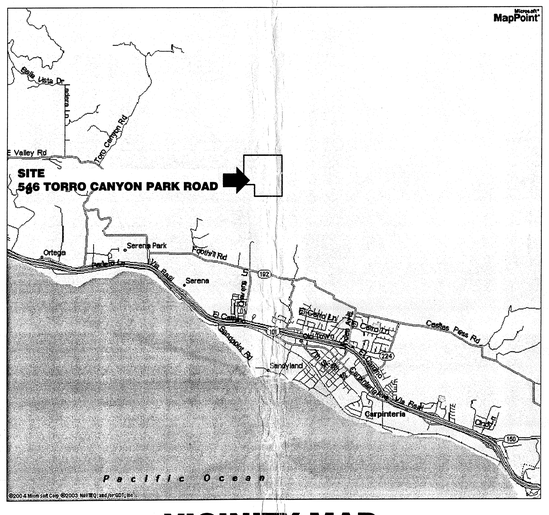
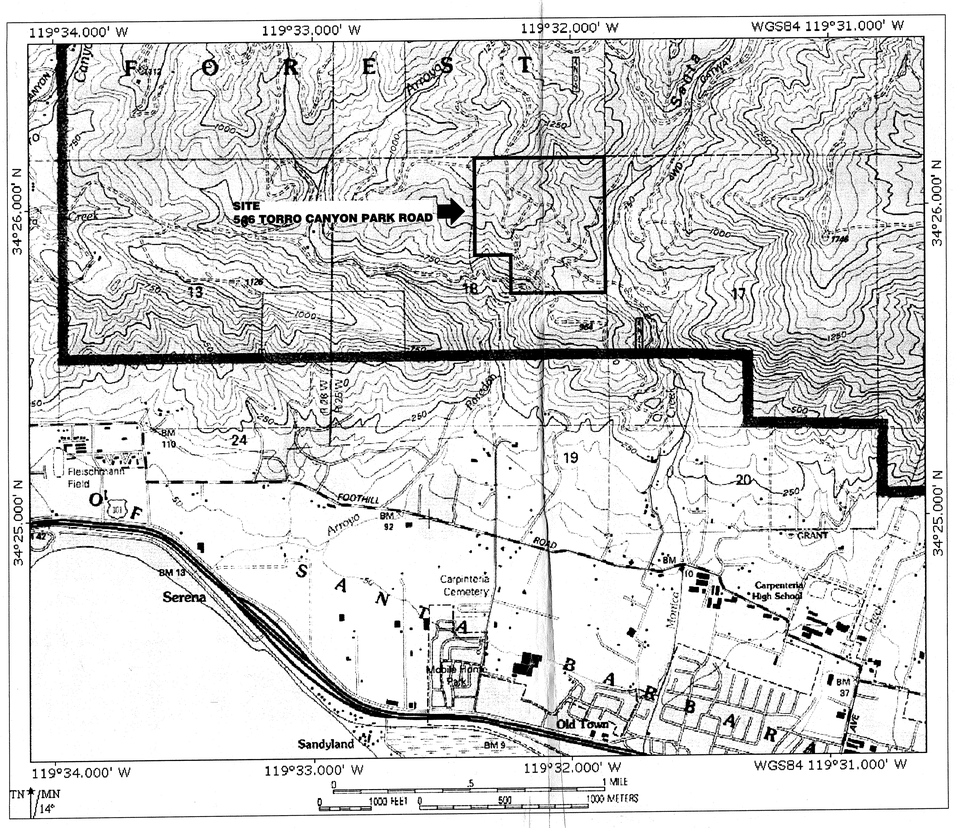
TENTATIVE PARCEL MAP



VICINITY MAP

CUMULATIVE VOLUMES Cubic Yards		
PROJECT AREA	CUT	FILL
PARCEL 2 DRIVEWAY	280	140
PARCEL 4 DRIVEWAY (NORTH)	150	0
PARCEL 4 DRIVEWAY (SOUTH)	10	10
PARCEL 3 DRIVEWAY	200	80
MAIN ROAD	3110	3060
PARCEL 2 BUILDINGS	50	0
PARCEL 4 BUILDINGS	50	0
PARCEL 3 BUILDINGS	100	0
TOTAL PROJECT	3950	3290

NOTE:
THE ABOVE QUANTITIES ARE APPROXIMATE. THE VOLUMES SHOWN ARE "IN-SITU" VOLUMES AND DO NOT TAKE SHRINK, LOSS, OR EXPANSION FACTORS INTO ACCOUNT.



U.S.G.S. DETAIL
1" = 1000'

AERIAL PHOTOGRAPH DETAIL
1" = 200'

LOT INFORMATION

ZONING

ZONING	MT-TORO-40
COMPREHENSIVE PLAN DESIGNATION	MA-40

UTILITIES

ELECTRIC	SO. CAL. EDISON CO.
TELEPHONE	GBN. TEL. CO.
WATER	CARPINTERIA COUNTY WATER DISTRICT

3 NEW LOTS: AVERAGE AREA = 1,744,036 sq. ft. / 40.04 Ac.±

NOTE: NO LOTS CONSIDERED AFFORDABLE PURSUANT TO THE COUNTY'S HOUSING ELEMENT

LOTS	AREA (GROSS)	AREA (NET - LESS ACCESS EASEMENTS)	PERCENT CHANGE
EXISTING LOT 1 (APN: 155-170-043)	1,172,609 sq.ft. / 26.92 Ac.	1,172,609 sq.ft. / 26.92± Ac.	0%
EXISTING LOT 2 (APN: 155-170-044)	5,232,106 sq.ft. / 120.11 Ac.	5,232,106 sq.ft. / 120.11± Ac.	0%
PROPOSED LOT 1 (APN: 155-170-043)	1,172,609 sq.ft. / 26.92± Ac.	1,172,609 sq.ft. / 26.92± Ac.	0%
PROPOSED LOT 2 (PORTION OF APN: 155-170-044)	1,745,017 sq. ft. / 40.06± Ac.	1,745,017 sq.ft. / 40.06± Ac.	-66%
PROPOSED LOT 3 (PORTION OF APN: 155-170-044)	1,744,011 sq.ft. / 40.04± Ac.	1,744,011 sq.ft. / 40.04± Ac.	+100%
PROPOSED LOT 4 (PORTION OF APN: 155-170-044)	1,743,079 sq.ft. / 40.02± Ac.	1,743,079 sq.ft. / 40.02± Ac.	+100%

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED DATE

OWNER NAME

STREET

CITY

STATE ZIP

SIGNED

AUTHORIZED AGENT DATE

STREET

CITY

STATE ZIP

GENERAL NOTES:

1. TOPOGRAPHIC DATA COMPILED FROM AERIAL SURVEY FROM PACIFIC WESTERN AERIAL SURVEYS DATED 10-21-91.
2. AN UNLOCATABLE EASEMENT FOR U.S.A. DITCHES AND CANALS EXISTS - INST. No. 87-7360 O.R.
3. WHERE NOT SPECIFICALLY ADDRESSED ON THIS TENTATIVE MAP, ALL REQUIREMENTS AND STANDARDS PROVIDED BY SANTA BARBARA COUNTY AND CARPINTERIA SUMMERLAND FIRE PROTECTION DISTRICT SHALL REMAIN APPLICABLE.

TENTATIVE MAP SHEET INDEX

TM 0.1	TITLE SHEET
TM 1.1	SITE PLAN
TM 1.2	SLOPE STUDY
TM 1.3	PROPOSED DEVELOPMENT ENVELOPE 2
TM 1.4	PROPOSED DEVELOPMENT ENVELOPE 3
TM 1.5	PROPOSED DEVELOPMENT ENVELOPE 4
TM 1.6	PLAN AND PROFILE - ACCESS DRIVE "A" STA 0+00 TO 16+50
TM 1.7	PLAN AND PROFILE - ACCESS DRIVE "A" STA16+50 TO 34+00
TM 1.8	PLAN AND PROFILE - ACCESS DRIVES "A" STA34+00 TO END "B" 0+00 TO END
TM 1.9	DETAILS
TM 1.10	FUEL MANAGEMENT PLAN

DEVELOPER
SHOTO LAND COMPANY, LLC
c/o JAMES VISTA
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 680-8053

ENGINEER
K.B. FOSTER CIVIL ENGINEERING, Inc.
JAMES F. RINOSTA R.C.E. 41156
CARMELIAN DRIVE, CALIFORNIA
(805) 546-3081

TITLE SHEET

K.B. FOSTER CIVIL ENGINEERING, INC.
Planning * Engineering * Surveying
P.O. Box 125
Carpinteria Bay, CA 93140
(805) 546-3081

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T.4 N., R.25 W., S.B.B.&M.
SANTA BARBARA COUNTY
CARPINTERIA CALIFORNIA

N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	02119
SHEET	TM0.1

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TENTATIVE PARCEL MAP

SCALE: 1" = 80'

NO STRUCTURES WITHIN 50' OF PROPERTY

(E) TENNIS COURT - ADJACENT PROPERTY

(E) 60' ACCESS AND UTILITY EASEMENT INST. No. 90-065673 O.R. & INST. No. 89-50673 O.R.

(E) 16' WATERLINE EASEMENT INST. No. 90-045993 O.R.

(E) 60' ACCESS EASEMENT INST. No. 063815 O.R.

FUEL MANAGEMENT ZONE 3 - MAINTAIN FROM 100 FEET THROUGH 200 FEET HORIZONTAL FROM ANY STRUCTURE (TYP.) - AREA = 127,856 S.F. / 4.79± Ac.

(E) 20' PAVED ACCESS DRIVE

(P) 40' ACCESS EASEMENT - 71108 s.f. / 1.63 ± Ac. IN APN: 155-170-043

(E) 2" WATER SUPPLY LINE - CONNECT TO JOINT TRENCH

FUEL MANAGEMENT ZONE 4 - MAINTAIN 10' HORIZONTAL CLEARANCE FROM EDGE OF PAVEMENT AND 13½' VERTICAL CLEARANCE PER C.F.S.P.D. (TYP.) - AREA = 5,913 S.F. / 0.14 ± Ac.

FUEL MANAGEMENT ZONE 1 - MAINTAIN FROM 0 FEET THROUGH 30 FEET HORIZONTAL FROM ANY STRUCTURE (TYP.) - 36,157 S.F. / 0.83± Ac.

(E) TELEPHONE - CONNECT TO JOINT TRENCH

(E) ELECTRIC TRANSFORMER - CONNECT TO JOINT TRENCH

(E) 1-1/2 STORY WOOD FRAME BUILDING - 3,100 s.f.

(E) BUILDING ENVELOPE

(E) ONSITE SEWAGE DISPOSAL

BEGIN (P) A/C DRIVE - STA 0+00

(P) JOINT UTILITY TRENCH FOR NEW WATER, NEW TELEPHONE AND NEW ELECTRIC SERVICE(S) STUB TO BUILDING ENVELOPE FOR FUTURE CONNECTION

(E) 1 STORY WOOD FRAME RESIDENCE - 3,765 s.f.

FUEL MANAGEMENT ZONE 2 - MAINTAIN FROM 30 FEET THROUGH 100 FEET HORIZONTAL FROM ANY STRUCTURE (TYP.) - 87,347 S.F. / 2.01± Ac.

FUEL MANAGEMENT ZONE 4 - 26,034 S.F. / 0.59± Ac.

(P) LEACH TRENCH LOCATION AND TWO 100% REPLACEMENT FIELDS

(P) OPTION FOR 16' A/C DRIVEWAY w/ CALTRANS TYPE "A" A/C DIKE - TYP. - SEE DETAIL SHEET TM1.9 (CONCEPTUAL ONLY)

FUEL MANAGEMENT ZONE 4 - 120,533 S.F. / 2.77± Ac.

(E) 12' WIDE DIRT DRIVE - TYP.

(P) 40' ACCESS EASEMENT - 130806 s.f. / 3.00 ± Ac. IN APN: 155-170-044 PARCEL 4

(P) FIRE HYDRANT LOCATION PER CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT SPECIFICATIONS FOR WATER FLOW AND HYDRANT SPACING (TYP.)

FUEL MANAGEMENT ZONE 3 - MAINTAIN FROM 100 FEET THROUGH 200 FEET HORIZONTAL FROM ANY STRUCTURE (TYP.) - AREA = 155,695 S.F. / 3.57± AC.

FUEL MANAGEMENT ZONE 2 - 112,465 S.F. / 2.58± Ac.

FUEL MANAGEMENT ZONE 1 - 21,592 S.F. / 0.50± Ac.

(P) 110 L.F. RETAINING WALL <7' - 0' HIGH

(E) 18" C.S.P. CULVERT

(P) 195 L.F. RETAINING WALL <7' - 0' HIGH

(P) JOINT UTILITY TRENCH FOR NEW WATER, NEW TELEPHONE AND NEW ELECTRIC SERVICE(S) CONNECTIONS TO ALL PROPOSED LOTS (TYP.)

