meeting provided to Owner within 30 days of receipt of submission.
5. **Building Permits**
   - Owner applies to the County of Santa Barbara for all applicable building and use permits.
6. **Construction Monitoring**
   - Pre-Construction Conference request submitted at least 7 working days prior to the desired meeting date.
   - Site Observation request submitted at least 7 working days prior to the desired meeting date.
7. **Final Observations**
   - Final Construction Observation within 30 days of receipt of written request and prior to request for a Certificate of Occupancy.
   - Compliance Certificate issued within 30 days of request for Final Construction Observation.
   - Notice to Comply issued within 7 days of observation.
8. **Release of Construction Deposit**
   - Construction Deposit released within 30 days of issue of Compliance Certificate.

5.17 Application Fees

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines establish 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 the DRB on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the DRB office.

Chapter 6: Construction Guidelines

To assure the construction of all Improvement within Rancho Monte Alegre occurs in a safe and timely manner without damaging the natural landscape and while minimizing disturbance to residents or guests, these Guidelines will be enforced during all Construction Activities. The Owner of a Homesite shall be responsible for violations of the Design Guidelines (including the construction regulations contained herein) by any Contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within Rancho Monte Alegre, whether located on the Homesite or elsewhere within the community.

6.1 Pre-Construction Conference

The Pre-Construction Conference is to be held prior to beginning site set-up. All conditions of final design approval are to be met prior to scheduling the Pre-Construction Conference. During this meeting, the Contractor meets with an authorized representative of the DRB to review the approved final plans, the Construction Management Plan, the Construction Guidelines, and to coordinate scheduling and construction activities with the DRB. Seven (7) working days prior to the requested meeting date, the Applicant is to prepare and submit to the DRB the following:

- Pre-Construction Conference Request Form
- Construction Deposit
- Building permit and any related use permits from the County
- Two (2) copies of the Construction Management Plan (see Section 5.8.1)
- Construction sign details (see Section 6.21)
- Contractor Emergency Contact Information Sheet
- Construction schedule

6.2 Construction Monitoring

In addition to any construction and/or building inspections required by the County, the following construction observations are to be scheduled with the DRB:

6.2.1 SITE OBSERVATION

This observation includes review of staking of the Construction Area (as shown on the Construction Management Plan) including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. A water meter and backflow preventor is to be properly installed prior to the Site Observation to ensure water is available for construction. This observation is to occur prior to the start of any Construction Activity.

- To schedule this meeting, the Contractor is to submit to the DRB the Construction Monitoring Request Form 7 working days prior to the requested meeting date.
- Within 3 working days of the observation, the DRB issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.2.2 FOUNDATION / MOCK-UP OBSERVATION

This observation occurs after foundation work is completed. During the Site Observation, the Contractor and DRB representative will determine the construction milestone that triggers the Foundation / Mock-Up Observation. Prior to this observation, a full-scale mock-up (minimum 4 foot by 6 foot), which accurately conveys all proposed exterior materials, colors, and detailing, including window, corner and trim details and/or details of areas where one material changes to another, is to be constructed. In order to adequately evaluate color and reflectivity, mock-ups are to be placed south facing, in full sunlight.

- To schedule this meeting, the Contractor is to submit to the DRB a Construction Monitoring Request Form 7 working days prior to the requested meeting date.
- During this observation, the DRB will look at the general site conditions and confirm they are consistent with that agreed upon at the Site Observation and with the Construction Management Plan. The DRB recognizes that the excavation and foundation phase of construction impacts the site substantially. However, by this stage of construction, the Contractor is to have the site orderly, safe and clean, with the following completed:
  - Drainage in place
  - Foundations backfilled
  - Trenches filled
  - Rough grading completed and mulched

- If there are to be exceptions due to construction sequencing, they are to be discussed with and approved by the DRB representative during the Site Observation and when scheduling this inspection.
- The DRB will review the on-site mock-up and either approve it or issue a letter stating which elements or materials are not approved for use and note a time by which the mock-up is to be revised and reviewed by the DRB. If the Contractor cannot meet the schedule for completion, he/she is to submit an alternate timeline, which the DRB may, or may not, approve.
- Within 3 working days, the DRB issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.2.3 FRAMING OBSERVATION

This observation occurs once the building's core and shell have been framed:

- To schedule this meeting, the Contractor is to submit to the DRB a Construction Monitoring Request Form 7 working days prior to the requested meeting date.
- Within 3 working days of the observation, the DRB issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.3 Final Observations

Final construction approval by the DRB takes place in two steps as described below:

6.3.1 FINAL CONSTRUCTION OBSERVATION

Owners and/or their Contractor are to schedule the Final Construction Observation prior to applying for Certificate of Occupancy and after all Improvements, with the exception of landscaping, have been completed.

