



Del Monte Forest

Architectural Standards and Residential Guidelines

EFFECTIVE April 1 , 2022

SUBJECT TO REVISIONS

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Introduction and History

A Historical Perspective of The Del Monte Forest



The Del Monte Forest lies on a portion of two former Spanish land grants—Point Piños Rancho (Point of the Pines) and El Pescadero Rancho (The Fishing Place)—and covers 5,300 acres. It was Sebastian Viscaino who came ashore in 1602 and claimed the area for Spain. As a tribute to the Count de Monte Rey, viceroy of New Spain, the region was named Monterey. It wasn't until 1770, however, that an outpost was established here and Monterey was declared the Capital of Alta (Upper) California.

The rugged and wooded terrain of the peninsula was not originally attractive to the new residents. Seeking the comfort of the city, a widow named Doña Maria del Carmen Barreto sold the 4,000 acre El Pescadero Rancho in 1840 for \$500. In 1880, the Rancho (along with most of Point Piños Rancho) was sold to the Pacific Improvement Company (PI Company), who built the nearby Hotel Del Monte and established the Peninsula's 17-Mile Drive.



Samuel F. B. Morse

The Del Monte Properties Company

The PI Company soon established a log lodge to service travelers along the already famous 17-Mile Drive. A row of guest cottages was eventually added. The Company also created the first development plan for the area with land priced from \$500 to \$2,500 per acre, but sales were slow, causing the PI Company to decide to liquidate in 1915.

Samuel F. B. Morse, brought in by PI Company to oversee the sale, convinced them to invest in improvements to make the holdings more attractive. With new management and modernization of the log lodge, PI Company decided upon a new plan for Pebble Beach—a golf course. Pebble Beach Golf Links would preserve the shoreline as open space and attract property owners wanting views of the ocean. In 1919, Morse formed the Del Monte Properties Company, which purchased the entire PI Company holdings, developing and controlling the Del Monte Forest and Del Monte Properties Company for the next fifty years. Morse's vision was to use recreational and open space to preserve large coastal vistas, a vision that continues today.

Since the early 1920s, preservation of the natural beauty of the Del Monte Forest and its coastline has been the guiding principle in establishing design standards for all building and landscaping with the Forest boundaries.

Historically, the first homes built in the mid-1920s were only permitted to be Mediterranean style, but in the '30s and '40s this rule was relaxed to include all types of architectural styles. Today, these early landmark estates are preserved amidst newer homes with a diverse mix of designs and materials.

Pebble Beach Company (or "PBC") continues the philosophy of Samuel F. B. Morse and Del Monte Properties. A primary goal of these standards is to ensure that development and ongoing management of individual properties take place in a manner that maintains and enhances the natural and unique environmental character of the Del Monte Forest.

In order to ensure that each site is developed with an approach compatible with the environment, the Del Monte Forest Architectural Review Board (ARB) was established by Pebble Beach Company and its predecessors pursuant to the CC&Rs that are incorporated in the deeds to properties in Del Monte Forest, as confirmed by the Del Monte Forest Area Land Use Plan ("LUP"). It is the function of the ARB to encourage design excellence through the careful application of thoughtful and reasonable standards for siting, architecture, landscaping and construction, without unduly inhibiting freedom of individual expression.

Del Monte Forest Architectural Review Board



The six-member Board consists of five resident Del Monte Forest property owners, appointed by Pebble Beach Company, and a Pebble Beach Company Senior Executive who serves as the Chairperson for the Board. A quorum of three (3) voting members is necessary for action. The affirmative vote of three voting members is required for design approval.

PURPOSE

The purpose of architectural review is to foster careful design and harmony between structures and the surrounding environment and to enhance the overall desirability of living within the Del Monte Forest. The Del Monte Forest Architectural Review Board (ARB) will consider size, design, aesthetic quality, compatibility with neighboring properties, disturbance of existing terrain and vegetation, location with respect to various setback requirements and other site conditions, building materials, exterior color, and other relevant factors. A design proposal that is harmonious with the surroundings and does not seek to dominate the neighboring residences is preferred over proposals that are overly assertive in size and character.

AUTHORITY

As provided by the Covenants, Conditions, and Restrictions (CC&Rs) that are incorporated in the deeds to properties in Del Monte Forest and the LUP, the ARB has the authority and responsibility for approving, conditionally approving, or rejecting plans for all residential construction and site improvements on all property within the Del Monte Forest covered by architectural approval deed restrictions and the LUP. The ARB has the authority to enumerate the documents, time, and fees needed to permit adequate review. Approval by the ARB does not assure approval by the Monterey County Resource Management Agency (RMA), the County Board of Supervisors, or the California Coastal Commission. It is the responsibility of the Applicant to secure all necessary approvals from Monterey County and any other governmental agencies.

RESPONSIBILITY

The ARB will generally review and respond to a property owner in the Del Monte Forest who wishes to build or remodel (Applicant) within thirty (30) days of receipt of a correctly completed submittal. However, the ARB reserves the right to take longer than 30 days to respond if the specific application requires extra review time or is deemed incomplete.

This response will be in the form of unconditional approval, conditional approval, disapproval, or continuance of review. The decision will be given in writing. Approval will be revoked after one (1) year, unless work has begun or the Applicant has applied for, and received, an extension from the ARB. Extensions are granted at the discretion of the ARB, based on extenuating circumstances.

It is understood that with the passing of time, changes in building materials, methods of construction, design concepts, and governmental regulations may occur. Therefore, it may be desirable and/or necessary for the ARB to revise the form and content of these design standards. The ARB retains the prerogative to consider and adopt such modifications as is deemed appropriate, subject to requirements for consistency with the policies and provisions of the LUP, and/or other officially adopted plans and implementing ordinances.

Review and approval by the ARB is for design, appearance, and environmental compatibility. The ARB assumes no responsibility for the structural or mechanical soundness of approved designs or for resulting impacts on neighboring properties or for compliance with private or public design standards or restrictions. All proposed construction shall be in accordance with the requirements of all applicable federal, state, and local codes and regulations.