NO STRUCTURES WITHIN 50' OF PROPERTY

(P) 16' A/C ROADWAY w/ CALTRANS TYPE "A" A/C DIKE - TYP.
NOTE: PAVEMENT AND BASE THICKNESS TO BE DETERMINED AT TIME OF FINAL DESIGN PER GEOTECHNICAL REPORT

(P) 150 L.F. RETAINING WALL <7' - 0' HIGH

(P) 50'x10' TURNOUT EVERY 500' (TYP.)

BEGIN (P) A/C DRIVE - STA 0+00

(P) SECONDARY INGRESS / EGRESS & EVACUATION ROUTE

FUEL MANAGEMENT ZONE 3 - MAINTAIN FROM 100 FEET THROUGH 200 FEET HORIZONTAL FROM ANY STRUCTURE (TYP.) - AREA = 187,646 S.F. / 4.31± Ac.

FUEL MANAGEMENT ZONE 2 - 119,253 S.F. - 2.74± Ac.

(P) JOINT UTILITY TRENCH FOR NEW WATER, NEW TELEPHONE AND NEW ELECTRIC SERVICE(S) CONNECTIONS TO ALL PROPOSED LOTS (TYP.)

(E) 12' WIDE DIRT DRIVE - TYP.

FUEL MANAGEMENT ZONE 1 - 43,653 S.F. / 1.00 ± Ac.

REMOVE EXISTING 12" CULVERT

(P) DRAIN INLET - SEE DETAIL SHEET TM1.9.

(P) REINFORCED CONCRETE PIPE - SIZE TO BE DETERMINED AT FINAL DESIGN PER SANTA BARBARA COUNTY FLOOD CONTROL REQUIREMENTS

(P) 50'x10' TURNOUT EVERY 500' (TYP.)

(P) 16' A/C DRIVEWAY w/ CALTRANS TYPE "A" A/C DIKE - TYP.
NOTE: PAVEMENT AND BASE THICKNESS TO BE DETERMINED AT TIME OF FINAL DESIGN PER GEOTECHNICAL REPORT

FUEL MANAGEMENT ZONE 4 - 31,603 S.F. / 0.73± Ac.

(P) ALTERNATE JOINT UTILITY TRENCH FOR WATER, TELEPHONE AND ELECTRIC SERVICE TO EACH (P) LOT (TYP.)

(E) 12" SDR-35 CULVERT TO BE REPLACED WITH REINFORCED CONCRETE PIPE - SIZE TO BE DETERMINED AT FINAL DESIGN PER SANTA BARBARA COUNTY FLOOD CONTROL REQUIREMENTS

(P) 100 L.F. RETAINING WALL - HEIGHT < 4'-0"

(P) "S-TURN" - SEE DETAIL SHEET TM1.9

NO STRUCTURES WITHIN 50' OF PROPERTY

(E) 12' WIDE DIRT DRIVE - TYP.

LEGEND AND REFERENCES:

ALL MEASUREMENTS IN DECIMAL FEET UNLESS OTHERWISE NOTED

SLOPE STUDY

- SLOPE RANGES 5% THROUGH 20% (WITHIN SLOPE STUDY AREA)
- SLOPE RANGES 20% THROUGH 30%
- SLOPE RANGES 30% AND STEEPER

LEGEND FOR NON-ANNOTATED FEATURES:

- (E) EXISTING FEATURE
- (P) PROPOSED IMPROVEMENT
- (M) MEASURED BEARING AND DISTANCE
- (R1) RECORD INFORMATION PER P.M. 30-40
- (R2) RECORD INFORMATION PER C.S. 947
- FOUND AS NOTED
- SET 5/8" REBAR WITH CAP R.C.E. 20257
- LANDS NOW OR FORMERLY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF DRAIN FIXTURE
- INTERMEDIATE CONTOUR
- INDEXED CONTOUR
- DIRT ROAD
- JEEP/FOOT TRAIL
- SETBACK LINE
- GUARD RAIL
- RAILROAD
- FENCES
- RETAINING WALL
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- CONCRETE OR BLOCK WALL
- MEDIAN WALL
- STONE WALL
- TALUS/ESE
- HAND RAIL
- WATER EDGE
- INTERMITTENT DRAINAGE
- TREE LIMITS
- VEGETATION LIMITS
- UNDERGROUND ELECTRIC (APPROXIMATE ONLY)
- UNDERGROUND SEWER (APPROXIMATE ONLY)
- UNDERGROUND GAS (APPROXIMATE ONLY)
- UNDERGROUND TELEPHONE (APPROXIMATE ONLY)
- UNDERGROUND WATER (APPROXIMATE ONLY)
- UNDERGROUND STORM DRAIN (APPROXIMATE ONLY)
- UNDERGROUND UTILITY (APPROXIMATE ONLY)
- OVERHEAD ELECTRIC WIRES
- OVERHEAD TELEPHONE WIRES
- OVERHEAD WIRES UNDETERMINABLE
- A/C PAVING AREAS
- CONCRETE AREAS
- COMPACTED GROUND (FINE GRAVEL)
- GRAVEL
- TILES
- BUILDING
- DECK
- EXISTING ROCKS
- ROCK RIP-RAP
- EXISTING TREES IN SIZE & TYPE F=PINE, F=FIR, C=CEDAR
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- MANHOLE
- VALVE COVER
- MONITOR WELL
- CLEAN OUT, SEWER CLEANOUT
- TRAFFIC SIGNAL
- R.R. CROSSWALK SIGNAL
- MAIL BOX
- MISC. OBJECT
- METER
- MARSH
- PROSPECT/EXCAVATION
- SHED
- UTILITY VAULT/BOXY
  - W=WATER, E=ELECTRIC,
  - C=CABLE TV, G=GAS,
  - T=TELEPHONE
- UNKNOWN VAULT / STRUCTURE
- METER BOX
- WELL
- ELECTRIC OUTLET
- TRAFFIC FLOW

LEGEND FOR PROPOSED FEATURES

- PROPOSED FINISHED GRADE INDEX CONTOUR
- PROPOSED FINISHED GRADE INTERMEDIATE CONTOUR
- PROPOSED EDGE OF PAVEMENT
- 18+00 PROPOSED CENTERLINE PAVEMENT w/ STATIONING
- PROPOSED DRAINAGE INLET AND CULVERT
- 15% APPROXIMATE PROPOSED DRIVEWAY SLOPE
- PROPOSED JOINT TRENCH FOR WATER, ELECTRIC AND COMMUNICATIONS
- FUEL MANAGEMENT ZONE
- BUILDING ENVELOPE

REGISTERED PROFESSIONAL ENGINEER
KENNETH B. FOSTER
No. 20257
Exp. 9-30-05
CIVIL
STATE OF CALIFORNIA

KENNETH B. FOSTER — DATE
LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS	BY

DEVELOPER
SHOTO LAND COMPANY, LLC
ATTN: ALAN SHOTO
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 892-9413

ENGINEER
K.B. FOSTER ENGINEERING, Inc.
ATTN: KENNETH B. FOSTER
CARPINTERIA BAY, CALIFORNIA
(805) 566-3381

SITE PLAN

Planning * Engineering * Surveying
P.O. Box 1129
Carpinteria, Ca. 93013
(805) 566-3381

K.B. FOSTER
CIVIL ENGINEERING, INC.
CARPINTERIA CALIFORNIA

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T. 4 N., R. 25 W., S.B.B.&M.
SANTA BARBARA COUNTY

DATE: MARCH 31, 2005
SCALE: AS NOTED
DRAWN: BHF
APPROVED BY:
JOB NO.: 02119
SHEET: TM1.1

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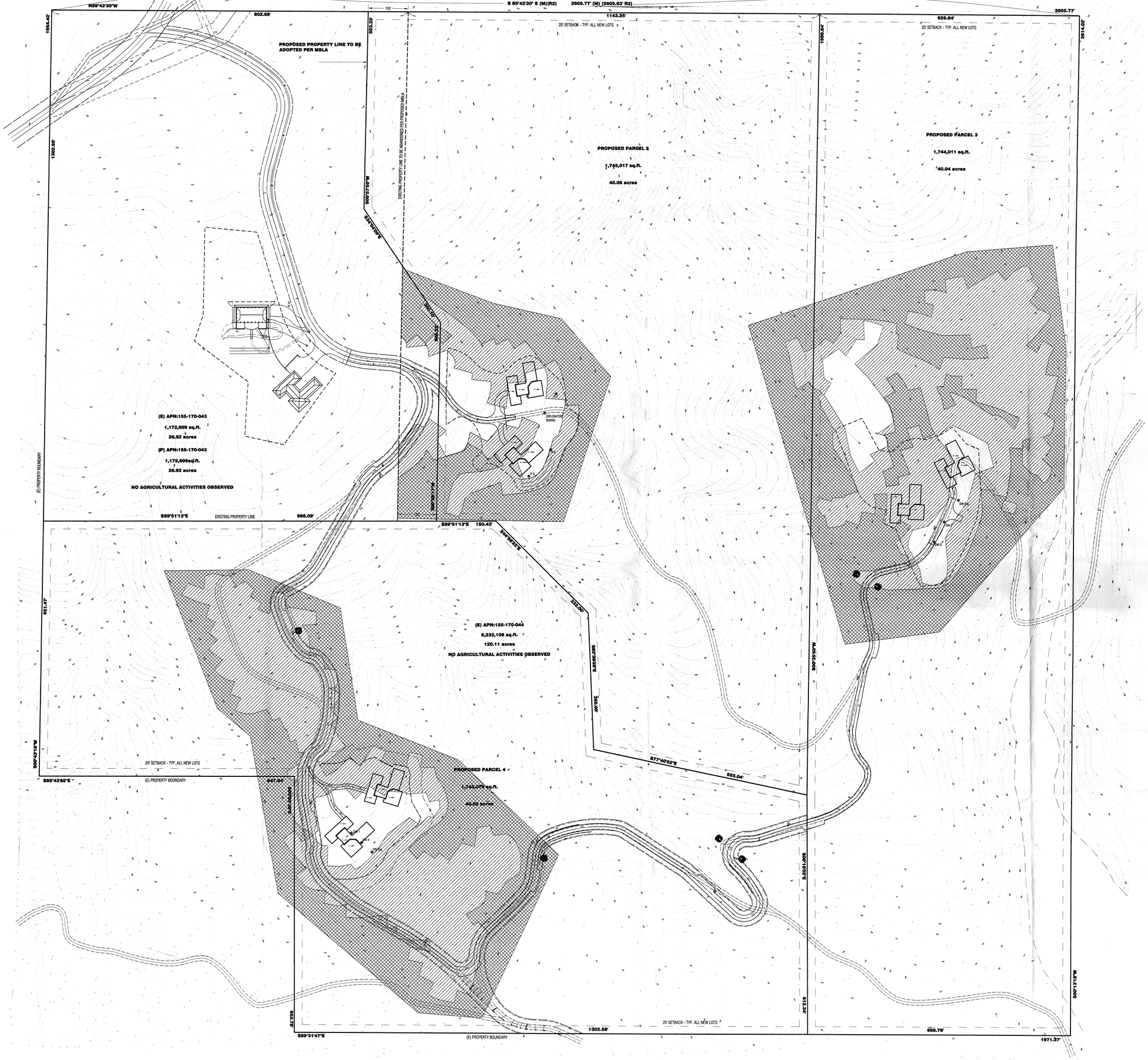
TENTATIVE PARCEL MAP

SCALE: 1" = 80'



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- TREE LIMITS
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- FUEL MANAGEMENT ZONE
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REGISTERED PROFESSIONAL ENGINEER KENNETH B. FOSTER No. 20257 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

KENNETH B. FOSTER — DATE
LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS

DEVELOPER
SHOTO LAND COMPANY, LLC
400 JAMES LAND
400 JAMES LANE ST. SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 489-5873

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
Planning * Engineering * Surveying
JAMES F. DIDION, P.L.S. 6756
CARMELIAN BAY, CALIFORNIA
(530) 546-3381

SLOPE STUDY

K.B.FOSTER
CIVIL ENGINEERING, INC.
Planning * Engineering * Surveying
P.O. Box 129
Carmelian Bay, CA 96140
(530) 546-3381

CARPINTERIA CALIFORNIA

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
566 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T. 4 N., R. 25 W., S.B.B.&M.
SANTA BARBARA COUNTY

N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	02119
SHEET	TM1.2

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TENTATIVE PARCEL MAP

SCALE: 1" = 20'

SECTION A–A

PROPOSED OPTION CONCEPTUAL ONLY

NTS

LEGEND AND REFERENCES:

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REGISTERED PROFESSIONAL ENGINEER KENNETH B. FOSTER No. 20257 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

KENNETH B. FOSTER — DATE

LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS	BY

DEVELOPER
SHOTO LAND COMPANY, LLC
ATTN: JAMES SHOTO
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 402-3313

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
P.O. BOX 129, 4 DELMAR STREET, #206
CARMEL/BY-THE-SEA, CALIFORNIA
(831) 626-5891

PROPOSED DEVELOPMENT ENVELOPE 2

K.B.FOSTER
CIVIL ENGINEERING, INC.
Planning * Engineering * Surveying
P.O. Box 129
Carmel/By-the-Sea, CA 93921
(831) 626-5891