- To schedule this meeting, the Contractor is to submit to the DRB the Final Observation Request Form 7 working days prior to the requested meeting date.
- During this observation, the DRB will verify that final construction has been completed in accordance with approved plans.
- If approved, the DRB issues a Conditional Compliance Certificate within 30 days. If not approved, the DRB issues a Notice to Comply within 3 working days. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.3.2 FINAL LANDSCAPE OBSERVATION

Owners and/or their Contractor are to schedule the Final Landscape Observation once all landscape installation has been completed and within 60 days of occupancy.

- To schedule this meeting, the Contractor is to submit to the DRB the Final Observation Request Form 7 working days prior to the requested meeting date.
- During this observation, the DRB will verify that final landscape installation has been completed in accordance with approved plans.
- If approved, the DRB issues a Compliance Certificate within 30 days. If not approved, the DRB issues a Notice to Comply within 3 working days. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.4 Construction Deposit

After the DRB approves the proposed Construction Management Plan as described in Section 5.8.1 and prior to commencing any Construction Activity, a Construction Deposit in the amount of $5,000 is to be delivered to the DRB as security for the project's full and faithful performance during the construction process in accordance with DRB-approved final plans.

The amount of the Construction Deposit may be revised by the DRB from time to time as necessary.

The DRB may use, apply or retain any part of a Construction Deposit to the extent required to reimburse the DRB for any cost it may incur on behalf of the project's Construction Activity. The DRB is to be reimbursed for any costs incurred to restore the Construction Deposit to its original amount. Construction Activity shall be halted until the Construction Deposit is brought up to the original amount.

The DRB shall return the Construction Deposit to the depositor within 30 days of issuance of the Compliance Certificate.

6.5 Access to the Construction Area

Access during construction of a building or other Improvement is to be approved by the DRB in accordance with the following requirements:

- Prior to the start of Construction Activity, each Contractor is to meet with security staff and prepare a Contractor's vehicle pass list along with supporting information describing and identifying all Construction Vehicles. The DRB or the security staff may require proof of acceptable insurance as a condition of entry.
- Only one construction access route will be permitted onto any one Construction Site, unless otherwise approved by the DRB. Construction access is to coincide with proposed driveway locations.

- Access for heavy equipment and tower cranes is to first be approved by the DRB.
- All Construction Vehicles are to be identified with the Contractor's name and job site.
- Material and equipment deliveries are to be consolidated to the extent feasible.

6.6 Construction Parking Areas

All vehicle and parking areas are to be managed in accordance with the following requirements:

- Construction crews are not to park on, or otherwise use, the Conservation Area, streets, and neighboring properties. All vehicles are to be parked in approved parking areas, as shown on the approved Construction Management Plan.
- Vehicles parked on the road may not impede access to normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder occurs, all damage to the shoulder and landscape is to be repaired by the Contractor continually and not left for the end of construction. Vehicles may not be parked outside of the Construction Area.
- No vehicle repair is allowed on the Homesite except in case of emergency or within a fully-enclosed garage.

6.7 Delivery and Storage of Materials & Equipment

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey all posted speed limits and traffic regulations. Fines will be imposed by local police and/or the DRB against the Contractor, Owner and/or Construction Deposit for repeated violations. The following, additional Guidelines apply to all material delivery and storage:

- All building materials, equipment and machinery are to be delivered to and remain within the Building and Agricultural Development Envelope. This requirement includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain on the Construction Site overnight.
- Delivery vehicles may not drive across neighboring properties to access a construction site.
- Delivery route maps and site supervisor contact information sheets are to be provided to all delivery personnel.

6.8 Site Visitation

Due to the inherent danger associated with Construction Activities, visitors to any Construction Site are to be limited to those persons (such as construction workers, tradesmen, County agents, security staff, DRB staff, sales personnel, and the Owner) with official business relating to the construction. Construction personnel are not to invite or bring family members or friends, especially children, to the job site.

6.9 Hours of Construction

Daily working hours are limited to Monday through Friday 7:00am – 4:30pm. Saturday hours are from 9:00am – 4:00pm. Saturday construction on sites within 300 feet of an occupied Residence is limited to indoor work. Construction Activity is not permitted on national holidays or Sundays. Construction hours may be revised at the discretion of the DRB or the County of Santa Barbara.