Application Process

PROCEDURE

Whenever an Applicant wishes to build, reconstruct, make additions to, change the use of, change exterior of, or significantly affect the landscaping or vegetation on his or her property, The Applicant shall submit plans to the ARB. Submittals may be made in preliminary design or final construction form, depending on the scope of the proposed project.

Although the ARB will give consideration to any design proposal submitted that is of sufficient graphic quality and accuracy, Applicants are encouraged to secure the services of licensed professionals from within the appropriate fields.

As a courtesy, adjacent property owners may be notified of the filing of a major application (e.g. new residences, large additions, major remodels, etc.).

PLAN SUBMITTAL

Preliminary Plans

With extensive or complex proposals, submittal of preliminary plans is preferred. In that way, if changes are required, the Applicant may save the time and expense of extensive plan revisions. This type of application still requires submittal of set of Final Plans when the drawings are at the completed stage.

Final Plans

Less complex plans may be submitted in complete, final construction plan format.

The Applicant is encouraged to receive preliminary ARB approval prior to applying to the Monterey County RMA for land use planning and design approval and a building permit, and to any other agencies for approvals or permits.

Exceptions to Architectural Standards

The ARB reserves the right to grant an Applicant an exception from any standards or conditions contained herein, or from any rule or regulation of the ARB. Such exceptions may be for the purpose of saving significant trees, vegetation, or environmentally sensitive habitat, avoiding unnecessary cuts and fills, or because a design, though desirable and compatible, is so unique in concept that it is beyond the scope of such standards. The Applicant who applies for such an exception has the burden of proof and shall offer substantial evidence in support of his or her application. A design exception shall not be granted unless the ARB finds that the exception is appropriate to the location and the neighborhood, the exception

is consistent with the intent of the design standards, and the exception will not significantly affect the character of the neighborhood.

Applicants requesting an exception to design standards shall submit the following information in addition to the regular submittal requirements:

- i. A written explanation of the facts supporting the request.
- ii. Any other information requested by the ARB to properly evaluate the application.

Obtaining an exception from ARB design standards does not absolve an Applicant from the requirement to obtain, where required, other types of exceptions or variances from appropriate public agencies such as Monterey County.



Monterey Cypress

Review and Inspection Fees



Pebble Beach Company has established a fee schedule for plan review and inspection. Review, inspection, and road right-of-way encroachment fees are to be paid at the time plans are submitted and are based on estimated construction cost. A current fee schedule is available from the Architectural Review office via email at simonn@pebblebeach.com or online at dmfpo.org.

Fees are non-refundable in the event the Applicant abandons plans, or the plans are denied by the ARB or other agencies. Fees will not be refunded if Applicant downsizes the project or decreases construction estimates.

Revisions to plans that have already received final written approval may be subject to re-review and a separate fee may be assessed.

ARB fees are separate from fees charged by other agencies. Payment of ARB fees does not exempt the Applicant from fees collected by those entities or public agencies.

Failure to obtain ARB approval prior to construction of any improvements subject to these Standards will result in an assessment of double fees and/or legal action for violation of the CC&Rs in the grant deed to the property and possible removal of improvements at the owner's expense.

Residential Standards and Restrictions



Residential CC&Rs apply to all residential lots in the Del Monte Forest. Deed restrictions for each lot have been recorded with Monterey County. Copies of CC&Rs may be obtained from any title company or from the Office of the Monterey County Recorder.

The following are general standards and restrictions for all residential property within the Del Monte Forest.

ACCESSORY DWELLING UNITS Most properties in the Del Monte Forest are limited to one single family use. In some circumstances, an additional detached or attached Accessory Dwelling Unit (“ADU”) may be allowed, but only if the unit and its use comply with all applicable State and Monterey County regulations.

ANTENNAE & SATELLITE DISHES Installation of any type of antenna (radio, television, satellite dish, etc.) is not permitted without prior approval of the ARB (some deed restrictions may prohibit antennae). Approved antennae shall not interfere with television or radio transmissions to neighboring properties.

CLOTHESLINES Exterior clotheslines shall be located in fenced service yards and screened from the view of neighboring properties and roadways.

EXTERIOR FIRES Because of the extreme fire hazard, exterior unconfined fires are not permitted except as may be allowed by the Pebble Beach Community Services District (PBCSD) Fire Department.

GENERATORS Installation of natural gasoline or diesel-powered generators require ARB approval. Wherever possible the generator shall be soundproofed and installed away from neighboring properties and enclosed with fencing or similar housing. Timing for cycling the generator when not in use should be scheduled to cause the least neighborhood impact.

MAILBOXES AND NEWSPAPER RECEPTACLES The preferred designs are small wooden housings mounted on 4x4 wooden posts. Mailbox location is determined by the United States Postal Service. Mailboxes may not extend into the road or restrict traffic.

POOLS, SPAS, ETC. Swimming pools, reflecting pools, landscaping ponds, and exterior hot tubs, spas, etc., require ARB approval. All related electrical and/or mechanical equipment shall be housed in a sound-insulated enclosure. Exterior lighting of such facilities shall not impact neighboring properties and shall be kept to a minimum.

SIGNS AND PROPERTY IDENTIFICATION House numbers should be clearly visible from the street for identification by emergency vehicles. Signs of any kind on private residences or property are subject to ARB approval and no sign shall be installed on any private residence or property other than signs stating name of occupant, name of residence, or address of residence and real estate signage advertising for sale or lease. Real Estate signage shall not exceed a total of six square feet and is limited to one sign per road frontage. The bottom of the sign may not be higher than three feet from the ground. Signage may not inhibit traffic in any way or interfere with sight distance for vehicles or neighboring residents entering or exiting property.

SOLAR PANELS Solar panels require prior ARB approval and shall be installed with minimal visual disturbance to neighbors and to the view from the road.

STABLES Horses may be kept on properties exceeding one acre in size, subject to standard ARB approval and Monterey County zoning regulations. This approval will be based on proper stabling, fencing, husbandry, manure removal, and protection of neighboring properties. No stables may be constructed on a vacant lot without prior construction of a single-family residence.