CARPINTERIA — CALIFORNIA

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
588 TORRO CANYON PARK ROAD - APN: 155-170-063 & 044
A PORTION OF SECTIONS 13 & 14, T.4S., R.25 W., S.B.B.&M.
SANTA BARBARA COUNTY

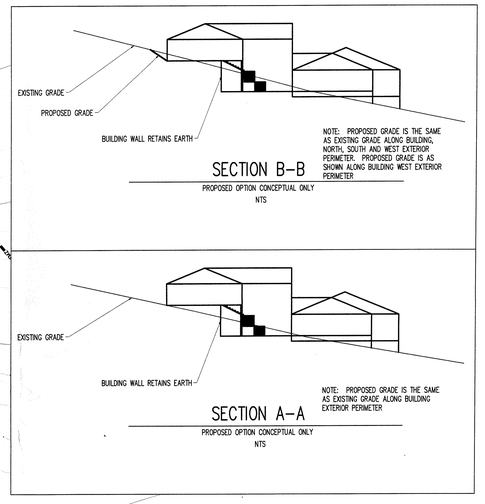
N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	02119
SHEET	TM1.3

J:\JOBS\02119\DWG\Post\tm1.3.dwg, 3x+46-TM1.3, 3/31/2005 4:07:22 PM, bhf, Arch E - 36 x 48 in, K.B. Foster Civil Engineering Inc. Copyright 2004

TENTATIVE PARCEL MAP

20' 10' 0 20' 40'
SCALE: 1" = 20'



LEGEND AND REFERENCES:

ALL MEASUREMENTS IN DECIMAL FEET UNLESS OTHERWISE NOTED

SLOPE STUDY

- SLOPE RANGES 0% THROUGH 20% (WITHIN SLOPE STUDY AREA)
- SLOPE RANGES 20% THROUGH 30%
- SLOPE RANGES 30% AND STEEPER

LEGEND FOR NON-ANNOTATED FEATURES:

(E) EXISTING FEATURE
(P) PROPOSED IMPROVEMENT
(M) RECORD INFORMATION AND DISTANCE
(R1) RECORD INFORMATION PER P.M. 30-45
(R2) RECORD INFORMATION PER C.S. 947
FOUND AS NOTED
SET 5/8" REBAR WITH CAP R.C.E. 20257
L.N.T. LANDS NOW OR FORMERLY
PROPERTY LINE
EASEMENT LINE
EDGE OF PAVEMENT
CENTERLINE FEATURE
INTERMEDIATE CONTOUR
INDEX CONTOUR
DIRT ROAD
JEEP/FOOT TRAIL
SETBACK LINE
GUARD-RAIL
RAILROAD
FENCES
RETAINING WALL
FENCE ON RETAINING WALL
CONCRETE OR BLOCK WALL
MEDIAN WALL
STONE WALL
TRACK FENCE
HAND RAIL
WATER EDGE
INTERMITTENT DRAINAGE
TREE LIMITS
VEGETATION LIMITS
UNDERGROUND ELECTRIC (APPROXIMATE ONLY)
UNDERGROUND SEWER (APPROXIMATE ONLY)
UNDERGROUND GAS (APPROXIMATE ONLY)
UNDERGROUND TELEVISION (APPROXIMATE ONLY)
UNDERGROUND TELEPHONE (APPROXIMATE ONLY)
UNDERGROUND WATER (APPROXIMATE ONLY)
UNDERGROUND STORM DRAIN (APPROXIMATE ONLY)
UNDERGROUND UTILITY (APPROXIMATE ONLY)
OVERHEAD ELECTRIC WIRES
OVERHEAD TELEPHONE WIRES
OVERHEAD WIRES UNDETERMINABLE
A/C PAVING AREAS
CONCRETE AREAS
COMPACTED GROUND (FINE GRAVEL)
GRAVEL
TILES
BUILDING
DECK
EXISTING ROCKS
ROCK RIP-RAP
EXISTING TREES W/SIZE & TYPE P=PINE, F=FIR, C=CEDAR
POWER POLES
POLE ANCHOR
TRANSMISSION TOWER
LIGHT POLE
FLAG POLE
SIGN
FIRE HYDRANT
MANHOLE
VALVE COVER
MONITOR WELL
CLEAN OUT, SEWER CLEANOUT
TRAFFIC SIGNAL
P. R. CROSSWALK SIGNAL
MAIL BOX
MISC. OBJECT
WELL
MARSH
PROSPECT/EXCAVATION
SHAFT
UTIL. VAULT/BOX
W=WATER, E=ELECTRIC, C=CABLE TV, G=GAS, T=TELEPHONE
UNKNOWN VAULT / STRUCTURE
TRAFFIC BOX
WELL
ELECTRIC OUTLET
TRAFFIC FLOW

LEGEND FOR PROPOSED FEATURES

PROPOSED FINISHED GRADE INDEX CONTOUR
PROPOSED FINISHED GRADE INTERMEDIATE CONTOUR
PROPOSED EDGE OF PAVEMENT
14+00 PROPOSED CENTERLINE PAVEMENT w/ STATIONING
PROPOSED DRAINAGE INLET AND CULVERT
15% APPROXIMATE PROPOSED DRIVEWAY SLOPE
PROPOSED JOINT TRENCH FOR WATER, ELECTRIC AND COMMUNICATIONS
FUEL MANAGEMENT ZONE
BUILDING ENVELOPE

REGISTERED PROFESSIONAL ENGINEER
KENNETH B. FOSTER
No. 20257
Exp. 9-30-05
CIVIL
STATE OF CALIFORNIA

KENNETH B. FOSTER DATE
LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS	

DEVELOPER
SHOTO LAND COMPANY, LLC
JAMES SHOTO, MANAGER
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 626-6512

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, INC.
JAMES A. GRIFFIN, PROJECT MANAGER
CARPINTERIA BLVD., CALIFORNIA
(530) 546-3381

PROPOSED DEVELOPMENT ENVELOPE 3

K.B.FOSTER
CIVIL ENGINEERING, INC.
Planning * Engineering * Surveying
P.O.Box 339
Carpinteria Blvd. CA 93140
(530) 546-3381
CARPINTERIA CALIFORNIA

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T.4 N., R.25 W., S.B.B.&M.
SANTA BARBARA COUNTY

N

DATE MARCH 31, 2005
SCALE AS NOTED
DRAWN BHF
APPROVED BY
JOB NO. 02119
SHEET TM1.4

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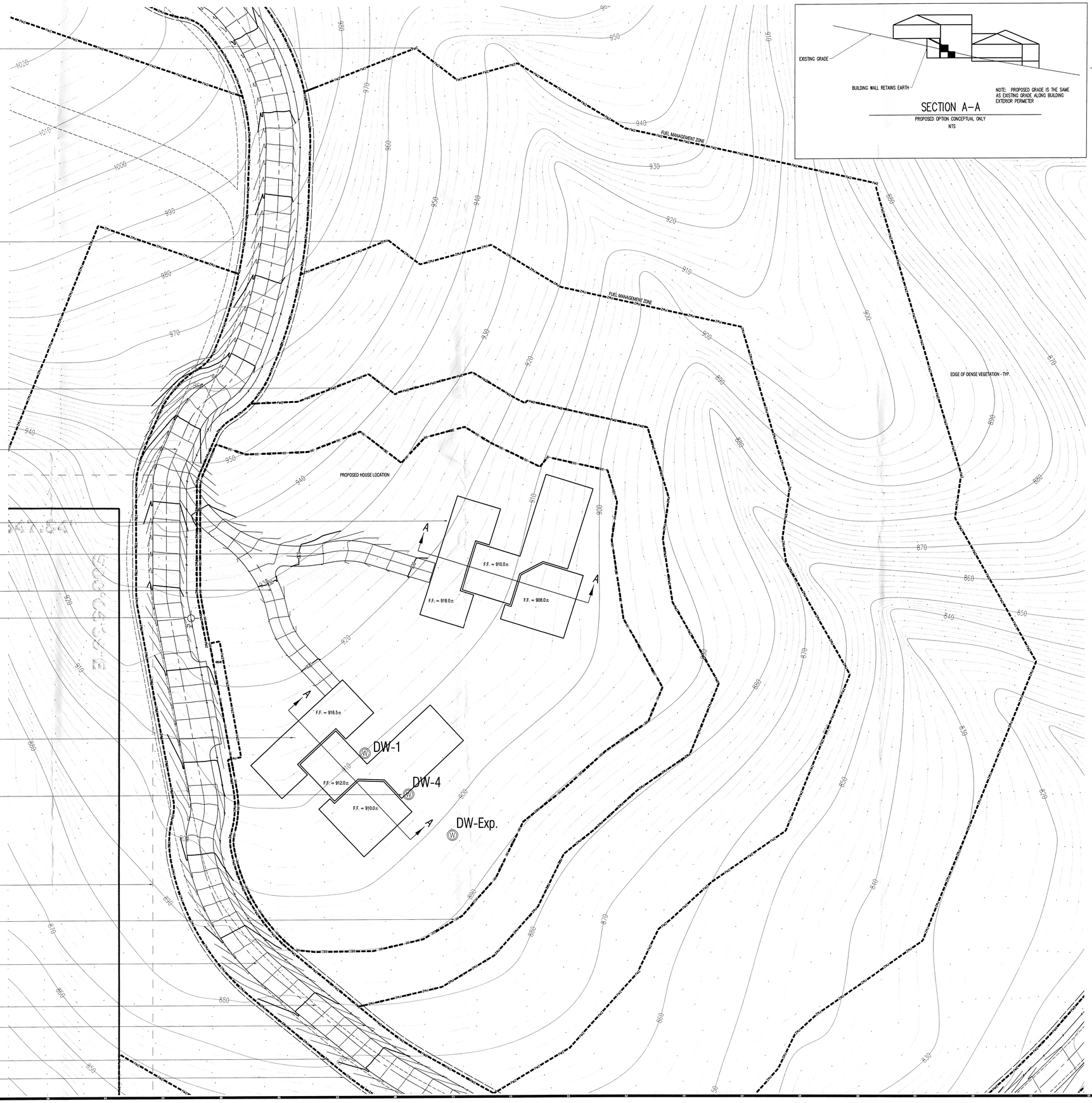
TENTATIVE PARCEL MAP

20' 10' 0 20' 40'

SCALE: 1" = 20'



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- (R2) RECORD INFORMATION PER C.S. 947
- FOUND AS NOTED
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- LANDS NOW OR FORMERLY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CENTERLINE FEATURE
- INDEXED CONTOUR
- INDEXED COUNTOUR
- DIRT ROAD
- JEEP/FOOT TRAIL
- SETBACK LINE
- GUARD RAIL
- RAILROAD
- FENCES
- RETAINING WALL
- FENCE ON RETAINING WALL
- CONCRETE OR BLOCK WALL
- BRICK WALL
- STONE WALL
- TAILINGS/TOE
- HAND RAIL
- WATER EDGE
- INTERMITTENT DRAINAGE
- TREE LIMITS
- VEGETATION LIMITS
- UNDERGROUND ELECTRIC (APPROXIMATE ONLY)
- UNDERGROUND SEWER (APPROXIMATE ONLY)
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- UNDERGROUND UTILITY (APPROXIMATE ONLY)
- OVERHEAD ELECTRIC WIRES
- OVERHEAD TELEPHONE WIRES
- OVERHEAD WIRES UNDETERMINABLE
- A/C PAVING AREAS
- CONCRETE AREAS
- COMPACTED GROUND (FINE GRAVEL)
- GRAVEL
- TILES
- BUILDING
- DECK
- EXISTING RODS
- ROCK RIP-RAP
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- POWER POLES
- POLE ANCHOR
- TRANSMISSION TOWER
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- VALVE COVER
- MONITOR WELL
- CLEAN OUT, SEWER CLEANOUT
- TRAFFIC SIGNAL
- R.R. CROSSWALK SIGNAL
- MAIL BOX
- MISC. OBJECT
- WELL
- MARSH
- PROSPECT/EXCAVATION
- SHAFT
- UTL. VAULT/BOX W=WATER, E=ELECTRIC, C=CABLE TV, G=GAS, T=TELEPHONE
- UNKNOWN VAULT / STRUCTURE
- METER BOX
- WELL
- ELECTRIC OUTLET
- TRAFFIC FLOW

LEGEND FOR PROPOSED FEATURES

- PROPOSED FINISHED GRADE INDEX CONTOUR
- PROPOSED FINISHED GRADE INTERMEDIATE CONTOUR
- PROPOSED EDGE OF PAVEMENT
- 48+00 PROPOSED CENTERLINE PAVEMENT w/ STATIONING
- PROPOSED DRAINAGE INLET AND CULVERT
- 15% APPROXIMATE PROPOSED DRIVEWAY SLOPE
- PROPOSED JOINT TRENCH FOR WATER, ELECTRIC AND COMMUNICATIONS
- FUEL MANAGEMENT ZONE
- BUILDING ENVELOPE