6.10 Fire and Safety Precautions

Fire safety standards are regulated by the County of Santa Barbara. All Contractors are to refer to County codes regarding fire safety. The following additional fire and safety precautions are to be adhered to at all Construction Sites:

- On-site fires are not allowed.
- All fires are to be reported even if it is thought to be contained, extinguished or already reported.
- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.
- Access for emergency vehicles is to be maintained at all times.
- Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.
- Smoking materials are to be discarded in approved containers.
- A minimum of one shovel and two 20-pound ABC-Rated Dry Chemical Fire Extinguishers are to be mounted in plain view.
- All equipment, including small tools, is to utilize a working spark arrestor.

6.11 Construction Trailers and/or Temporary Structures

Upon approval of the Construction Management Plan and receipt of the building permit, a temporary construction trailer or portable field office may be located on the building site within the Building and Agricultural Development Envelope, subject to the following Guidelines:

- The type, size and color of construction trailers are to be approved by the DRB during the Pre-Construction Conference.
- Construction trailers are to be colored to recede into the landscape and sited to minimize impacts to the site.
- The field office may not be placed on site earlier than two weeks prior to the actual start of continuous construction activity.
- Provisions for temporary power and telephone line are to be installed simultaneously.
- The construction trailer is to be removed prior to application for the Certificate of Occupancy.

6.12 Sanitary Facilities

Owner and their Contractor are responsible for providing adequate sanitary facilities for construction workers. Portable toilets are to be located within the Building and Agricultural Development Envelope and in a discreet location, as approved on the Construction Management Plan. Sanitary facilities are not to be located within 50 feet of drainages and/or other sensitive resources.

6.13 Debris and Waste Removal

The following debris and waste removal procedures are to be adhered to at all Construction Sites:

- Trash and debris is to be cleaned up at the end of each day. Trash and debris are to be removed from each Construction Site at least once a week and transported to an authorized disposal site.
- Trash receptacles are to be located within the Residential and Agricultural Development Envelope, alongside the access drive, and out of views from off-site.
- Dumping, burying and/or burning trash is not permitted anywhere within Rancho Monte Alegre.
- Heavy and large debris, such as broken stone and wood scraps, are to be removed from the site immediately upon completion of each work trade.
- Concrete washout, from both trucks and mixers, is to be contained within the Building and Agricultural Development Envelope and concealed by structure or covered with backfill. Concrete washout in road rights-of-way, setbacks or on neighboring properties is strictly prohibited.
- During the construction period, each construction site shall be kept neat and is to be properly policed to prevent it from becoming a public eyesore, nuisance, or detriment to neighboring properties. Owners are responsible for any clean-up costs incurred by the DRB or the Association in enforcing these requirements.
- Dirt, mud and/or other debris is to be promptly removed from public or private roads, open spaces, driveways and/or other portions of Rancho Monte Alegre.

6.14 Hazardous Waste

In order to monitor hazardous material use and/or respond quickly to spills, the Contractor is to comply with the following criteria:

- The Contractor is to provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.
- In the event of a spill, the Contractor is to immediately attempt to stop the flow of contaminants.
- Absorbent sheets are to be used for spill prevention and clean up. Several boxes are to be located at fuel trucks, storage areas and in maintenance vehicles. Inventories are to be maintained as necessary.
- The responsible on-site Contractor is to commit all necessary manpower, equipment and materials to the containment and rapid clean-up of spills.
- After any reportable spill (one or more gallons) is contained, the Contractor is to notify the appropriate local, state and federal agencies as well as the DRB.
- The Contractor is to maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on-site. In the even of a leak, spill or release, the Contractor is to provide the MSDS to emergency personnel.
- Equipment is to be fueled in designated staging areas only. Equipment that cannot be readily moved to designated staging areas is to be fueled a minimum of 100 feet from known drainage courses.
- Disposal of paint residue on-site or anywhere within Rancho Monte Alegre is not permitted.
- Prior to storing a hazardous material, the Contractor is to ensure that:
  - The material is stored in an approved container
  - The container is tightly sealed
  - The container has the proper warning label
  - The container is inspected for leaks
- All contaminated soil is to be stored in a lined and bermed storage area that is protected from wind, erosion and rainfall.
- Inspect equipment and vehicles for damaged hoses, leaks and hazards prior to the start and end of each shift. Do not run equipment that is leaking hazardous products.
- Intentional or unreported spillage or dumping of fuels, hydraulics, solvents and other hazardous materials will be cause for eviction.