STORAGE Exterior storage structures are permitted. However, if they are to be located within the setback area, they may not exceed 6' in height. ARB approval is required prior to installation. All small storage structures shall be painted to match the main residence and be kept in good repair. Storage sheds larger than 120 square feet may require additional approval and permits from Monterey County.

TREE REMOVAL No trees may be removed from any property in the Del Monte Forest without a tree permit from Pebble Beach Company and Monterey County RMA. Native trees, particularly Monterey Pine, Bishop Pine, Coast Live Oak, Monterey Cypress, and Gowen Cypress are especially protected. Refer to the Landscaping and Construction Regulations for specific tree removal standards.

WATER STORAGE Tanks for storing irrigation water require ARB approval. The tank shall be screened from neighboring properties and roadways and shall be painted to blend with the surrounding environment. Distribution pipelines from the tank shall be installed underground. If a pump is required for water distribution, it shall be installed in a sound-insulated enclosure away from neighboring properties.

WELLS Private wells and other independent water systems are prohibited except as approved by PBC and applicable governmental agencies.

Design and Construction Standards



GENERAL

The following applies to the design and construction of new residences, additions and/or exterior alterations to existing residences.

ACCESSORY BUILDINGS & STRUCTURES Proposed accessory buildings and structures are evaluated on a case-by-case basis. Each interrelated structure on the property must be consistent with all others in architectural character, materials, and finishes. Accessory buildings or structures that are intended for permanent or semi-permanent use cannot be constructed prior to the main residence. Accessory structures are subject to the same setback standards as the main residence, except as otherwise required by law. Applications for ADUs must include a copy of the original grant deed including CC&Rs for the property.

BUILDING CHARACTER It is the purpose of the ARB to evaluate the design of a proposed structure, remodel, or addition on its own, and also to evaluate the proposal within the environmental and neighborhood setting. Innovative and creative architecture will be recognized as long as it is not in strong contrast to or out of scale with neighboring residences. Preference will be given to well-designed structures with fine detailing. Architectural clichés such as false fronts, random shutters, strips of veneer, etc., will be rejected.

DESIGN ELEMENTS and structural details such as natural stone, heavy wood corbels and beams, slate, copper, and other similar types of material are highly desirable to blend the proposed residence with the forest environment. Other structures, such as fences and gates, should also blend with the surroundings. Paint and stain should be natural, neutral tones, and should not draw attention to the structure.

POOLS, SPAS, ETC., BUILDING SITING Considerable care should be taken to protect existing terrain and vegetation when locating the main structure (or structures), walls, fences, driveways, paths, paved areas, and landscaped areas. In addition, the location of the main structure (or structures) and the driveway should be as unobtrusive as possible to neighboring properties in particular and the community in general. This will be an especially important consideration for developments on visually prominent sites.

DRAINAGE A comprehensive drainage plan, when applicable, to show how runoff from roofs and impervious surfaces on the site will be managed to prevent erosion must be submitted as part of the overall design for the property. Containment of drainage onsite (by means of drywells and retention basins, for example) is encouraged to reduce the volume of runoff. No excess surface water may be channeled or directed onto neighboring properties or roads. Applicants are advised to consult with professional hydrologists/engineers to ensure that all applicable Monterey County, Regional Water Quality Control Board, and State Water Resources Control Board drainage, stormwater, and water quality regulations are met.

FOUNDATIONS Wherever possible, continuous footings shall be located outside the drip line of all trees that are to remain after construction of the new residence or addition. If it is necessary to locate a building foundation inside the drip line of a tree, a pier and grade beam type of foundation shall be used. Extreme care shall be taken to avoid the cutting of tree roots. Bay windows, cornices, eaves, canopies, fireplaces, and similar architectural features may be allowed to extend into any required setback up to 2 feet 6 inches subject to ARB approval. However, no foundation will be permitted to extend into any setback, and no architectural feature will be permitted to encroach into the setback if there is a foundation in the setback area.

GARAGES AND PARKING An enclosed garage for a minimum of two cars is required for each single-family residence. Carports are not permitted. A minimum of two additional parking spaces are to be provided on-site for each property. Parking vehicles on the roadway is not permitted. The garage should be located to minimize the length of the driveway and, wherever possible without constraining design, should not be the focus of the street elevation. No existing garage may be converted to living space unless an approved replacement garage is constructed.

GRADING Residences should be designed to fit the existing topography of the property without excessive manipulation of the site by cut and fill. Changes in the natural grade by cutting or filling for main structures, garages, other accessory structures, walks, driveways, and similar site improvements shall be kept to a minimum to preserve the existing land form and to prevent scars, erosion, and damage to root systems of trees which are to remain. The property owner shall be responsible for any erosion and cleanup.

HEIGHT LIMITATIONS Monterey County Zoning regulations apply. Depending on the site location within the Del Monte Forest and the size of the lot, the main structure may not exceed 30 feet; in certain subdivisions the height may not exceed 27 feet and certain properties are restricted by deed to single story structures only. Accessory structures shall not exceed 15 feet in height and ADUs shall not exceed 16 feet in height.

It is the responsibility of the property owner to determine if the property has restrictions regarding structural heights that are more stringent than those set forth in the Monterey County Zoning Ordinance.

LOT COVERAGE AND FLOOR AREA RATIO (FAR) The amount of property which may be covered by structures and paving is determined by Monterey County Zoning Ordinance and varies by subdivision and property location within the Del Monte Forest.

It is the responsibility of the property owner to confirm the maximum allowable lot coverage or FAR prior to commencement of architectural plans.

PAVING AND DRIVEWAYS Materials for driveways and paths are subject to ARB approval. Natural pervious surfaces such as interlocking pavers, gravel, pebbles, and turf block should be used whenever possible. Concrete and asphalt are also permitted for short driveways. Where the driveway connects to the road surface, asphalt paving shall be installed between the property line and the edge of the existing road paving. These driveway connections shall be constructed to standards approved by PBC and are the responsibility of the owner for construction and future maintenance. The construction standards are available from PBC.