REGISTERED PROFESSIONAL ENGINEER KENNETH B. FOSTER No. 20257 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

KENNETH B. FOSTER — DATE

LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS	BY

DEVELOPER
SHOTO LAND COMPANY, LLC
ATTN: JAMES SHOTO
443 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 488-9012

ENGINEER
K.B. FOSTER CIVIL ENGINEERING, INC.
ATTN: KENNETH B. FOSTER, R.C.E.
CARMEL-LA BAY, CALIFORNIA
(831) 649-3281

PROPOSED DEVELOPMENT ENVELOPE 4

K.B. FOSTER
CIVIL ENGINEERING, INC.
Planning * Engineering * Surveying
P.O. Box 129
Carmel-by-the-Sea, CA 93140
(831) 649-3281

CALIFORNIA

TENTATIVE PARCEL MAP
PROPOSED FOR
SHOTO LAND COMPANY, LLC
566 TORRO CANYON PARK RD. APN: 155-170-043, 044
A PORTION OF SECTION 18, T. 4 N., R. 25 W., S.B.B.&M.
SANTA BARBARA COUNTY

CARPINTERIA

N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	0211B
SHEET	TM1.5

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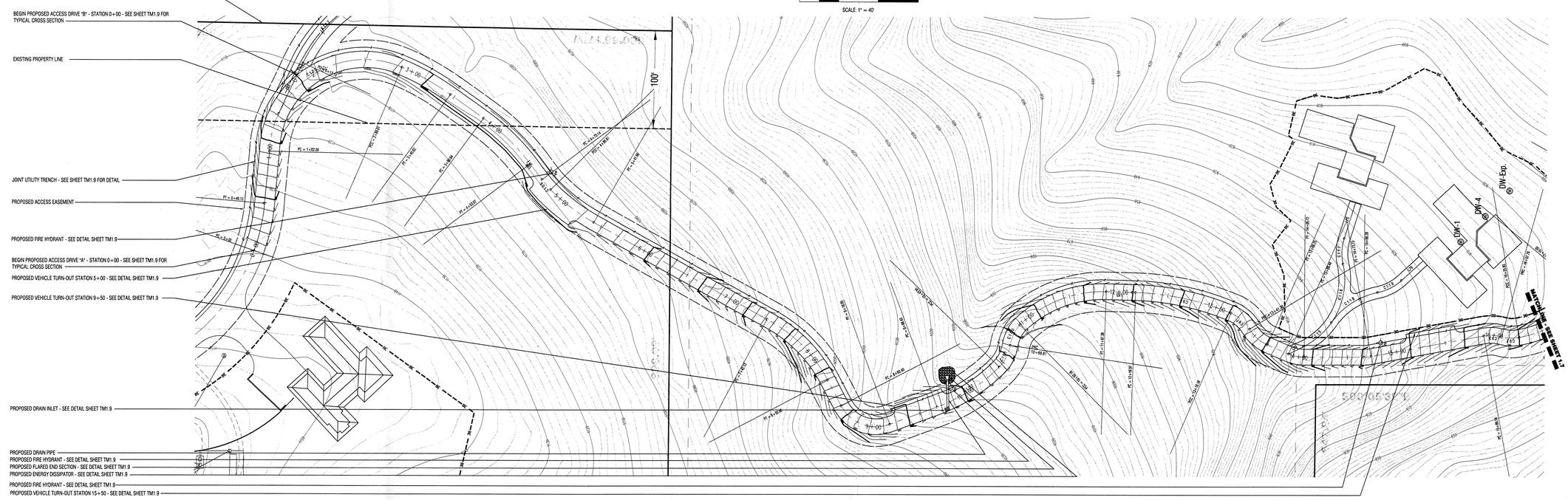
TENTATIVE PARCEL MAP

SCALE: 1" = 40'



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- (R1) RECORD INFORMATION PER P.M. 30-40
- (R2) RECORD INFORMATION PER C.S. 947
- (R3) RECORD PER M.B.L.A.
- S 87 SET 5/8" REBAR WITH CAP R.C.E. 30257
- N/F LANDS NOW OR FORMERLY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CENTERLINE FEATURE
- INTERMEDIATE CONTOUR
- INDEXED CONTOUR
- DIRT ROAD
- JEEP/FOOT TRAIL
- SETBACK LINE
- GUARD RAIL
- RAILROAD
- FENCES
- RETAINING WALL
- FENCE ON RETAINING WALL
- CONCRETE OR BLOCK WALL
- MEDIAN WALL
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- TALWEG/TOE
- TOP OF BANK
- WATER EDGE
- INTERMITTENT DRAINAGE
- TREE LIMITS
- VEGETATION LIMITS
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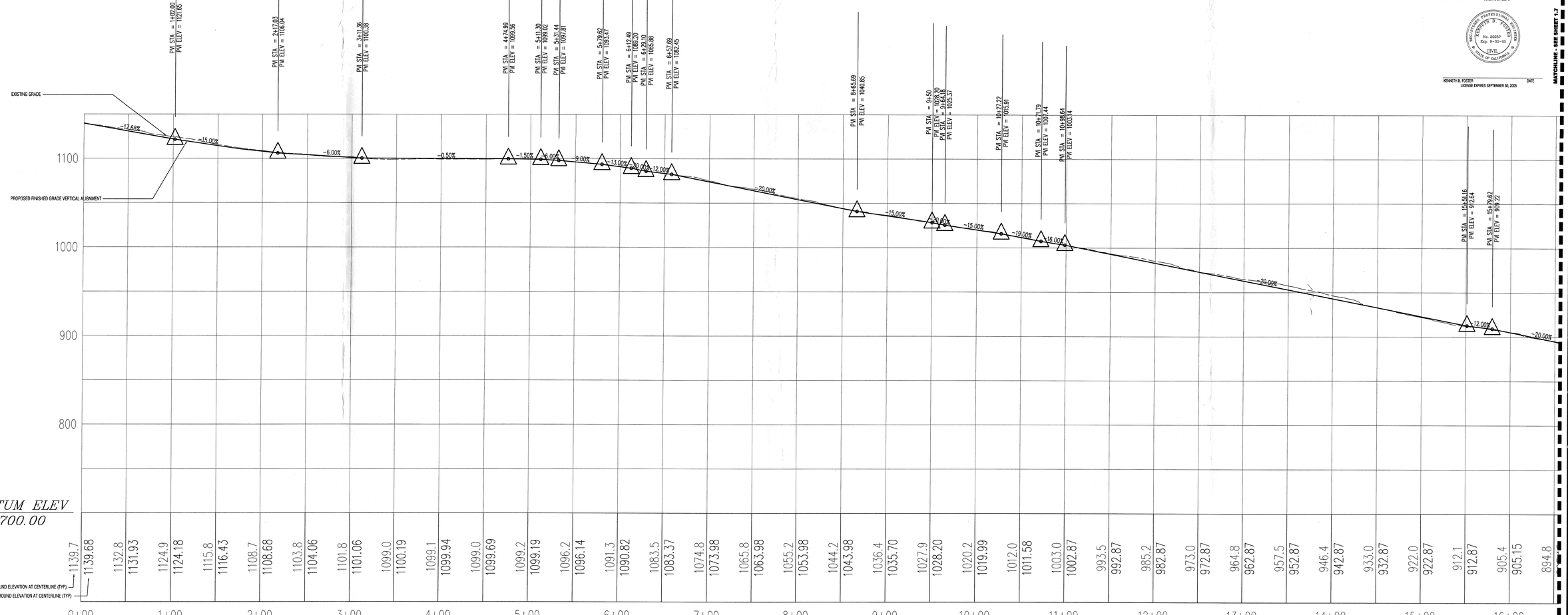
- WELL
- ELECTRIC OUTLET
- TRAFFIC FLOW

LEGEND FOR PROPOSED FEATURES

- PROPOSED FINISHED GRADE INDEX CONTOUR
- PROPOSED FINISHED GRADE INTERMEDIATE CONTOUR
- PROPOSED EDGE OF PAVEMENT
- 16+00 PROPOSED CENTERLINE PAVEMENT w/ STATIONING
- PROPOSED DRAINAGE INLET AND CULVERT
- 15% APPROXIMATE PROPOSED DRIVEWAY SLOPE
- PROPOSED JOINT TRENCH FOR WATER, ELECTRIC AND COMMUNICATIONS
- FUEL MANAGEMENT ZONE
- BUILDING ENVELOPE

REGISTERED PROFESSIONAL ENGINEER KENNETH B. FOSTER No. 20257 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

KENNETH B. FOSTER — DATE
LICENSE EXPIRES SEPTEMBER 30, 2005



REVISIONS	BY

DEVELOPER
SHOTO LAND COMPANY, LLC
c/o JAMES IVEDA
11766 WILSHIRE BLVD., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 489-6873

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
JAMES R. BRASTOW R.C.E. 44156
1411 W. CAMINO REAL, SUITE 2700
LOS ALAMITOS, CALIFORNIA
(562) 546-3381

PLAN AND PROFILE
ACCESS DRIVE "A" - STA 0+00 to 16+50

MATCHLINE - SEE SHEET 1.7

Planning * Engineering * Surveying
P.O. Box 378
Cambria, CA 93428
(530) 546-3381

K.B.FOSTER
CIVIL ENGINEERING, INC.

TENTATIVE PARCEL MAP
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 13 T. 4 N. R. 29 W. S.B.B.&M.
SANTA BARBARA COUNTY
CARPINTERIA — CALIFORNIA

N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	02119
SHEET	TM1.6

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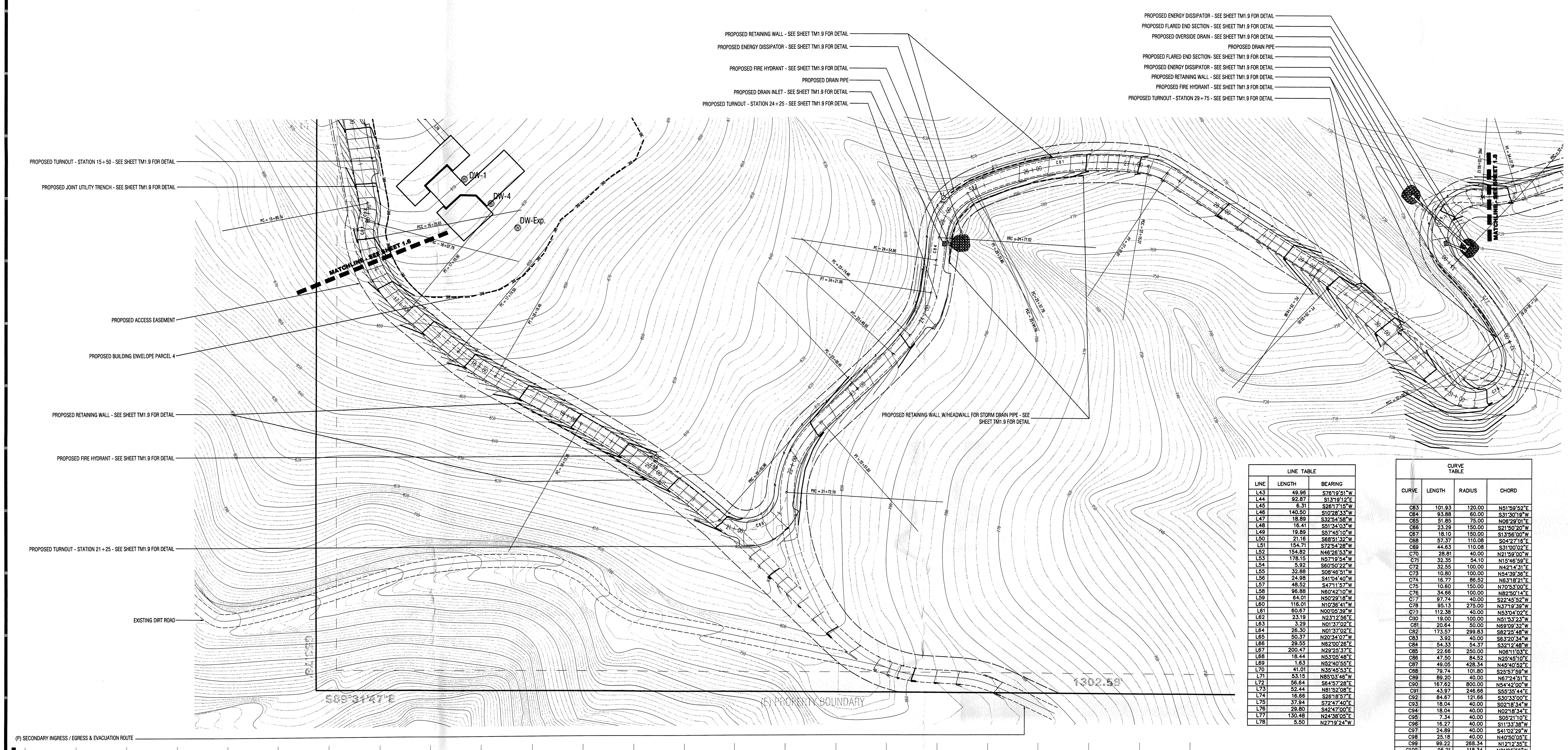
TENTATIVE PARCEL MAP