6.15 Excavation, Grading and Erosion Control

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To insure proper control over erosion and sedimentation, the procedures outlined below are to be followed. All measures are to comply with the County Development Codes, state and federal ordinances, regulations and permits.

- Temporary run-off channels are to be built to drain construction zones. In areas draining two acres or less, channels are to have silt screens installed at appropriate locations. Silt screens are to be stretched across and anchored to the bottom of the channels with hay bales placed on the upstream side of the fabric. Where watershed above the site exceeds two acres, temporary earthen berms or ditches for channeling are to be used in conjunction with silt screens.
- All storm drain inlets are to be protected by a filter berm until the area is stabilized with vegetation or the base course of pavement is installed.
- Weather permitting, all building site areas and embankments constructed as part of cut and fill operations are to be seeded and mulched within one week of final grading completion (preferably in the autumn).
- Silt fencing is to be placed around the down-slope perimeter of graded areas, while still providing adequate space for construction activities. Soil may not be placed against the fence. Silt is to be cleared out regularly.
- Outer slopes are to be completed first and stabilized immediately.
- Modification and/or repair of fencing is to be performed as soon as need is evident. Inspect erosion control measures regularly, especially during storm cycles. Perform pre- and post-storm inspections.
- Emergency erosion control materials, including rice straw bales and silt fencing, are to be stockpiled on-site. Cover bales with plastic or suitable tarp.
- In some areas, multiple silt fences may be required.
- Vegetation disturbances are to be limited to within the Improvement Envelope and within 5 feet of driveways.
- Topsoil is to be properly stockpiled, covered to minimize blowing dust within the Construction Area and reused as part of the site.
- Disturbed areas are to be watered to prevent dust from leaving the Construction Area.
- The Contractor is to designate a person to monitor the dust control to order prevent transport of dust offsite. Their duties are to include holiday and weekend periods when workers may not usually be on the site.
- Slope planting and irrigation systems are to be established and installed within one month of the grading completion. Planting materials are to be used to stabilize drainage culverts and driveways to the maximum extent possible.

6.16 Blasting

The DRB is to be notified a minimum of two weeks in advance of any proposed site blasting. All required permits are to first be obtained from the County. Additional requirements are listed below:

- Blasting may only be done by licensed demolition personnel, with insurance coverage as mandated by county and state statutes.
- The DRB may require documentation of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures will be taken.
- The DRB may require additional insurance to cover potential damages from blasting to adjoining Improvements and properties.
- All excess material resulting from blasting, as well as any other excess excavation materials, is to be promptly removed from Rancho Monte Alegre.

6.17 Tree and Habitat Protection

The following Guidelines apply to tree protection during construction operations:

- Before construction starts, exclusionary fencing is to be installed around the perimeter of all trees not being removed.
- Fencing material is to be highly visible and sturdy.
- Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the DRB.
- Adequate drainage is to be provided to prevent ponding of water around the base of trees.
- Soil compaction is to be avoided around all trees.
- Mesh netting is to be used to protect trees from dust and paint drift.
- Tree protection measures are to be in accordance with the document *Living Among the Oaks*, available from the DRB.

6.18 Air Quality Control

Air quality control procedures are to be in accordance with the following requirements:

- Construction equipment exhaust emissions are not to exceed local code requirements for air pollution limitations.
- Open burning of removed vegetation is not permitted.

6.19 Damage, Repair and Restoration

Damage and scarring to other property, including streets, neighboring properties, existing buildings, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it is to be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Homesite.

- Upon completion of construction, each Owner and Contractor is to clean his Construction Site and any neighboring sites that have been impacted and repair all property which has been damaged.
- The Owner and Contractor are financially responsible for site restoration/re-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespassing or negligence by their employees or sub-contracted agents.
- Any property repair costs as mentioned above, incurred by the DRB, Declarant or Association, will be taken out of the Construction Deposit or billed to the Owner.

6.20 Right to Fine

The DRB reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Construction Deposit, for the violation of any of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of the violation.

6.21 Construction Signs

One temporary construction sign per Homesite is permitted during construction, subject to the following Guidelines:

- The sign is not to exceed 6 square feet.
- The design and information indicated on construction signs are to conform to examples provided by the developer.
- Construction signs may be free-standing or mounted to a construction trailer, but in all cases are to be located within the property boundaries and visible from the adjacent roadway.
- Construction signs are to be submitted to the DRB for approval at the Pre-Construction Conference and are to be removed prior to the issuance of a Temporary or Final Certificate of Occupancy.
- Temporary construction signs will be addressed on a case by case basis for all multi-family construction sites.
- Signs are to include address information per the requirements of local emergency response agencies.
- Emergency contact information is to be posted on the back side of the construction sign, out of view from the road.