In order to minimize the number of driveway connections to roads, and to maintain and enhance the forested buffer between the road and residences, only one driveway entrance per property will be permitted. Circular driveways will be considered only when no other solution is feasible. An on-site turn-around area shall be provided where possible to avoid vehicles backing onto roadways, particularly where a driveway connects to a heavily traveled road or where visibility of on-coming traffic is restricted. Driveways that have a slope in excess of twenty five percent (25%) are prohibited for drainage and safety considerations.

All driveway connections over Pebble Beach Company road right-of-way and all future necessary repairs are the responsibility of the property owner. PBC assumes no liability for maintenance of these connections.

SERVICE YARDS Each residence is required to have an enclosed area where trash cans, firewood, garden tools, clotheslines, and other service and yard related items can be stored. These areas shall be fully enclosed with a concealing fence not less than five feet (5') or more than six feet (6') in height. The fencing shall be of materials and finish consistent with the residence.

SETBACKS Building setbacks (distance from the property line to the nearest part of the structure) vary according to deed restrictions, zoning regulations, or the final recorded subdivision map.

It is the responsibility of the property owner to determine and conform to applicable setbacks prior to commencement of architectural plans. In cases where Monterey County regulations differ from those required by the Deed, the more restrictive setback will apply.

SKYLIGHTS Skylights shall be flat, low silhouette, and non-glare. Bubble-type, plexiglas skylights are not permitted. Skylights will not be permitted in locations where light from the interior will be overly visible to neighbors or roads.

UTILITIES All utility lines and pipes shall be installed underground in new subdivisions. Utility line and pipes for existing residences shall be installed underground to the extent practical. Connections from trunk lines to the exterior wall of an individual structure shall be underground. All utility trenches or cuts in PBC road right-of-way are subject to PBC pre-approval and shall conform to PBC trench standards, which are available from the Architectural Review office. An encroachment permit and fee will be required. Applicant is required to notify PBC 48 hours in advance of beginning the work; no work can commence without written approval from PBC. Applicant is required to restore any pavement cuts to Pavement Condition Index ("PCI") of 100 at applicant's expense. All trenches and road cuts must be inspected and approved by PBC prior to fill; at least three business days' notice is required for inspection requests.

EXTERIOR FINISHES AND MATERIALS

GENERAL Consistently applied, quality materials, such as heavy wood, detailed plaster, shingle, and natural stone are preferred. Small areas of materials applied inappropriately for decoration will not be approved. Exterior colors should be natural earth tones and subtle shades, which blend rather than contrast with the surrounding environment. Excessively reflective materials and finishes will not be approved.

EXTERIOR LIGHTING All exterior lighting must comply with County regulations, including but not limited to, Monterey County Design Guidelines for Exterior Lighting. All exterior lighting shall be unobtrusive and harmonious with the surrounding area. Light fixtures shall be located and directed to illuminate so that only the intended area is illuminated. Exterior fixtures whose light sources are overly visible from neighboring properties or road traffic will not be permitted. Motion-sensitive lights are permitted on lowest levels only and shall not shine onto the road right-of-way or neighboring properties. The motion sensor shall be adjusted so as not to be set off by traffic or normal neighborhood activity. Indirect lighting is preferred, especially for light fixtures located at driveway entrances. Lighting of gates and entries shall be low-wattage and illuminate only the area at the gate. Night lighting of private tennis courts is not allowed. The use of lighting at night should be minimal and nonintrusive.

METAL With the exception of copper, exposed metal gutters, downspouts, vents, flashing, trim, etc., shall be anodized or painted to blend with the exterior colors.

ROOFS The ARB may consider all roofing forms suitable to the design of the structure. A design that includes both gabled and hipped roofs is generally not desirable; however, some exceptions for architectural integrity will be considered. Flat roofs will be approved if the roof is considered an integral part of the overall design concept and providing the surface is not visually objectionable from neighboring properties or roads.

Preferred roofing materials include natural slate, wood shake, wood shingle, cement tile and terra cotta tile. Copper and certain standing-seam metal roofs will be considered as part of the overall architectural design. Asphalt composition shingles are not desirable and only products with at least a 40-year warranty will be considered. Corrugated plastic and metal roofs are not permitted except in certain commercial applications. All roofing materials shall meet State Fire Department standards for Class "A" fire resistive construction.

WALLS Wood, shingle, plaster, brick, natural stone, glass blocks, and adobe blocks are acceptable if the color and texture complement the overall design of the structure. Use of several different types of materials is encouraged if it improves the modulation and appearance of the design.

WINDOWS All exposed aluminum sash and framing shall be an anodized color or vinyl coated. Exposed mill finish aluminum, including window screens, is not permitted. Metal finishes on solariums and greenhouses are included in this category.

CONSTRUCTION PLAN SUBMITTAL REQUIREMENTS

PRELIMINARY DESIGN SUBMITTALS Preliminary designs may be submitted for all new construction. With extensive or complex proposals, submittal of preliminary plans may save the Applicant expense and delay if changes are required. Preliminary submittals shall adequately describe the site, drainage, driveway material and road connection, elevations, floor plans, exterior elevations, roof design, and exterior materials and character of the proposed structure.

FINAL DESIGN SUBMITTALS The submittal of final design plans will constitute the only basis for conclusive action by the ARB and shall clearly delineate the final design of the proposed structure(s) and any proposed electronic landscape plans. Final plans shall be submitted in duplicate (2 copies and 1 Electronic copy) and shall include all information required for a preliminary submittal.

Refer to the Del Monte Forest Architectural Review Submittal Requirements and Fees for more detail.

Landscaping Standards



Del Monte Forest is a unique and beautiful area containing Monterey Pine, Coast Live Oak, Monterey Cypress, Gowen Cypress, and Bishop Pine groves, and numerous species of native grasses, wildflowers, and other indigenous and endemic vegetation. It is the intent of the Architectural Review Board to ensure in perpetuity the inherent qualities that make the Del Monte Forest singularly beautiful.