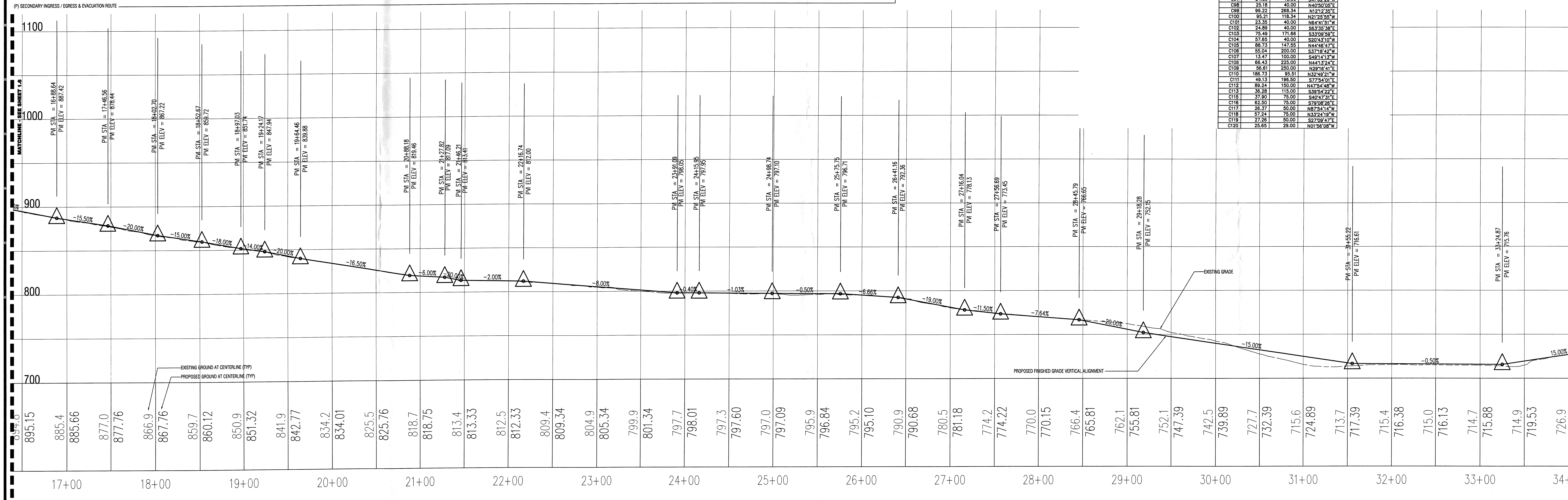
40' 20' 0 40' 80'

SCALE: 1" = 40'



LINE TABLE		
LINE	LENGTH	BEARING
L43	49.96	S76°19'51"W
L44	92.87	S13°19'12"E
L45	6.31	S26°17'15"W
L46	140.50	S10°28'33"W
L47	18.89	S32°54'58"W
L48	16.41	S51°34'03"W
L49	19.89	S57°45'10"W
L50	21.16	S68°51'32"W
L51	154.71	S72°54'28"W
L52	154.82	N46°26'53"W
L53	178.15	N57°19'54"W
L54	5.92	S60°50'22"W
L55	32.88	S08°46'51"W
L56	24.98	S41°04'40"W
L57	48.52	S47°11'57"W
L58	96.88	N60°42'10"W
L59	64.01	N50°29'18"W
L60	116.01	N10°36'41"W
L61	60.67	N00°05'39"W
L62	23.19	N23°12'56"E
L63	3.29	N01°37'02"E
L64	26.30	N01°37'02"E
L65	50.37	N20°34'07"W
L66	29.55	N62°00'26"E
L67	200.47	N29°25'37"E
L68	18.44	N53°05'48"E
L69	1.63	N52°40'55"E
L70	41.01	N35°45'53"E
L71	53.15	N85°03'46"W
L72	56.64	S64°57'28"E
L73	52.44	N81°52'08"E
L74	16.66	S26°18'57"E
L75	37.94	S72°47'40"E
L76	29.80	S42°47'00"E
L77	130.48	N24°38'05"E
L78	5.50	N27°19'24"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C63	101.93	120.00	N51°59'52"E
C64	93.88	60.00	S31°30'19"W
C65	51.85	75.00	N06°29'01"E
C66	23.29	150.00	S21°50'20"W
C67	18.10	150.00	S13°56'00"W
C68	57.37	110.08	S04°27'16"E
C69	44.63	110.08	S31°00'02"E
C70	28.81	40.00	N21°59'00"W
C71	32.35	54.10	N15°46'59"E
C72	32.55	100.00	N42°14'31"E
C73	10.80	100.00	N54°39'36"E
C74	16.77	86.52	N63°18'21"E
C75	10.60	150.00	N70°53'00"E
C76	34.66	100.00	N82°50'14"E
C77	97.74	40.00	S22°45'52"W
C78	95.13	275.00	N37°19'39"W
C79	112.38	40.00	N53°04'02"E
C80	19.00	100.00	N51°53'23"W
C81	20.64	50.00	N69°09'32"W
C82	173.57	299.83	S82°25'48"W
C83	3.92	40.00	S63°20'34"W
C84	54.33	54.37	S32°12'48"W
C85	22.66	250.00	N06°11'03"E
C86	47.50	84.52	N25°45'10"E
C87	49.05	428.34	N45°40'52"E
C88	79.74	101.80	S25°57'59"W
C89	89.20	40.00	N67°24'51"E
C90	167.62	800.00	N54°42'00"W
C91	43.97	246.66	S55°35'44"E
C92	84.67	121.66	S30°33'00"E
C93	18.04	40.00	S02°18'34"W
C94	18.04	40.00	N02°18'34"E
C95	7.34	40.00	S05°21'10"E
C96	16.27	40.00	S11°33'38"W
C97	24.89	40.00	S41°02'29"W
C98	25.18	40.00	N40°50'05"E
C99	99.22	268.34	N12°12'35"E
C100	95.21	118.34	N21°25'55"W
C101	23.35	40.00	N64°41'51"W
C102	24.89	40.00	S63°35'38"E
C103	75.49	171.66	S33°09'59"E
C104	57.65	40.00	S20°43'10"W
C105	88.73	147.55	N44°46'47"E
C106	55.04	200.00	S37°18'42"W
C107	13.47	100.00	S49°14'13"W
C108	66.43	225.00	N44°13'24"E
C109	56.61	250.00	N29°16'41"E
C110	186.73	95.51	N32°49'21"W
C111	49.13	196.50	S77°54'01"E
C112	89.24	150.00	N47°54'48"W
C113	36.28	115.00	S39°54'22"E
C115	37.90	75.00	S40°47'31"E
C116	62.50	75.00	S79°08'26"E
C117	26.37	50.00	N87°54'14"W
C118	57.24	75.00	N33°24'19"W
C119	27.26	50.00	S27°09'47"E
C120	25.65	29.00	N01°56'08"W



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- UNDERGROUND ELECTRIC (APPROXIMATE ONLY)
- UNDERGROUND SEWER (APPROXIMATE ONLY)
- UNDERGROUND GAS (APPROXIMATE ONLY)
- UNDERGROUND TELEPHONE (APPROXIMATE ONLY)
- UNDERGROUND WATER (APPROXIMATE ONLY)
- UNDERGROUND STORM DRAIN (APPROXIMATE ONLY)
- UNDERGROUND UTILITY (APPROXIMATE ONLY)
- OVERHEAD ELECTRIC WIRES
- OVERHEAD TELEPHONE WIRES
- OVERHEAD WIRES UNDETERMINABLE
- A/C PAVING AREAS
- CONCRETE AREAS
- COMPACTED GROUND (FINE GRAVEL)
- GRAVEL
- TILES
- BUILDING
- DECK
- EXISTING ROCKS
- ROCK RIP-RAP
- 12"P EXISTING TREES W/SIZE & TYPE P=PINE, F=FIR, C=CEDAR
- POWER POLES
- POLE ANCHOR
- TRANSMISSION TOWER
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- VALVE COVER
- MONITOR WELL
- CLEAN OUT, SEWER CLEANOUT
- TRAFFIC SIGNAL
- R R /CROSSWALK SIGNAL
- MAIL BOX
- MISC OBJECT
- METER
- MARSH
- PROSPECT/EXCAVATION
- SHAFT
- UTIL VAULT/BOX W=WATER, E=ELECTRIC, C=CABLE TV, G=GAS, T=TELEPHONE
- UNKNOWN VAULT / STRUCTURE
- METER BOX
- WELL
- ELECTRIC OUTLET
- TRAFFIC FLOW

LEGEND FOR PROPOSED FEATURES

- PROPOSED FINISHED GRADE INDEX CONTOUR
- PROPOSED FINISHED GRADE INTERMEDIATE CONTOUR
- PROPOSED EDGE OF PAVEMENT
- 18+00 PROPOSED CENTERLINE PAVEMENT w/ STATIONING
- PROPOSED DRAINAGE INLET AND CULVERT
- 15% APPROXIMATE PROPOSED DRIVEWAY SLOPE
- JT PROPOSED JOINT TRENCH FOR WATER, ELECTRIC AND COMMUNICATIONS
- FMZ FUEL MANAGEMENT ZONE
- BE BUILDING ENVELOPE

REGISTERED PROFESSIONAL ENGINEER
KENNETH B. FOSTER
No. 20257
Exp. 9-30-05
CIVIL
STATE OF CALIFORNIA

KENNETH B. FOSTER — DATE
LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS	BY

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
JAMES F. RIENSTRA R.C.E. 44156
CARNELIAN BAY, CALIFORNIA
(530) 546-3381

DEVELOPER
SHOTO LAND COMPANY, LLC
c/o JAMES UYEDA
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 489-6873

GRADING DETAIL - ACCESS DRIVE "A" - STA 16+50 to 34+00

K.B.FOSTER
CIVIL ENGINEERING, INC.
Planning * Engineering * Surveying
P O Box 129
Carnelian Bay, CA 96140
(530) 546-3381

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T. 4 N., R. 25 W., S.B.B.&M.
CARPINTERIA — SANTA BARBARA COUNTY — CALIFORNIA

N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	02119
SHEET	TM1.7

J:\2002\02119\DWG\Final\tm1.7.dwg, 36x48-TM1.7, 3/31/2005 4:38:18 PM, bhf, Arch E - 36 x 48 in., K.B. Foster Civil Engineering Inc.,Copyright 2004