6.22 Firearms

The possession or discharge of any type of firearm by construction personnel anywhere within Rancho Monte Alegre is prohibited.

6.23 Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel anywhere within Rancho Monte Alegre is prohibited.

6.24 No Pets

No pets may be brought into Rancho Monte Alegre by construction personnel.

6.25 Noise Control

The Contractor is to make every effort to keep noise to a minimum. Radios and other audio equipment may not be audible beyond the confines of the Construction Site. Mufflers are to be provided for all heavy construction equipment and all stationary noise sources (such as diesel generators). Stationary noise sources shall be located at least three hundred (300) feet from occupied residences or contractors shall be required to provide appropriate noise reducing engine housing enclosures. Violations of this provision will precipitate a total prohibition of any radios and/or other audio equipment.

6.26 Speed Limit

All vehicles are to adhere to posted speed limits. Fines will be issued for those exceeding the speed limit as posted or as required by road and weather conditions.

Appendix A: Glossary of Defined Terms

ACCESSORY STRUCTURES
Any building detached from and subordinate to the main building, including garages, pavilions, gardening sheds, and/or art studios, that is, not a Residential Secondary Unit (see definition herein).

AGRICULTURAL/CONSERVATION AREA
The area outside the Agricultural and Residential Development Envelopes that may be altered moderately so that it blends with all adjoining naturally landscaped areas and creates natural screens to obscure and soften built Improvements from neighboring areas. All plant materials introduced in this area are to be native species as indicated in the Approved Plant List (Appendix B).

AGRICULTURAL DEVELOPMENT ENVELOPE
The area between the Residential Development Envelope and Conservation Area where a greater scope of Improvements may take place provided they comply with the agricultural uses and applicable requirements as set forth in the CC&R's and County's Coastal Zoning Ordinance.

APPLICANT
An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or Homesite.

ARCHITECT
A person licensed to practice architecture in the State of California.

AREA OF DISTURBANCE
The area surrounding Construction Activities that is impacted by such construction.

BOARD OF DIRECTORS (BOARD)
See definition contained in the CC&Rs.

BUILDING HEIGHT
The vertical distance from the average finished grade of the lot covered by the building to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof.

CC&RS
The Covenants, Conditions and Restrictions (CC&Rs) of Rancho Monte Alegre.

COMPLIANCE CERTIFICATE
Written notice given by the DRB to the Owner upon Final Observation approval.

COMPLIANCE DEPOSIT
A deposit paid by the Owner or Contractor to the DRB prior to commencing any Construction Activity.

CONSTRUCTION ACTIVITY
Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

CONSTRUCTION AREA

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Homesite.

CONSTRUCTION SITE
A site upon which Construction Activity takes place.

CONSTRUCTION VEHICLES
Any car truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

CONSULTANT
A person retained by an Owner to provide professional advice or services.

CONTRACTOR
A person or entity retained by an Owner for the purpose of constructing any Improvement within Rancho Monte Alegre.

COUNTY
The County of Santa Barbara.

DECLARANT
Refer to definition contained in the CC&Rs.

DESIGN GUIDELINES (GUIDELINES)
The standards, 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.

DESIGN REVIEW BOARD (DRB)
See definition contained in the CC&Rs.

EXCAVATION
The digging and removal of earth from its natural position, or the cavity resulting from such removal.

FILL
The amount of material used to increase an existing grade.

GROSS FLOOR AREA
The area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.

HOMESITE
See definition for "Lot" contained within the CC&Rs.

HOMESITE DIAGRAM
The individual site plan for each Homesite that describes the unique attributes of the particular site and indicates important design parameters such as topography, the Residential Development Envelope, Agricultural Development Envelope, Conservation Area, easements of record, preferred driveway access, maximum Gross Floor Area and maximum Building Height.

IMPROVEMENT
See definition contained in the CC&Rs.

LANDSCAPE ARCHITECT
A person licensed to practice landscape architecture in the State of California.

MASSING
The overall size, volume, spread, expression and articulation of building forms, including the main house, Residential Second Unit, Accessory Structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular site. A building's compliance with the maximum Gross Floor Area may not be sufficient to demonstrate a building has complied with all Massing requirements as described in these Guidelines.