Complete and total formal landscaping or transformation of property is not a requirement, nor is it desirable. On particularly large lots of half an acre or more, it is preferred to leave the lot in a natural condition with any formal landscaping limited to within close proximity of the residence. Large areas of lawn and non-native plant and tree species are particularly discouraged. Natural landscaping requires less water and maintenance and is compatible with the character of the Del Monte Forest.

In order to ensure the highest standards of landscape design, Applicants are urged to secure the services of a professional landscape architect or designer and a professional Forester or Arborist.

GENERAL

ADJACENT PROPERTIES Landscaping plans should give consideration and thought to a visually pleasing juncture with adjacent properties and any existing greenbelt or open space areas. Existing trees that screen structures from neighboring properties should be preserved whenever possible. Consideration should be given to neighboring properties when planting trees which may eventually block views. Topping of existing native trees for view enhancement is prohibited.

DEER There is a large deer population within the Del Monte Forest. Property owners should consult with local nursery or landscaping professionals concerning "deer resistant" or less palatable type of plants. Some losses of new plantings in unprotected areas should be expected.

FENCES, WALLS AND GATES Fences, walls, and gates should be thoughtfully designed in a manner that balances the privacy and security of residents, while also maintaining the Forest setting and community character.

In order to promote a sense of open space in a forested setting, solid walls are discouraged. Solid walls may be considered appropriate on road frontages with heavy traffic or noise or where privacy could be compromised because of the location of the residence in relation to the road. Approved walls may be constructed of natural stone, brick or adobe-type concrete block. Standard concrete block walls with stone, brick or stucco veneer are acceptable. Solid designs should incorporate the following, where practical and feasible:

- Periodic openings on solid masonry or stone walls (with an opening at every 50 lineal feet, for example).
- Gaps open to the passage of light and air between fencing boards, stakes, or other material (a minimum of 10% open to the passage of light and air when viewed horizontally is recommended).
- Landscaping to soften the appearance is a requirement for solid walls.
- Similarly, long runs of fencing placed along property lines which abut rights-of-ways are discouraged. Instead, staggering is recommended to create shadow lines in solid walls, break up lines in wrought iron or other metal fencing, and allow for landscaping to soften the overall appearance. Staggering fences at a minimum of every 10'-20' is recommended.

Where practical and feasible, fencing should not hamper or alter wildlife routes and micro passages through the Forest. Periodic openings (18"x 18") in the fence are encouraged to allow for wildlife movement where appropriate.

Fences, freestanding walls and retaining walls shall not exceed six feet (6') in height. Fence height is measured from existing grade.

Preferred fencing materials include natural stained redwood, dark painted wrought iron, and other combinations of wood and see-through fencing materials. Side and rear yard fences may be constructed of non-climb type wire mesh with redwood or pressure treated wood posts and rails. Metal posts are not permitted.

Except in the case of certain commercial or public improvements, galvanized chain link type fencing and gates are not permitted. On larger lots dark green or black vinyl-clad cyclone fencing is permitted for the side and rear perimeter property lines.

To soften and conceal fencing, landscaping is encouraged (and is a requirement for solid walls). All fences must be constructed with the finished surface facing the public side of the fence, with support posts placed to the inside, except in cases where the posts are integral part of the fence design and enhance the aesthetic appearance of the fence.

Driveway gates shall be set back a minimum of twenty feet (20') from the front property line, wherever possible, to permit a vehicle to pull into the driveway without impeding traffic. Electronic keypads and telephone systems shall be located to allow a vehicle to pull off the pavement while in use.

No fencing on front of properties may be located within PBC's road right-of-way. The property owner has the responsibility to survey the front property line prior to installation of any approved walls or fences.

Special consideration, conditions, and additional County review may apply to fences, walls, and landscaping of fences on property between 17-Mile Drive and the ocean.

IRRIGATION, WATER USE & DROUGHT-TOLERANT PLANTS The Monterey Peninsula is a drought-prone area and is subject to frequent water shortages. Native, drought-tolerant plant species are preferred. Wherever possible, irrigation shall be drip irrigation only, and use of non-potable water for irrigation is encouraged. Property owners should consult with qualified landscape professionals or nurseries which specialize in native, drought-tolerant species.

INVASIVE PLANT AND TREE SPECIES Invasive plants and trees are prohibited. Such plants, including but not limited to: pampas grass, genista, gorse, eucalyptus, acacia, and ice plant are invasive and can eventually crowd-out native species of trees and understory plants and shrubs. Plans for new residences on vacant property shall identify on the site plan any non-native species, and these shall be removed or eradicated prior to commencement of construction.

OTHER LANDSCAPE FEATURES The natural forested character of the Del Monte Forest shall be retained and enhanced. Correspondingly, the introduction of man-made landscape elements, such as exterior light fixtures, fountains, topiary, and statuary should be done in careful harmony with the environment and should not dominate the natural character. Extensive areas of lawn are discouraged. Informal, rather than formal, groupings of trees and shrubs are preferred.

PATHS AND WALKWAYS Paving stones, exposed aggregate concrete, crushed stone, and pebbles are the preferred materials.

PEBBLE BEACH COMPANY ROAD RIGHT-OF-WAY Any proposed planting within the PBC road right-of-way shall first be approved by the ARB and PBC. Generally, only native species or non-invasive drought tolerant species will be permitted. Structures, retaining walls, fences, boulders, etc., encroaching within the road right-of-way are permitted only when no other solution is feasible, and must be approved by PBC and the ARB. Any improvements, even those with PBC approval, shall be removed at the property owner's expense upon request of PBC. Property owners/residents who have requests approved by PBC to access, build on, or to modify any PBC property are required to enter into an Easement Agreement with PBC. As consideration for this grant of Easement, property owner(s)/resident(s) shall be responsible for paying all fees related to the Easement, including any administrative fees and Monterey County recording fees. Property owner(s)/resident(s) shall also pay PBC an increased annual road fee in an amount determined by PBC and in substitution of any lesser annual fee set forth in the deed to the Resident's parcel.