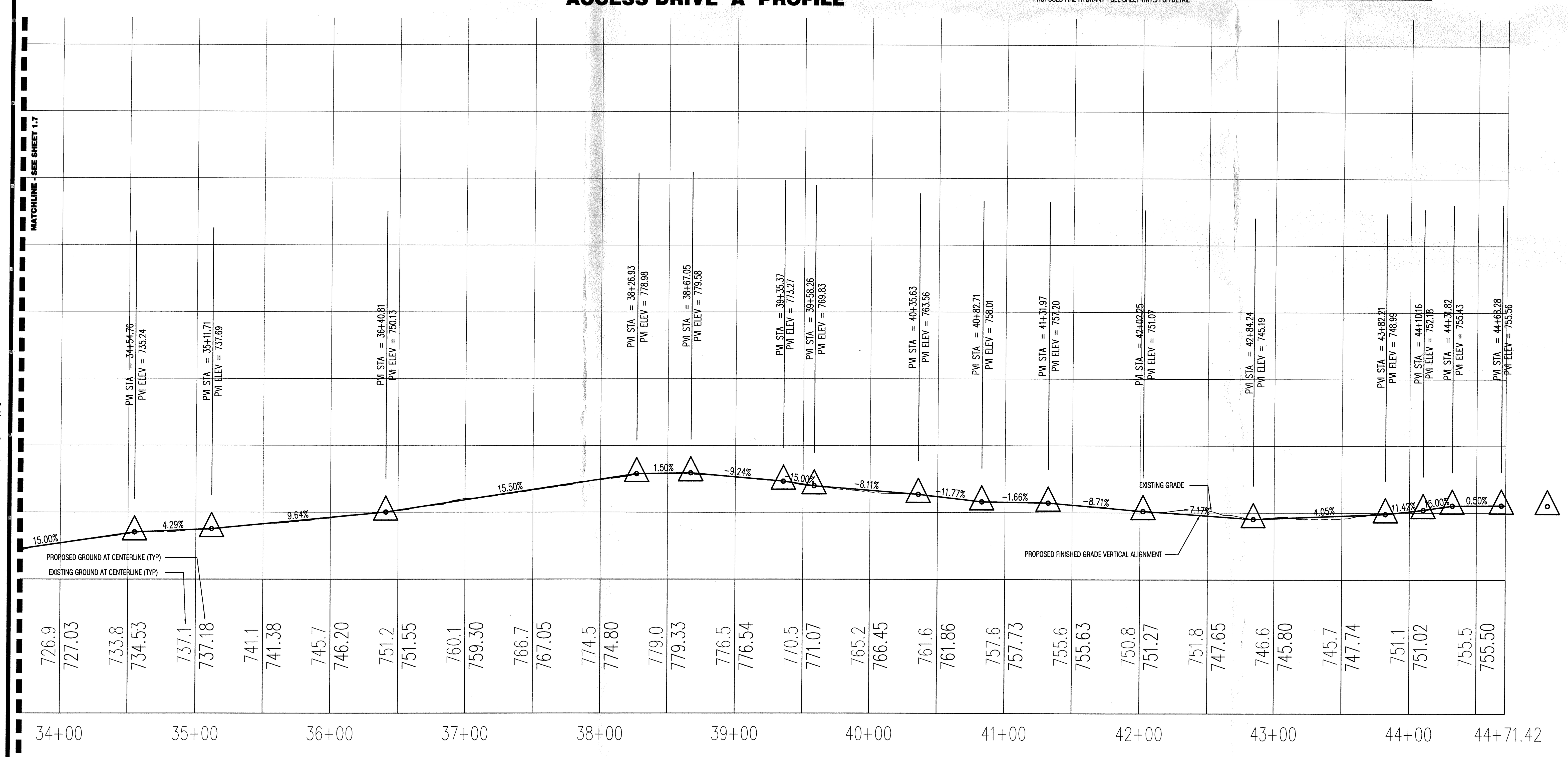
TENTATIVE PARCEL MAP

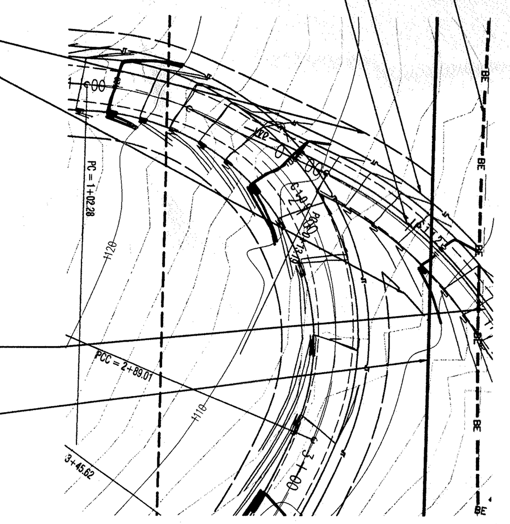
ACCESS DRIVE "A" PLAN

40' 20' 0 40' 80'

SCALE: 1" = 40'

ACCESS DRIVE "A" PROFILE



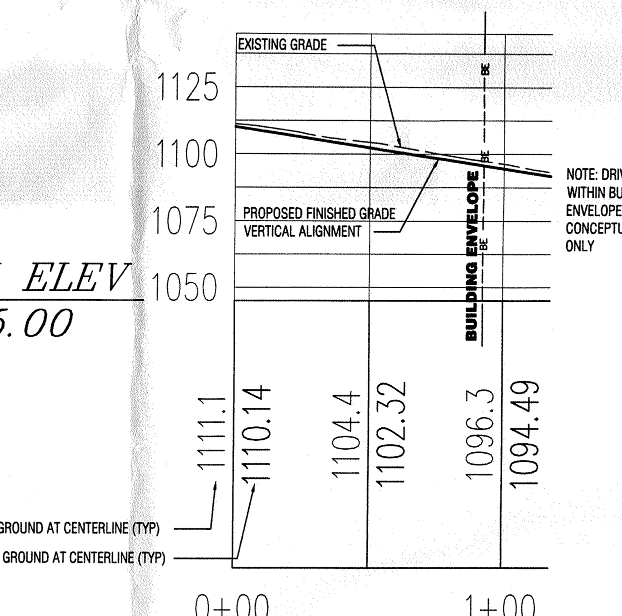


ACCESS DRIVE "B" PLAN

20' 10' 0 20' 40'

SCALE: 1" = 20'

ACCESS DRIVE "B" PROFILE



LINE TABLE		
LINE	LENGTH	BEARING
L43	49.96	S76°19'51"W
L44	92.87	S13°19'12"E
L45	6.31	S26°17'15"W
L46	140.50	S10°28'33"W
L47	18.89	S32°54'58"W
L48	16.41	S51°34'03"W
L49	19.89	S57°45'10"W
L50	21.16	S68°51'32"W
L51	154.71	S72°54'28"W
L52	154.82	N46°26'53"W
L53	178.15	N57°19'54"W
L54	5.92	S60°50'22"W
L55	32.88	S08°46'51"W
L56	24.98	S41°04'40"W
L57	48.52	S47°11'57"W
L58	96.88	N60°42'10"W
L59	64.01	N50°29'18"W
L60	116.01	N10°36'41"W
L61	60.67	N00°05'39"W
L62	23.19	N23°12'56"E
L63	3.29	N01°37'02"E
L64	26.30	N01°37'02"E
L65	50.37	N20°34'07"W
L66	29.55	N62°00'26"E
L67	200.47	N29°25'37"E
L68	18.44	N53°05'48"E
L69	1.63	N52°40'55"E
L70	41.01	N35°45'53"E
L71	53.15	N85°03'46"W
L72	56.64	S64°57'28"E
L73	52.44	N81°52'08"E
L74	16.66	S26°18'57"E
L75	37.94	S72°47'40"E
L76	29.80	S42°47'00"E
L77	130.48	N24°38'05"E
L78	5.50	N27°19'24"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C63	101.93	120.00	N51°59'52"E
C64	93.88	60.00	S31°30'19"W
C65	51.85	75.00	N06°29'01"E
C66	23.29	150.00	S21°50'20"W
C67	18.10	150.00	S13°56'00"W
C68	57.37	110.08	S04°27'16"E
C69	44.63	110.08	S31°00'02"E
C70	28.81	40.00	N21°59'00"W
C71	32.35	54.10	N15°46'59"E
C72	32.55	100.00	N42°14'31"E
C73	10.80	100.00	N54°39'36"E
C74	16.77	86.52	N63°18'21"E
C75	10.60	150.00	N70°53'00"E
C76	34.66	100.00	N82°50'14"E
C77	97.74	40.00	S22°45'52"W
C78	95.13	275.00	N37°19'39"W
C79	112.38	40.00	N53°04'02"E
C80	19.00	100.00	N51°53'23"W
C81	20.64	50.00	N69°09'32"W
C82	173.57	299.83	S82°25'48"W
C83	3.92	40.00	S63°20'34"W
C84	54.33	54.37	S32°12'48"W
C85	22.66	250.00	N06°11'03"E
C86	47.50	84.52	N25°45'10"E
C87	49.05	428.34	N45°40'52"E
C88	79.74	101.80	S25°57'59"W
C89	89.20	40.00	N67°24'51"E
C90	167.62	800.00	N54°42'00"W
C91	43.97	246.66	S55°35'44"E
C92	84.67	121.66	S30°33'00"E
C93	18.04	40.00	S02°18'34"W
C94	18.04	40.00	N02°18'34"E
C95	7.34	40.00	S05°21'10"E
C96	16.27	40.00	S11°33'38"W
C97	24.89	40.00	S41°02'29"W
C98	25.18	40.00	N40°50'05"E
C99	99.22	268.34	N12°12'35"E
C100	95.21	118.34	N21°25'55"W
C101	23.35	40.00	N64°41'51"W
C102	24.89	40.00	S63°35'38"E
C103	75.49	171.66	S33°09'59"E
C104	57.65	40.00	S20°43'10"W
C105	88.73	147.55	N44°46'47"E
C106	55.04	200.00	S37°18'42"W
C107	13.47	100.00	S49°14'13"W
C108	66.43	225.00	N44°13'24"E
C109	56.61	250.00	N29°16'41"E
C110	186.73	95.51	N32°49'21"W
C111	49.13	196.50	S77°54'01"E
C112	89.24	150.00	N47°54'48"W
C113	36.28	115.00	S39°54'22"E
C115	37.90	75.00	S40°47'31"E
C116	62.50	75.00	S79°08'26"E
C117	26.37	50.00	N87°54'14"W

LEGEND AND REFERENCES:

ALL MEASUREMENTS IN DECIMAL FEET UNLESS OTHERWISE NOTED

SLOPE STUDY

- SLOPE RANGES 0% THROUGH 20% (WITHIN SLOPE STUDY AREA)
- SLOPE RANGES 20% THROUGH 30%
- SLOPE RANGES 30% AND STEEPER

LEGEND FOR NON-ANNOTATED FEATURES:

- (E) EXISTING FEATURE
- (P) PROPOSED IMPROVEMENT
- (M) MEASURED BEARING AND DISTANCE
- (R1) RECORD INFORMATION PER P.M. 30-40
- (R2) RECORD INFORMATION PER C.S. 947
- FOUND AS NOTED
- SET 5/8" REBAR WITH CAP R C E 20257
- N/F LANDS NOW OR FORMERLY
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CENTERLINE FEATURE
- INTERMEDIATE CONTOUR
- INDEXED CONTOUR
- DIRT ROAD
- JEEP/FOOT TRAIL
- SETBACK LINE
- GUARD-RAIL
- RAILROAD
- FENCES
- RETAINING WALL
- FENCE ON RETAINING WALL
- CONCRETE OR BLOCK WALL
- MEDIAN WALL
- STONE WALL
- TAILINGS/TOE
- HAND RAIL
- WATER EDGE
- INTERMITTENT DRAINAGE
- TREE LIMITS
- VEGETATION LIMITS
- UNDERGROUND ELECTRIC (APPROXIMATE ONLY)
- UNDERGROUND SEWER (APPROXIMATE ONLY)
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- FH FIRE HYDRANT
- MANHOLE
- FV WV GV ICV HV V VALVE COVER
- MW MONITOR WELL
- CO SSCO CLEAN OUT, SEWER CLEANOUT
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REGISTERED PROFESSIONAL ENGINEER
KENNETH B. FOSTER
No. 20257
Exp. 9-30-05
CIVIL
STATE OF CALIFORNIA

KENNETH B. FOSTER DATE
LICENSE EXPIRES SEPTEMBER 30, 2005

REVISIONS	BY

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
JAMES F. RIENSTRA R.C.E. 44156
CARNELIAN BAY, CALIFORNIA
(530) 546-3381

DEVELOPER
SHOTO LAND COMPANY, LLC
c/o JAMES UYEDA
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 489-6873

GRADING DETAIL - ACCESS DRIVE "A" - STA 34+00 to END
ACCESS DRIVE "B" - STA 0+00 to END

K.B.FOSTER CIVIL ENGINEERING,INC.
Planning * Engineering * Surveying
P O Box 129
Carnelian Bay, CA 96140
(530) 546-3381

CALIFORNIA

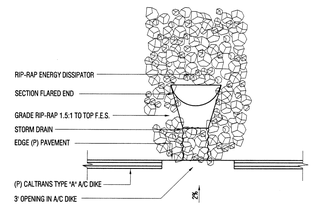
TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T. 4 N., R. 25 W., S.B.B.&M.
SANTA BARBARA COUNTY

CARPINTERIA

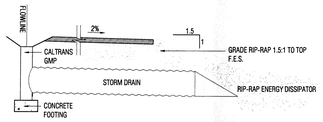
DATE **MARCH 31, 2005**
SCALE **AS NOTED**
DRAWN **BHF**
APPROVED BY
JOB NO. **02119**
SHEET **TM1.8**

J:\2002\02119\DWG\Final\tm1.8.dwg, 36x48-TM1.8, 3/31/2005 4:48:50 PM, bhf, Arch E - 36 x 48 in., K.B. Foster Civil Engineering Inc.,Copyright 2004

TENTATIVE PARCEL MAP

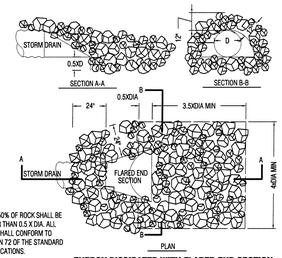


TYPICAL OVERSIDE DRAIN DETAIL - PLAN
N.T.S.



TYPICAL GMP / OVERSIDE DRAIN DETAIL - SECTION
N.T.S.

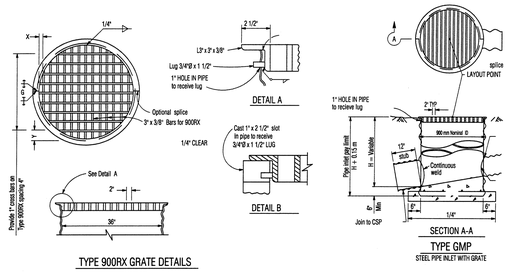
OVERSIDE DRAIN DETAIL



NOTE: 50% OF ROCK SHALL BE LARGER THAN 0.5 X DIA. ALL ROCK SHALL CONFORM TO SECTION 72 OF THE STANDARD SPECIFICATIONS.

ENERGY DISSIPATER WITH FLARED END SECTION AT STORM DRAIN PIPE INLETS AND OUTLETS
N.T.S.