NOTICE TO COMPLY
Written notice issued to an Owner and/or Contractor of any changes and/or alterations not in compliance with DRB-approved plans or the Design Guidelines, which are to be corrected as requested by the DRB.

OWNER
See definition contained in the CC&Rs.

PARCEL
See definition contained in the CC&Rs.

RESIDENCE
See definition contained in the CC&Rs.

RESIDENTIAL DEVELOPMENT ENVELOPE
That portion of a Homesite, wherein all Improvements must take place, including all buildings, terraces, pools, autocourts and/or garages, with the exception of native landscape planting, utilities, agricultural related structures and/or buildings (see Agricultural Development Envelope), walls and driveways.

RESIDENTIAL SECOND UNIT
As defined by the County, a Residential Second Unit is "a dwelling unit on a permanent foundation that provides complete, independent living facilities for one or more persons in addition to a principal one family dwelling. The Residential Second Unit may either be an attached residential second unit or detached residential second unit. The residential second unit shall not be sold or financed separately from the principal dwelling but may be rented or leased. It shall contain permanent provisions for living, sleeping, eating, cooking, water and sanitation, and shall be located entirely on the same lot that contains the principal dwelling.

STORY
A living level contained between the surface of any floor and the surface of the floor above it, or if there is not a floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered an additional Story for each 18 feet or fraction thereof. Stories contained within the roof by utilizing dormers or similar roof structures are considered to be one-half Story.

Appendix B: Approved Plant List

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Trees				
Acer macrophyllum	Bigleaf Maple	x		x
Acer negundo	Boxelder	x		x
Aesculus californica	California Buckeye	x		x
Aesculus carnea 'Briotti'	Red Horsechestnut		x	x
Alnus rhombiflolia	White Alder	x		x
Arbutus 'Marina'	Madrone 'Marina'		x	x
Arbutus unedo	Strawberry Tree		x	x
Crataegus phaenopyrum	Washington Thorn		x	
Fraxinus dipetala	Foothill Ash	x		x
Juglans californica	Southern California Black Walnut	x		x
Laurus nobilis	Sweet Bay		x	
Lithocarpus densiflora	Tanbark Oak	x		x
Magnolia 'Little Gem'	Dwarf Southern Magnolia		x	x
Magnolia soulangeana	Saucer Magnolia		x	x
Magnolia stellata	Star Magnolia		x	x
Malus spp.	Crabapple		x	x
Morus alba 'Kingens'	Fruitless Mulberry		x	
Pistacia chinensis	Chinese Pistache		x	
Platanus acerifolia	London Plane Tree		x	

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Platanus racemosa	Western Sycamore	x		x
Populus balsamifera ssp. trichocarpa	Black Cottonwood	x		x
Populus fremontii	Fremont's Cottonwood	x		x
Pyrus kawakami	Evergreen Pear		x	
Quercus agrifolia	Coast Live Oak	x		x
Quercus douglasii	Blue Oak	x		x
Quercus ilex	Holly Oak		x	x
Quercus suber	Cork Oak		x	x
Salix babylonica	Weeping Willow		x	x
Salix laevigata	Red Willow	x		x
Salix lasiolepis	Arroyo Willow	x		x
Sequoia sempervirens	Coast Redwood		x	x
Umbellularia californica	California Bay	x		x
Washingtonia spp.	Palms		x	x
Shrubs				
Abelia grandiflora	Glossy Abelia		x	x
Arctostaphylos densiflora 'Howard McMinn' (1)	'Howard McMinn' Manzanita		x	
Baccharis pilularis (1)	Coyote Brush	x		
Baccharis plummerae ssp. plummerae (1)	Plummer's Baccharis	x		
Buddleia davidii	Butterfly Bush		x	x
Carpenteria californica	Bush Anemone		x	