PROTECTION OF NATIVE PLANTS AND TREES Special standards for landscaping may be enforced where certain rare or endangered species, trees, or plant communities are known or found to exist. Such trees, shrubs, plants, and flowers may not be disturbed in any way by landscaping or construction and shall be protected at all times during the construction process. A qualified forester or arborist shall be consulted when trenching near tree roots.

REMOVAL OF TREES, ROCKS, SHRUBS, OR OTHER NATURAL FORMS No healthy native tree, major native shrub, or natural rock formations or outcroppings shall be removed for the purpose of formal landscaping. Native trees that are approved for removal for construction of a residence or addition shall be replaced on the site with at least two, disease-resistant native trees for each one removed, except where it is demonstrated that this rate of replacement would result in an overcrowded, unhealthy plant environment. Replacement native trees shall be maintained in healthy condition.

LANDSCAPING PLAN SUBMITAL REQUIREMENTS

The proposed landscaping shall be shown on an accurately drawn Site Plan of the entire parcel (minimum scale of 1/8" = 1'-0") and contain the following information:

1. North direction arrow, scale, finish grade contour lines and/or spot elevations, street location and location of property in the Del Monte Forest.
2. Outline of all structures, including decks, patios, fences, walls, paths, driveways, parking areas, pools, fountains, and rock groupings, etc.
3. Locations of all existing trees over five inches (5") in diameter with type and size indicated.
4. Designation of existing trees or plants to be removed by species and size.
5. Locations and types of all new trees, plants, lawns, and ground cover.
6. Plant list containing botanical and common names, quantities and sizes of all new trees and plants.
7. Irrigation system details.

Construction Regulations



GENERAL

Construction shall not begin until final ARB approvals are received, a building permit is obtained from Monterey County, approval is obtained from the California Coastal Commission (for properties located within the Coastal Zone), and a PBC Construction Agreement has been signed by the contractor or owner. ARB approval will be revoked one (1) year after it is granted unless construction has begun or the owner has received an extension from the ARB. Once begun, construction shall be completed expeditiously.

BUILDING PERMITS A building permit shall be obtained from Monterey County prior to commencement of construction. The building permit shall be kept onsite for review during regular working hours. Submit a copy of the building permit to the ARB office for our records.

CONSTRUCTION TRASH AND DEBRIS During construction, no trash shall be accumulated onsite. A construction dumpster is required and must be emptied or hauled away promptly when full. Dumpsters shall be parked off the road and may not obstruct traffic or neighboring property driveways.

CONSTRUCTION-RELATED DEBRIS When hauling construction materials, debris, green waste, or any other material, garbage, or debris, the load must be completely covered or secured in a manner that will prevent the load or any part of the load from spilling or falling from the vehicle, as required by California Vehicle Code section 23115(a). The driver of any vehicle observed to be in violation may be assessed an additional fee.

Construction crews must follow speed limits, refrain from littering, and drive courteously throughout the Forest to avoid disruption to the Forest environment and residents.

EXCAVATION AND GRADING Extreme care shall be taken during excavation to assure that trees not authorized for removal are not damaged. Brush, surplus soil and other excavated debris shall be promptly removed from the site to an authorized refuse/landfill site outside the Del Monte Forest. Watering shall be used if necessary for dust control. Onsite desilting measures shall be installed as appropriate in conjunction with grading operations, and construction erosion control measures shall be used to protect soils that have been disturbed during construction or development.

PARKING All construction vehicles shall be parked on the construction site. Vehicles may not be parked in any location which blocks or hinders traffic, either on or off the building site and not in the road right-of-way without Pebble Beach Company permission. Submission of a parking management plan may be required as part of the permit approval process.

PROTECTION OF PROPERTY All construction activity shall be contained on the property for which a building permit has been issued. Only one access to the property from the road will be permitted. Damage to trees, open space, common area, adjacent lots, or roads during construction shall be promptly restored to the satisfaction of Pebble Beach Company. If restoration is not promptly completed, PBC may perform all required repairs with all costs charged to the property owner in whose name the building permit was issued.

TEMPORARY STRUCTURES A small job office may be maintained on the site. Temporary living quarters for workmen or the property owner will not be permitted during construction. The job office shall be removed prior to the final inspection.

WATER CONNECTION AND TOILETS Permanent water connection and temporary enclosed chemical toilets shall be available during all new residence construction. Additions and remodels with existing toilets shall either provide access for workers or provide a chemical toilet onsite. Chemical toilets shall be screened from the road, and the door shall open away from public and neighboring property owners' view. Chemical toilets shall be serviced regularly and shall be removed prior to final inspection.

WORKING HOURS Working hours are from 8 a.m. to 6 p.m., Monday through Saturday. No work is permitted on Sundays or holidays. Workers may be on-site prior to 8 a.m. and after 6 p.m. However, no noise-generating work which will disturb neighboring residents may be performed.

STORMWATER All construction activity shall comply with the Monterey County, State Water Resources Control Board, and Regional Water Quality Control Board water quality protection standards and regulations, including but not limited to, storm water quality discharge standards. A Storm Water Pollution Prevention Plan may be required by the Monterey County RMA.

CONSTRUCTION SITE SIGNAGE

Signage indicating the general contractor and architect or designer for the construction project will be permitted during construction only. Signage shall be removed promptly at completion.

Signs at a construction site shall conform to the following requirements:

1. No larger than 6 square feet and no higher than 36 inches off the ground.
2. Information contained on the sign should be limited to name, address, and telephone number.
3. Signs should be of durable material in well-maintained condition. No self-illuminated or fluorescent signs are permitted.
4. Signs shall be located on the property and may not obstruct the road right-of-way.
5. All signs are to be removed upon completion of construction and prior to final inspection by Architectural Review staff.