ENERGY DISSIPATOR

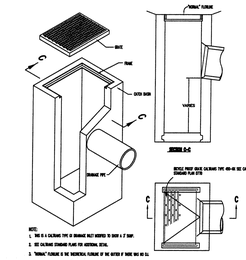


NOTES

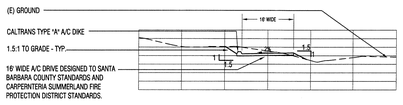
1. For details of ladder and steps and when ladder or steps are required, see Standard Plan NSP A7AC.
2. Inlet pipes shall not protrude into basin.
3. Except for inlets used for junction boxes, basin floors shall have minimum slope of 1 : 4 from all directions toward outlet pipe, and a wood trowel finish.
4. See Caltrans Standard Plans D77A and D77B for Grate and Frame Details and mass of Metcalf tenacious Iron and Steel.
5. More than one side opening may be required. Location and number as ordered by the Engineer.
6. Place pipe so bars of grate will not parallel with main surface flow.

CALTRANS TYPE GMP DRAINAGE INLET
NO SCALE

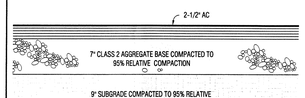
GMP DRAINAGE INLET



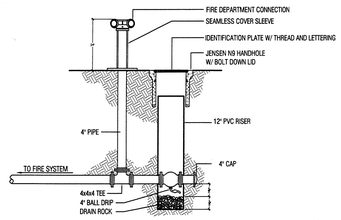
DRAIN INLET DETAIL



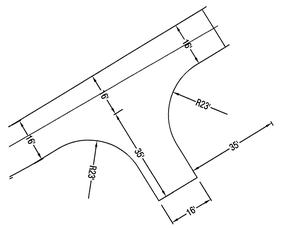
TYPICAL DRIVEWAY SECTION



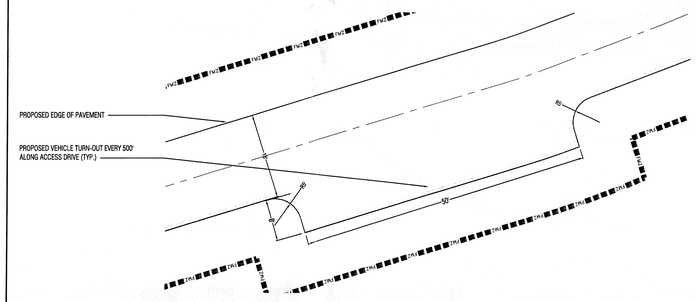
TYPICAL PAVEMENT SECTION



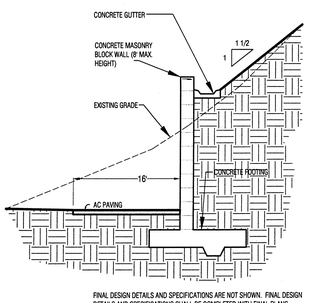
FIRE DEPARTMENT CONNECTION



HAMMERHEAD TURNAROUND (NTS)

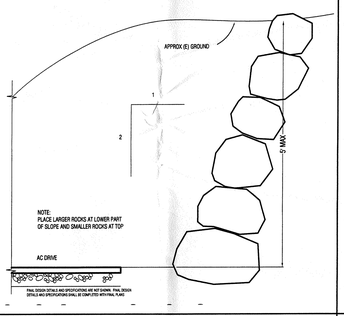


VEHICLE TURN-OUT DETAIL



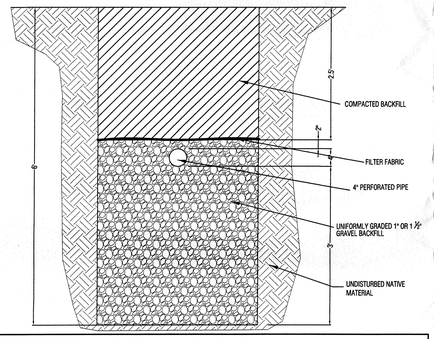
FINAL DESIGN DETAILS AND SPECIFICATIONS ARE NOT SHOWN. FINAL DESIGN DETAILS AND SPECIFICATIONS SHALL BE COMPLETED WITH FINAL PLANS

MASONRY RETAINING WALL OPTION DETAIL

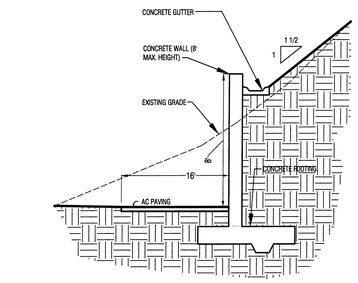


FINAL DESIGN DETAILS AND SPECIFICATIONS ARE NOT SHOWN. FINAL DESIGN DETAILS AND SPECIFICATIONS SHALL BE COMPLETED WITH FINAL PLANS

ROCK RETAINING WALL OPTION DETAIL



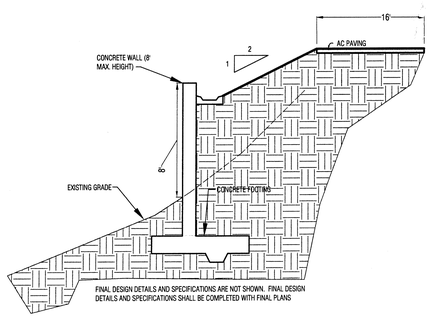
TYPICAL LEACH TRENCH



FINAL DESIGN DETAILS AND SPECIFICATIONS ARE NOT SHOWN. FINAL DESIGN DETAILS AND SPECIFICATIONS SHALL BE COMPLETED WITH FINAL PLANS

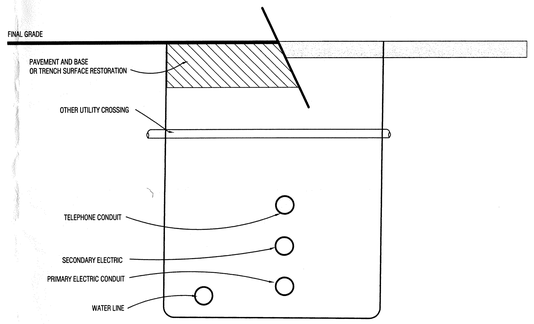
CUT SLOPE RETAINING WALL

FILL SLOPE RETAINING WALL



FINAL DESIGN DETAILS AND SPECIFICATIONS ARE NOT SHOWN. FINAL DESIGN DETAILS AND SPECIFICATIONS SHALL BE COMPLETED WITH FINAL PLANS

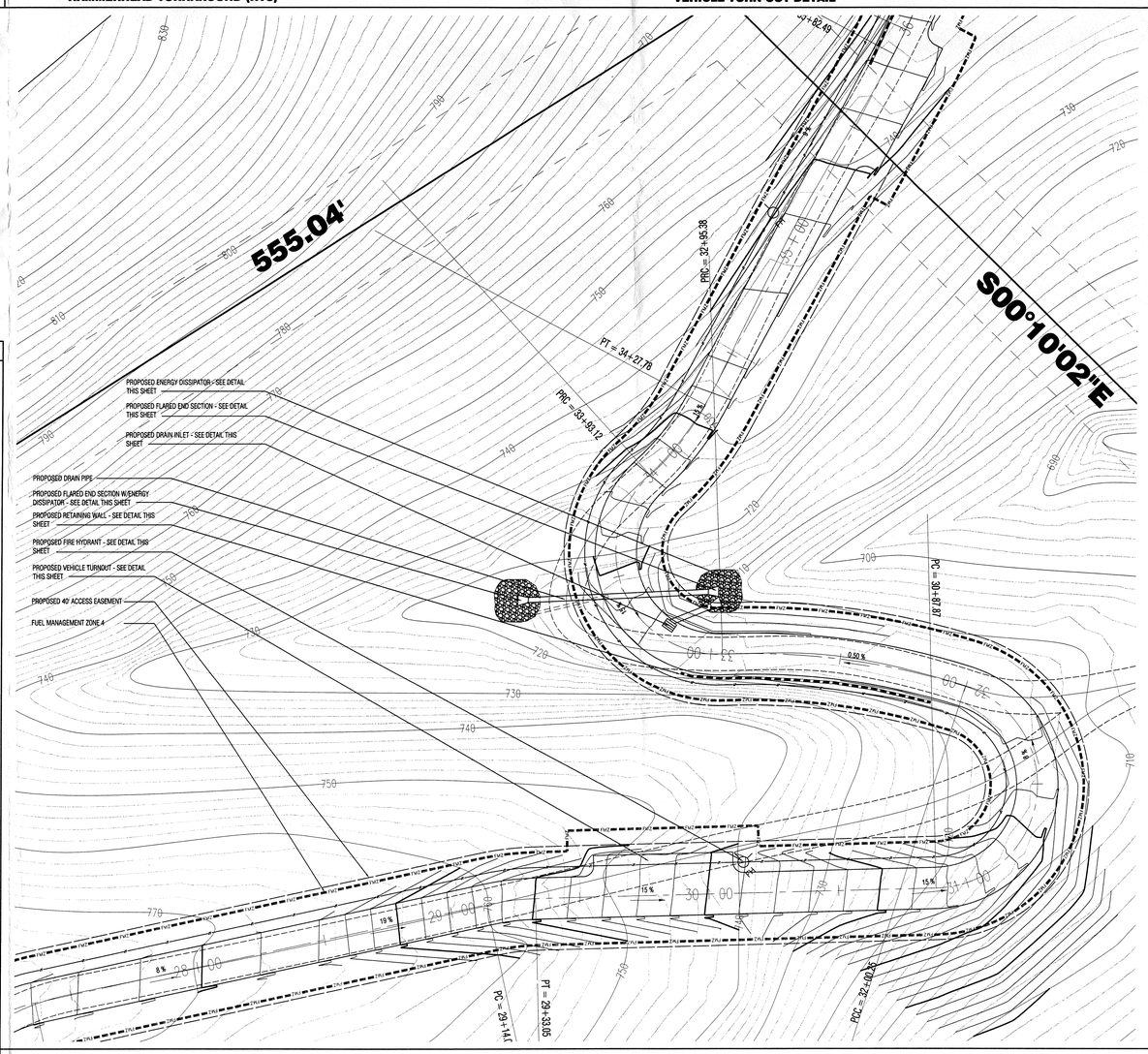
POURED CONCRETE RETAINING WALL DETAIL



NOTES:

1) ALL TRENCHING, BACKFILL, PIPE, CONDUIT, ETC., SHALL BE PER APPLICABLE SANTA BARBARA COUNTY DEVELOPMENT STANDARDS AND ALL APPLICABLE UTILITY STANDARDS
2) ELIMINATE PIPE OR CONDUIT AS REQUIRED

JOINT TRENCH DETAIL



"S-TURN" DETAIL - SCALE: 1" = 20'

REVISIONS	BY

DEVELOPER
SHOTO LAND COMPANY, LLC
c/o JAMES LIPSON
1 WILSHIRE BLVD., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 489-6873

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
CARMEL VALLEY BRANCH P.O.E. 44195
P.O. BOX 1229, CARMEL VALLEY, CALIFORNIA
(530) 546-3381

DETAILS

K.B.FOSTER
Planning * Engineering * Surveying
P.O. Box 1229
Carmelita Way, CA 95140
(530) 546-3381
CIVIL ENGINEERING,INC.

TENTATIVE PARCEL MAP
SHOTO LAND COMPANY, LLC
580 TORRO CANYON PARK ROAD - APN: 155-170-063 & 044
A PORTION OF SECTION 13 - T4N, R29W, S.B.B.&M.
SANTA BARBARA COUNTY, CALIFORNIA
CARPINTERIA CALIFORNIA

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
APPROVED BY	
JOB NO.	02119
SHEET	TM1.9