(1) Maintain to reduce fuel volume annually, limit use

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Ceanothus megacarpus var. megacarpus	Bigpod Ceanothus	x		
Ceanothus spinosus	Greenbark Ceanothus	x		
Ceanothus spp.	Wild Lilac		x	
Ceanothus thyrsiflorus	Blue Blossom		x	x
Cercis occidentalis	Western Redbud		x	x
Cercocarpus betuloides	Mountain Mahogany	x		
Chamaerops humilis	Mediterranean Fan Palm		x	
Choisya ternata	Mexican Orange		x	
Corylus rostrata var. californica	California Hazelnut		x	
Dendromecon harfordii	Bush Poppy		x	x
Encelia california	California Bush Sunflower	x		
Fremontodendron californicum	Flannel Bush		x	x
Galvezia speciosa	Island Bush Snapdragon		x	x
Garrya elliptica	Coast Silktassel	x		x
Heteromeles arbutifolia	Toyon	x		x
Mahonia aquifolium	Oregon Holly Grape		x	x
Mimulus aurantiacus	Monkey Flower	x		x
Myrica californica	Pacific Wax Myrtle		x	x
Myrsine africanum	African Box		x	
Photinia fraseri	Photinia		x	
Prunus ilicifolia	Holly-Leaf Cherry	x		x
Prunus lusitanica	Portugal Laurel		x	
Prunus lyonii	Catalina Cherry		x	x

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Rhamnus californica	Coffeeberry	x		x
Rhamnus californica 'Eve Case'	'Eve Case' Coffeeberry		x	x
Rhamnus crocea	Redberry	x		x
Rhamnus ilicifolia	Holly-Leaved Redberry	x		x
Rhus integrifolia	Lemonade Berry	x		x
Ribes amarum var. hoffmannii	Bitter Gooseberry	x		x
Ribes californicum	Canyon Gooseberry	x		x
Ribes malvaceum var. malvaceum	Chaparral Currant	x		x
Ribes sanguineum	Flowering Currant		x	x
Ribes speciosum	Fuchsia Gooseberry		x	x
Romneya coulteri	Matilija Poppy		x	
Rosa californica	California Rose	x		x
Rosmarinus 'Tuscan Blue' (1)	Rosemary		x	
Rubus ursinus	Pacific Blackberry	x		
Salvia clevelandii	Cleveland Sage		x	
Salvia greggii	Autumn Sage		x	
Salvia leucantha	Mexican Sage		x	
Salvia leucophylla	Purple Sage	x		
Salvia mellifera	Black Sage	x		
Sambucus mexicana	Mexican Elderberry	x		
Solanum xantii	Purple Nightshade	x		
Teucrium fruticans	Bush Germander		x	

(1) Maintain to reduce fuel volume annually, limit use

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Ferns				
Adiantum pedatum	Western Maidenhair	x		
Athyrium felix-femina	Lady Fern	x		
Dryopteris arguta	Coastal Wood Fern		x	
Polypodium californicum var. californicum	California Polypody	x		
Polystichum munitum	Western Sword Fern	x		x
Pteridium aquilinum var. pubescens	Bracken Fern		x	
Woodwardia fimbriata	Giant Chain Fern		x	
Vines				
Bougainvillea	Bougainvillea		x	
Clematis armandii	Evergreen Clematis		x	
Clematis ligusticifolia	Creek Clematis	x		
Clytostoma callistegioides	Lavender Trumpet Vine		x	x
Euonymous fortunei	Winter Creeper		x	
Jasminum polyanthum	Pink Flowering Jasmine		x	
Lonicera spp.	Honeysuckle		x	
Rosa banksiae	Lady Bank's Rose		x	
Rosa spp	Rose		x	
Solanum jasminoides	Potato Vine		x	
Vitis californica	California Grape		x	
Wisteria spp.	Wisteria		x	

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Grasses/Wildflowers				
Deschampsia caespitosa 'Holciformis'	California Hairgrass		x	
Eleocharis macrostachya	Pale Spike Rush		x	
Elymus glaucus	Blue Wildrye		x	x
Elymus pacificum	Pacific Widrye		x	x
Elymus triticoides 'Rio'	Creeping Wildrye		x	x
Equisetum hyemale var.Coffine	Scouring Rush		x	
Eschscholzia californica var.Maritima	California Poppy		x	
Festuca californica	California Fescue		x	x
Festuca idahoensis	Idaho Fescue		x	x
Festuca occidentalis	Western Fescue		x	x
Festuca rubra 'Molate'	Molate Red Fescue		x	
Hordeum brachyantherum	Meadow Barley		x	
Juncus balticus	Rush		x	
Juncus effusus var. brunneus	Common Rush		x	
Juncus occidentalis	Western Rush		x	
Juncus patens	Spreading Rush	x		
Juncus xiphioides	Iris-Leaved Rush	x		
Koeleria cristata	Prairie Junegrass		x	x
Koeleria macrantha	Junegrass		x	x
Leymus condensatus	Giant Ryegrass	x		
Leymus triticoides	Alkali Ryegrass	x		