TREE PROTECTION

Cutting down, removing, or otherwise damaging or destroying trees require proper permits and the oversight of a qualified arborist/forester. During construction and on an ongoing basis thereafter, care shall be taken to preserve trees and tree root systems, including those trees and root systems on the property as well as roots that may be connected to trees on adjacent properties. Below are general guidelines to follow; additional environmental and tree protection standards may be required by Monterey County:

1. Prior to the start of construction, a protected barricade with wood or metal stakes connected with orange snow netting shall be erected around each tree or group of trees to be preserved.
2. No storage of equipment or construction materials or parking of vehicles is permitted within the drip lines of trees.
3. No soil may be removed from within the drip line of any tree and no fill of additional soil can exceed two inches (2") within drip lines of trees.
4. Bark injury to any tree from equipment or materials is not acceptable.
5. No tree may be removed or trimmed without prior authorization from the Architectural Review staff and Monterey County permits.
6. Roots exposed by excavation shall be pruned to promote callusing, closure, and re-growth.
7. All tree work shall be monitored by a qualified, registered Forester and work completed by qualified tree service personnel.

Required Architectural Review Staff Inspections



Generally, Architectural Review staff site inspections can be arranged 48 hours in advance of the required inspection.

TREE REMOVAL/BUILDING STAKEOUT INSPECTION Please refer to Tree Protection standards on page 23. Cutting down, removing, or otherwise damaging or destroying trees requires proper permits and the oversight of a qualified arborist/forester. For construction projects which require tree removal, once proper permits have been secured, the first Architectural Review staff field inspection will be an inspection and approval of the trees to be removed, and a review of building outline staking. Trees to be removed should be flagged and counted prior to the inspection. Property corner points should be set or verified by a licensed California Surveyor. Tree removal inspection cannot occur until the Applicant has acquired all the necessary permits from Monterey County.

SETBACK INSPECTION Inspection and measurement of proposed footings will take place when concrete forms are in position, prior to the pouring of foundation concrete. This inspection ensures that the proposed structure is located outside of any building setback areas and is in the location approved by the ARB. On large projects such as new residences, an affidavit from a licensed surveyor stating the structure is correctly located is required.

FINAL INSPECTION At project completion, but prior to occupancy, Architectural Review staff will inspect the exterior and interior of the construction project for final compliance with the plans originally approved by the ARB. Before final sign-off, staff will require complete clean-up of the property, grading completed, any planting replaced, trash removed, and driveways in place. All exterior finishes such as painting, gutters and trim shall be completed. Following final sign-off, the Applicant will receive written confirmation that the property improvements have complied with plans approved by the ARB.

Pebble Beach Company reserves the right to perform other periodic inspections throughout the course of construction and landscape installation to ensure compliance with the approved plans. Inspections by Architectural Review staff in no way supplant inspections as required by Monterey County. The property owner, general contractor, or a designated agent is responsible for all inspections required by Monterey County.

Continued Maintenance of Property & General Neighborhood Standards



All residential property should be kept in reasonable condition and repair. Exterior materials, such as wood, paint, and roofing materials, should be replaced or repaired in a timely manner. Property should be maintained in weed-free, trash-free, fire-safe condition, with grass cut and bushes and trees trimmed for appearance and safety. Yard equipment should be kept in fenced service areas and yard trash should be removed regularly or kept in compost piles away from neighboring residences.

To encourage compliance with the ongoing maintenance and upkeep of properties, ARB standards and restrictions will continue to apply after improvements have been completed. PBC may find it necessary to notify a property owner regarding non-compliance and may take all necessary action to resolve the violation.

The following information is provided to help establish harmonious neighborhoods and positive communication between property owners and neighbors:

BUSINESS ACTIVITIES Deeds to properties in the Del Monte Forest, including the CC&Rs, as well as Monterey County Zoning Ordinance provisions, do not permit businesses in private residences within the residential areas of the community. Certain home operations that result in no increase in noise, traffic, or trash may be allowed subject to the permission of PBC.

DOMESTIC ANIMALS No animals, livestock, or poultry of any kind shall be raised, bred, or kept for any commercial purpose on any residential lot.

GARAGE SALES A maximum of one garage sale per year per property is permitted. Signage from the Forest entry gates directing to the sale is not permitted. Parking provisions for guests of the sale should be made and vehicles may not hinder traffic, block roadways, emergency services, or ingress and egress to neighboring properties.

MULTIPLE AND SHORT-TERM RENTALS The short-term rental of residences or portions thereof in the Del Monte Forest is prohibited by deed restrictions, except as may be allowed by both PBC and Monterey County. A rental of less than seven (7) days is prohibited under all circumstances. Property owners and other interested persons may inquire with PBC with respect to the limitations on rentals of between seven (7) and thirty (30) days and the procedures and conditions required to obtain the consent of PBC to rent a residence for that time period.

PARKING All vehicles shall be parked on private property, not in the road right-of-way. Any non-operational vehicles shall be removed and repairing vehicles in driveways is not allowed. Residents are requested to fully utilize the garage for parking vehicles. Commercial vehicles may not be parked on residential property.

POWER EQUIPMENT In order to promote quiet, harmonious neighborhoods, residents and their employees are requested not to use power equipment such as leaf blowers and power mowers on Sundays and holidays. On Saturdays and weekdays, such equipment should not be used before 8 a.m. or after 6 p.m.

RECREATIONAL VEHICLES, BOATS, TRAILERS, ETC. Recreational vehicles, commercial vehicles, campers, trailers, boats, or similar equipment may not be parked in a residential area (except for the purpose of loading or unloading), unless PBC approves screening from the road and neighboring properties. Overnight parking for loading and unloading is permitted. Screening of such vehicles for permanent parking shall be approved by the ARB. Mobile homes, trailers, recreational vehicles, and tents are prohibited as lodging on private residential property. Certain trailers for construction zones may be permitted for day use as office space and storage only, subject to PBC approval.