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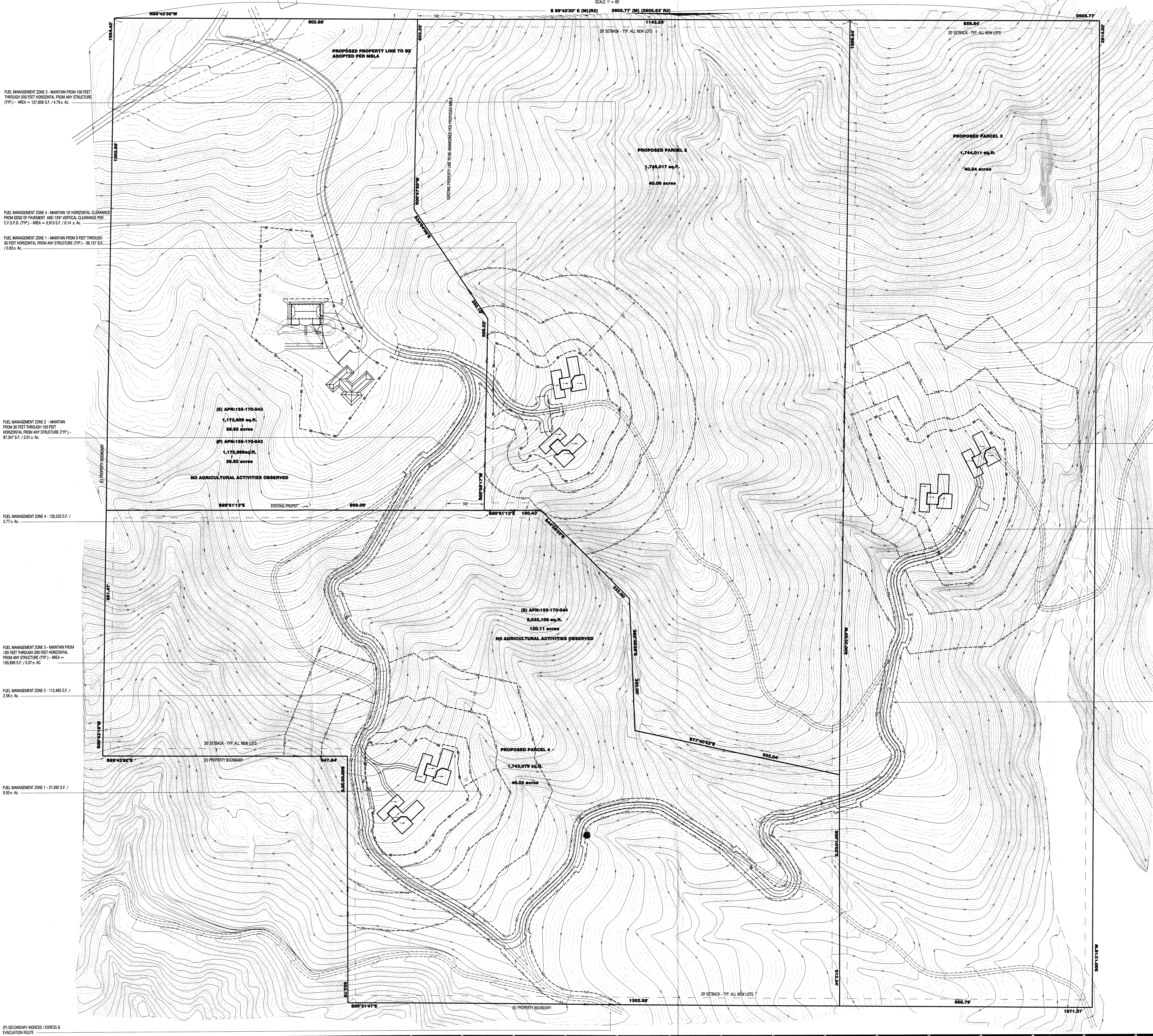
TENTATIVE PARCEL MAP



LEGEND AND REFERENCES:

ALL MEASUREMENTS IN DECIMAL FEET UNLESS OTHERWISE NOTED

SLOPE STUDY

- SLOPE RANGES 0% THROUGH 20% (WITHIN SLOPE STUDY AREA)
- SLOPE RANGES 20% THROUGH 30%
- SLOPE RANGES 30% AND STEEPER

LEGEND FOR NON-ANNOTATED FEATURES:

(E) EXISTING FEATURE
(P) PROPOSED IMPROVEMENT
(M) MEASURED BEARING AND DISTANCE
(R1) RECORD INFORMATION PER P.M. 30-40
(R2) RECORD INFORMATION PER C.S. 947
FOUND AS NOTED
SET 5/8" REBAR WITH CAP R C E 20257
N/F LANDS NOW OR FORMERLY
PROPERTY LINE
EASEMENT LINE
EDGE OF PAVEMENT
CENTERLINE FEATURE
INTERMEDIATE CONTOUR
INDEXED CONTOUR
DIRT ROAD
JEEP/FOOT TRAIL
SETBACK LINE
GUARD-RAIL
RAILROAD
FENCES
RETAINING WALL
FENCE ON RETAINING WALL
CONCRETE OR BLOCK WALL
MEDIAN WALL
STONE WALL
TAILINGS/TOE
HAND RAIL
WATER EDGE
INTERMITTENT DRAINAGE
TREE LIMITS
VEGETATION LIMITS
UNDERGROUND ELECTRIC (APPROXIMATE ONLY)
UNDERGROUND SEWER (APPROXIMATE ONLY)
UNDERGROUND GAS (APPROXIMATE ONLY)
UNDERGROUND TELEPHONE (APPROXIMATE ONLY)
UNDERGROUND WATER (APPROXIMATE ONLY)
UNDERGROUND STORM DRAIN (APPROXIMATE ONLY)
UNDERGROUND UTILITY (APPROXIMATE ONLY)
OVERHEAD ELECTRIC WIRES
OVERHEAD TELEPHONE WIRES
OVERHEAD WIRES UNDETERMINABLE
A/C PAVING AREAS
CONCRETE AREAS
COMPACTED GROUND (FINE GRAVEL)
GRAVEL
TILES
BUILDING
DECK
EXISTING ROCKS
ROCK RIP-RAP
EXISTING TREES W/SIZE & TYPE P=PINE, F=FIR, C=CEDAR
POWER POLES
POLE ANCHOR
TRANSMISSION TOWER
LIGHT POLE
POST/POLE
SIGN
FIRE HYDRANT
MANHOLE
VALVE COVER
MONITOR WELL
CLEAN OUT, SEWER CLEANOUT
TRAFFIC SIGNAL
R R /CROSSWALK SIGNAL
MAIL BOX
MISC OBJECT
METER
MARSH
PROSPECT/EXCAVATION
SHAFT
UTIL VAULT/BOX W=WATER, E=ELECTRIC, C=CABLE TV, G=GAS, T=TELEPHONE
UNKNOWN VAULT / STRUCTURE
METER BOX
WELL
ELECTRIC OUTLET
TRAFFIC FLOW

LEGEND FOR PROPOSED FEATURES

PROPOSED FINISHED GRADE INDEX CONTOUR
PROPOSED FINISHED GRADE INTERMEDIATE CONTOUR
PROPOSED EDGE OF PAVEMENT
18+00 PROPOSED CENTERLINE PAVEMENT w/ STATIONING
PROPOSED DRAINAGE INLET AND CULVERT
15% APPROXIMATE PROPOSED DRIVEWAY SLOPE
PROPOSED JOINT TRENCH FOR WATER, ELECTRIC AND COMMUNICATIONS
FMZ FUEL MANAGEMENT ZONE
BE BUILDING ENVELOPE

REGISTERED PROFESSIONAL ENGINEER KENNETH B. FOSTER No. 20257 Exp. 9-30-05 CIVIL STATE OF CALIFORNIA

KENNETH B. FOSTER DATE
LICENSE EXPIRES SEPTEMBER 30, 2005

Fire Hazards
According to the Toro Canyon Plan, most of Toro Canyon is a high fire hazard zone, which includes all areas north of Foothill Road and the area between Toro Canyon Road and west of Lambert Road, north of Highway 101. The steep topography, high fuel load associated with native vegetation, and potential high downslope "sundowner" winds (prevailing northerly winds of superheated and extremely dry air that can blow down the coastal canyons at up to 70 miles per hour) accompanied by high temperatures and low humidity create the potential for major wildfires. Residences within the Toro Canyon foothill area are exposed to these high fire hazards and increase the potential for structural damage, emergency access/evacuation problems and risk to human life. Since upper Toro Canyon has not been subject to a major fire in over 25 years and the southern portion for an even longer period, high fuel loads could contribute to a major fire.

The goal of this plan is to outline ways to balance reduction of highly combustible fuel loads surrounding the proposed dwelling with the preservation of native habitat.

The Site plan
The Site plan identifies the Building Envelopes, access roads and the fuel management zones surrounding the Building Envelopes and access roads.

Fuel Modification Zones
Fuel reduction surrounding the future structures and existing roads should follow a 'Zone Method' of management.

Zone definitions

Zone 1: From 0 to 30 feet from any structure.
Zone 2: From 30 feet to 100 feet from any structure.
Zone 3: From 100 feet to 200 feet from any structure.
Zone 4: From 0 to 10 feet from any road or driveway edge.

Zone 1: Vegetation management (70% to 100% Clearance)
The highly flammable species Chamise (Adenostoma fasciculatum), California Sagebrush (Artemisia californica), Black Sage(Salvia mellifera) and invasive annuals such as Black Mustard(Brassica nigra) and Tocalote (Centaurea melitensis) should be removed. Individual specimens of Toyon(Heteromeles arbutifolia), Coyote Brush (Baccharis pilularis), and Ceanothus species may be maintained if limbed up to 4-6 feet and provided with spacing between plants equal to three times the mature specimen height (no oak (Quercus agrifolia) trees will be removed to allow for spacing). Oaks should be limbed up 6-8 feet above the ground of all limbs smaller than 6 inch diameter and dead material. Lemonade Berry (Rhus integrifolia) may be maintained as individual plants and periodically pruned back to promote younger vegetation. Specimen plants may be summer irrigated by a drip system, except oak trees.

Zone 2: Vegetation management (50% to 70% Clearance)

This zone is designed to halt the spread of fire to the structure. It should appear to be grassland dominant with sparsely placed specimen plants that are pruned regularly to reduce fuel from dead vegetation. Mowing may not be necessary if adequately grazed. Native chaparral in this zone would need to be pruned regularly to reduce fuel build-up.

The highly flammable Chamise (Adenostoma fasciculatum) within this zone should be removed almost entirely except for widely spaced individuals, which should be pruned every 3-5 years to avoid build-up of dead fuel. Lemonade Berry (Rhus integrifolia) within this area may be maintained if thinned and cleared of Black Sage (Salvia mellifera), California Sagebrush (Artemisia californica) and invasive annuals. Oaks should be limbed up 6-8 feet above the ground of all limbs smaller than 6 inch diameter and dead material.

This zone may retain specimen plants from the chaparral community: Lemonade Berry(Rhus integrifolia) and Bush Sunflower (Encelia californica), Toyon (Heteromeles arbutifolia) and Bigpod Ceanothus (Ceanothus macrocarpus). These species should be maintained as individuals with ample space between them and may be summer irrigated to maintain plant moisture. Clearing chaparral areas benefits the diversity of this habitat by allowing space for dormant annual and perennial herb species to germinate and grow. These areas should be mowed annually after the vegetation has seeded and dried.

The fuel clearance should be implemented as a series of gradations of vegetation with the sparsest vegetation closest to the structure and a gradually increasing density outward.

Zone 3: Vegetation management (10% to 50% Clearance)

Multicutting: removal of downed, diseased, or dead material. The native chaparral should be preserved in areas outside Zone 2, but should be cleared of standing dead shrubs, downed vegetation or dead limbs up to 10 feet above ground to reduce the fuel in this zone. The thinning should be chipped and mulched in the surrounding vegetation or removed to a permitted burn pile. Cover should be retained on exposed soils, particularly on the slopes to prevent erosion. This treatment is recommended to be done every 3-5 years and outside the nesting season (April 1 through July 31), this treatment is highly recommended by the fuel management specialist, but is not required by local fire ordinances.

Zone 4: Vegetation management (70% to 100% Clearance)

Fuel management along access roads will include selective thinning on both sides of roads. Effected areas contain primarily chaparral, however, some oak woodland also occurs next to the access roads. The chaparral is "mixed," and not overwhelmingly dominated by chamise along the access roads. The highly flammable species Chamise (Adenostoma fasciculatum), California Sagebrush (Artemisia californica), Black Sage(Salvia mellifera) and invasive annuals such as Black Mustard(Brassica nigra) and Tocalote (Centaurea melitensis) should be removed. Individual specimens of Toyon(Heteromeles arbutifolia), Coyote Brush (Baccharis pilularis), and Ceanothus species may be maintained if limbed up to 4-6 feet and provided with spacing between plants equal to three times the mature specimen height (no oak (Quercus agrifolia) trees will be removed to allow for spacing). Oaks should be limbed up 6-8 feet above the ground of all limbs smaller than 6 inch diameter and dead material. Lemonade Berry (Rhus integrifolia) may be maintained as individual plants and periodically pruned back to promote younger vegetation. Specimen plants may be summer irrigated by a drip system, except oak trees. All roads and driveways must have a vertical clearance of 13'-6".

Notification to property owner
Permit condition shall require the applicant to record a "notice to property owner" (NTPO) identifying the location of the fuel management zone and the regulating fuel management plan.

REVISIONS	BY

DEVELOPER
SHOTO LAND COMPANY, LLC
c/o JAMES UYEDA
445 S. FIGUEROA ST., SUITE 2700
LOS ANGELES, CALIFORNIA
(213) 489-6873

ENGINEER
K.B.FOSTER CIVIL ENGINEERING, Inc.
JAMES F. RIENSTRA R.C.E. 44156
CARNELIAN BAY, CALIFORNIA
(530) 546-3381

FUEL MANAGEMENT PLAN
PER NOVEMBER 10, 2004 FUEL MANAGMENT PLAN by GREGG HENRICKSON

Planning * Engineering * Surveying
P O Box 129
Carnelian Bay, CA 96140
(530) 546-3381

K.B.FOSTER CIVIL ENGINEERING,INC.

CARPINTERIA **CALIFORNIA**

TENTATIVE PARCEL MAP
FOR
SHOTO LAND COMPANY, LLC
586 TORRO CANYON PARK ROAD - APN: 155-170-043 & 044
A PORTION OF SECTION 18, T. 4 N., R. 25 W., S.B.B.&M.
SANTA BARBARA COUNTY

N

DATE	MARCH 31, 2005
SCALE	AS NOTED
DRAWN	BHF
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SHEET	TM1.10

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