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Limnanthes douglasii var. douglasii	Common Meadow-Foam		x	
Lupinus nanus	Sky Lupine	x		x
Melica imperfecta	Coastrange Melic		x	
Muhlenbergia rigens	Deer Grass		x	x
Nassella lepida	Foothill Needlegrass	x		
Nassella pulchra	Purple Needlegrass	x		
Scirpus spp.	Bulrush	x		
Sisyrinchium bellum	Blue-Eyed Grass	x		x
Stipa cernua	Nodding Needlegrass		x	x
Groundcovers/Perennials				
Arctostaphylos 'Emerald Carpet' (1)	Emerald Carpet		x	x
Arctostaphylos hookeri 'Wayside' (1)	Wayside		x	x
Arctostaphylos uva-ursi 'Pt. Reyes' (1)	Point Reyes Manzanita		x	x
Artemisia douglasiana	Mugwort	x		
Baccharis pilularis 'Twin Peaks', 'Pigeon Pt.' (1)	Dwarf Coyote Bush		x	x
Ceanothus griseus horizontalis	Carmel Creeper		x	x
Ceratostigma plumbaginoides	Dwarf Plumbago		x	
Chrysanthemum frutescens	Marguerite		x	
Convolvulus mauritanicus	Ground Morning Glory		x	x
Coprosma kirkii	Creeping Coprosma		x	x

(1) Maintain to reduce fuel volume annually, limit use

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Correa spp.	Australian Fuchsia		x	
Crocosmia crocosmiiflora	Montbreta		x	
Erysimum Bowle's Mauve	Wallflower		x	
Helianthemum nummularium	Sunrose		x	x
Helleborus spp.	Lenten Rose		x	
Hemerocallis hybrids	Daylily		x	
Heuchera spp.	Coral Bells		x	x
Iris douglasiana	Pacific Coast Hybrids		x	x
Iris Hybrids	Bearded Iris		x	x
Liriope spp.	Lilyturf		x	
Mahonia aquifolium 'Compacta'	Creeping Oregon Grape		x	x
Mahonia repens	Creeping Mahonia		x	x
Narcissus spp.	Daffodil		x	
Nepeta fassenii	Catmint		x	
Penstemon heterophylla	Foothill Penstemon		x	x
Penstemon spp.	Penstemon		x	x
Rhamnus californica 'Seaview'	'Seaview' Coffeeberry		x	x
Ribes viburnifolium	Evergreen Currant		x	x
Rosmarinus officinalis 'Ken Taylor' (1)	Prostrate Rosemary		x	x
Rudbeckia hirta	Gloriosa Daisy		x	

(1) Maintain to reduce fuel volume annually, limit use

Botanical Name	Common Name	Plants Native to Region	Building Envelope Compatible Ornamental	Fire Retardant/ Low Fuel Volume Plants
Salvia sonomensis 'Dara's Choice'	Creeping Sage		x	
Salvia spathecea	Hummingbird Sage	x		
Santolina spp.	Lavender Cotton		x	x
Scrophularia californica	Figwort	x		
Sollya heterophylla	Australian Bluebell		x	
Tagetes lemmonii	Bush Marigold		x	
Thymus spp.	Thyme		x	
Zauschneria californica	California Fuchsia		x	x

Appendix C: Homesite Matrix

Homesite #	Max Floor Area	Max Height	Agricultural Area	Foothill Area
1	5500	26’	X	
2	5500	26’	X	
3	7500	26’	X	
4	8500	26’	X	
5	7500	26’	X	
6	4500	26’	X	
7	7500	26’	X	
8	8500	26’	X	
9	4500	26’	X	
10	n/a	n/a	X	
11	n/a			X
12	7500	16’		X
13	n/a	n/a		X
14	7500	16’		X
15	7000	16’		X
16	7500	16’		X
17	7500	16’		X
18	9500	16’		X
19	7500	16’		X
20	12,000	16’		X

Homesite #	Max Floor Area	Max Height	Agricultural Area	Foothill Area
21	n/a	n/a		X
22	5000	16’		X
23	8500	16’		X
24	n/a	n/a		X
25	7500	16’		X
26	9500	16’		X
27	7500	n/a		X
28	7500	16’		X
29	9500	16’		X
30	n/a	n/a		X
31	n/a	n/a		X
32	n/a	n/a		X
33	n/a	n/a		X
34	n/a	n/a		X
35	n/a	n/a		X
36	n/a	n/a		X
37	n/a	n/a		X
38	n/a	n/a		X
39	7500	26’		X

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