REFUSE Trash service is mandatory. All garbage and trash shall be kept in animal proof, covered containers, which are screened from view of neighboring properties and roadways. Trash cans should be removed promptly from curbside after trash pick-up. Special service can be arranged with the disposal company for residents who are unable to place trash containers curbside. Temporary use of dumpsters is permitted for construction and site maintenance. They should be placed so as not to inhibit traffic or neighboring properties. Dumping of dirt, garbage, trash, or other debris anywhere in the Del Monte Forest is strictly prohibited.

TRAFFIC The roads of the Del Monte Forest are privately owned and maintained by PBC. However, they are subject to provisions of the California Vehicle Code. The Monterey County Sheriff and the California Highway Patrol police the roads. Posted speed limits (generally 25 MPH) should be observed at all times and where not posted, a maximum speed of 35 MPH is allowed.

GLOSSARY OF LAND USE TERMINOLOGY

ACCESS	A way of approaching or entering a property. This is to permit entry by the property owner or resident and to allow entry for emergency vehicles.
ACCESSORY BUILDING	A structure on a property which is incidental and subordinate to the main structure on the site.
ACCESSORY DWELLING UNIT	A residence, secondary to an existing main dwelling unit, which provides complete independent living facilities. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation.
BUILDING ENVELOPE	The space remaining on a site for structures after all building setback, height limit and bulk requirements have been met.
BUILDING COVERAGE	The amount of land covered or permitted to be covered by buildings, usually measured in terms of percentage of a lot.
CERTIFICATE OF OCCUPANCY	Official Monterey County certification that a premise conforms to provisions of the zoning ordinance (and building code) and may be used or occupied.
COASTAL COMMISSION	The State agency which reviews development plans within the Coastal Zone according to the 1976 California Coastal Act, in the Coastal Zone areas of Del Monte Forest, Monterey County RMA performs this review, which may be subject to the Coastal Commission final approval upon appeal, if any.
COASTAL ZONE	The area designated by the 1976 California Coastal Act requiring all development within this area to conform to the current adopted local coastal plan of Monterey County.
CONDITIONAL USE	A permit allowing a use under special conditions (Special Use Permit) which assures the use will not be detrimental to the public health, safety, and welfare. The Monterey County Planning Commission either approves (subject to conditions) or denies such uses.
CONDITIONS, COVENANTS & RESTRICTIONS (CC&RS)	The requirements and limitations placed on each lot or subdivision, as detailed in underlying grant deeds for each property. They are intended to protect each individual property owner as well as the other neighborhood residents regarding placement, construction, appearance and maintenance of buildings and common areas.

CONSERVATION EASEMENT	A portion of property on which future or additional development of the land is precluded.
CULVERT	A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, or along a pedestrian trail.
DEED RESTRICTIONS (CC&Rs)	A private legal restriction on the use of the land contained in the deed to the property or otherwise formally recorded.
DEMOLITION PERMIT	A permit issued by Monterey County allowing a structure to be razed.
DENSITY	The number of housing units allowed on a site, usually expressed in units per acre, e.g. (MDR4 - Medium Density Residential or a maximum of four units per one acre, LDR 1.5 - Low Density Residential or a maximum of one unit per 1.5 acres.
ENCROACHMENT	Any obstruction or protrusion into a right-of-way, adjacent property or setback line.
ENVIRONMENTAL IMPACT REPORT (EIR)	A public document used by government agencies that analyzes the significant environmental effects of a proposed project, compares alternatives and discusses possible methods to reduce or avoid environmental damage.
FINDINGS	Specific facts and required statements that serve as the legal basis for action by the local decision-making body.
FLOOR AREA RATIO (FAR)	The gross floor area of all structures on the lot divided by the square footage of the lot, usually expressed as a percentage of the lot.
GENERAL PLAN	A legal document in the form of a map and accompanying text, adopted by the local legislative body (e.g., Monterey County) that is a compendium of its policies regarding the long-term development of its jurisdiction.
GRADE	The rate of rise or descent of a sloping surface, usually expressed in degrees or in a percentage calculated by the number of feet of rise or drop per 100' horizontal distance.
GROUND (LOT) COVERAGE	The amount of land covered or permitted to be covered by structures, usually measured in terms of the percentage of a lot.

IMPERVIOUS SURFACE	Any material that prevents absorption of water into previously undeveloped land.
LOT OF RECORD	A lot that is part of a recorded subdivision or a parcel of land that has been recorded with the county recorder's office.
NATURAL GRADE	The slope and elevation of the ground surface in its natural state before man-made alterations.
NON-CONFORMING LOT	A lot that does not meet current zoning requirements.
NON-CONFORMING BUILDING OR STRUCTURE	A building or structure that does not meet current zoning requirements.
NON-CONFORMING USE	A land use that does not meet current zoning requirements.
PERMITTED USE	A land use that is specifically authorized in a particular zoning district. It is contrasted with conditional uses that are authorized only if certain requirements are met.
PERVIOUS SURFACE	Any material that permits full or partial absorption of water into previously unimproved land.
PLANNED UNIT DEVELOPMENT (PUD)	Land Use Zoning that allows adoption of a set of development standards that are specific to a particular project, typically associated with multi-family housing projects.
RESTRICTIVE COVENANT	A restriction on the use of land, usually set forth in the deed.
RIGHT-OF-WAY	A strip of land occupied or intended to be occupied by a road, crosswalk, path or electric transmission line or other similar utility.
RIPARIAN LAND	Land that is adjacent to a natural watercourse.
SCENIC EASEMENT	A legal device for protecting beautiful views and associated aesthetic qualities of a site by restricting its use to open space.
SETBACK	The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.
SETBACK LINE	A line, usually fixed parallel to the property or lot line, beyond which a structure cannot extend.

SITE PLAN

A plan, to scale, showing uses and structures proposed for a parcel of land.

VARIANCE

Permission to depart from the literal requirements of a zoning ordinance. Findings shall be made by the local decision-making body that a hardship would exist if the variance were not granted and that granting the variance would not constitute a special privilege. Financial considerations may not be used to deem hardship.

ZONING ORDINANCE

A local law that contains detailed standards and procedures to implement the general plan. The ordinance divides the city into various zoning districts with different land uses permitted in the districts.