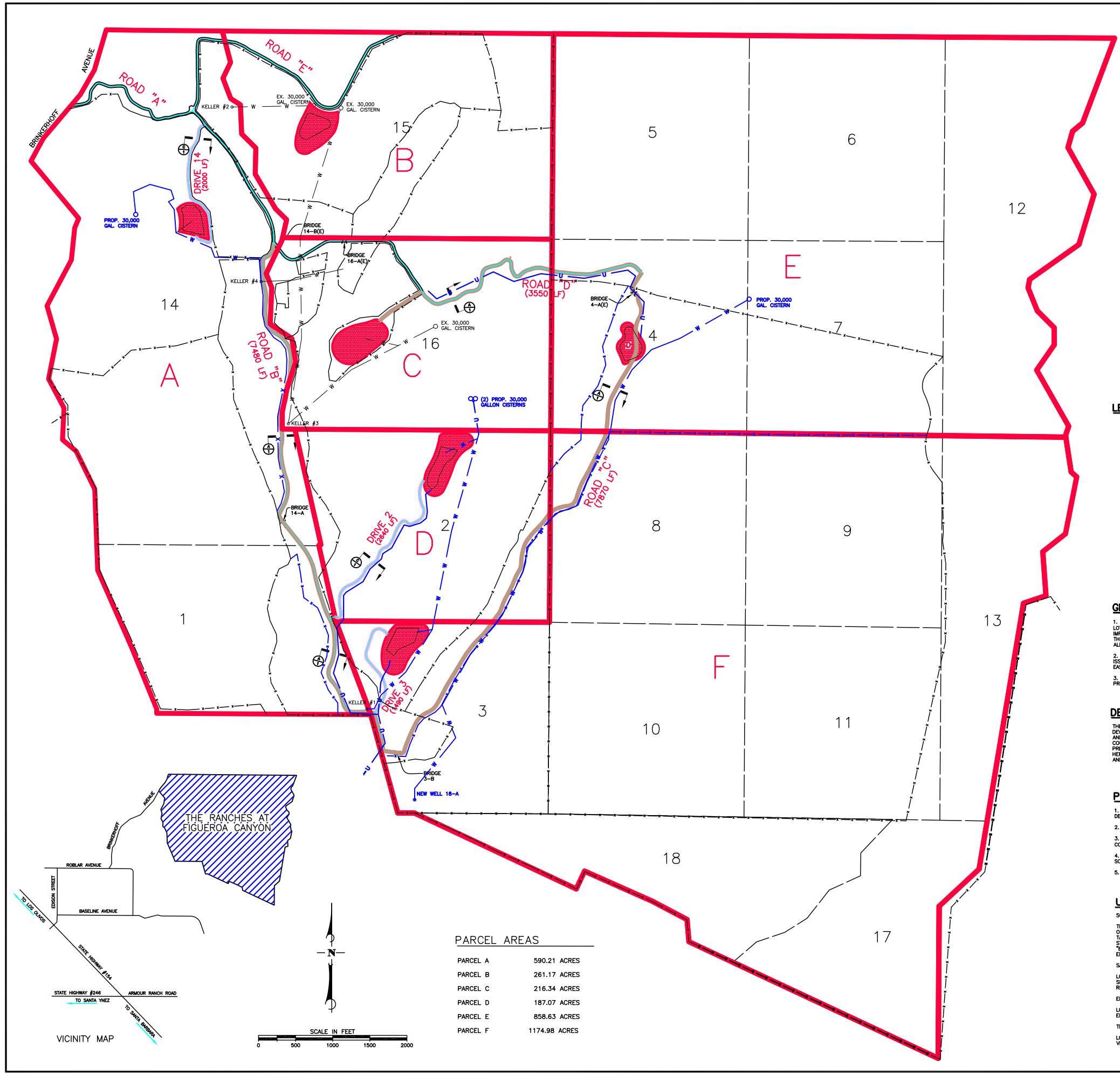

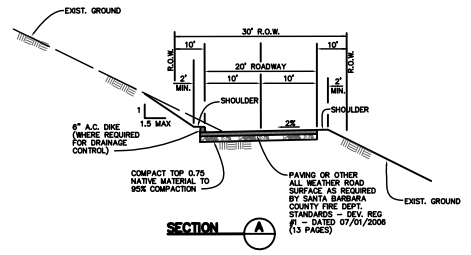

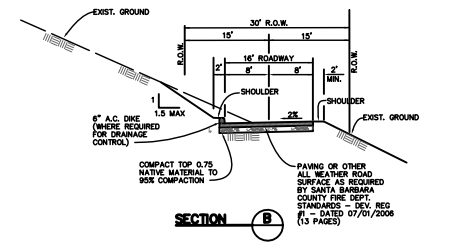

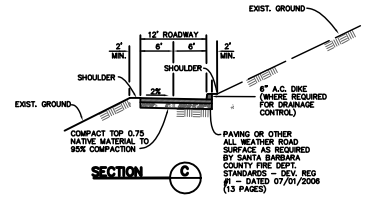

LEGEND:

- A — SALES PARCEL
- 18 — EXISTING LOT
- PARCEL LINE
- EXISTING LOT LINE
- EXISTING PAVED ACCESS ROAD
- PROPOSED ROAD & DRIVEWAY ROUTES TO BE CONSTRUCTED AS COMMON AREA IMPROVEMENTS
- PROPOSED DRIVEWAY ROUTES TO BE GRADED BUT DEFER PAVING CONSTRUCTION TO FUTURE LOT OWNER
- W — EXISTING WATER SYSTEM
- W — PROPOSED WATER SYSTEM
- U — U — PROPOSED UTILITY MAINS (ELECTRIC & TELEPHONE)
- DEVELOPMENT SITE
- TWO (2) ACRE DEVELOPMENT ENVELOPE
- X — X — EXISTING FENCE
- X — X — PROPOSED FENCE

GENERAL NOTES:

1. THIS PLAN REPRESENTS A CONCEPT DEVELOPMENT PLAN FOR THE 18 EXISTING CERTIFICATE OF COMPLIANCE LOTS OVER THE LAND SHOWN HEREON AS "RANCHES AT FIGUEROA CANYON". ALL INFORMATION AND PROPOSED IMPROVEMENTS ARE PRELIMINARY IN NATURE AND ARE INTENDED TO DEPICT CONCEPTS FOR DEVELOPMENT OF THE PROPERTY FOR BUILDING SITES, ROAD AND DRIVEWAY ACCESS TO BUILDING SITES, AND UTILITY CORRIDORS. ALL THESE ELEMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE.

2. LOTS BOUNDARIES AS SHOWN HEREON ARE CALCULATED FROM RECORD INFORMATION. EACH LOT HAS BEEN ISSUED A RECORDED CERTIFICATE OF COMPLIANCE PROVIDING CONSTRUCTIVE NOTICE OF LEGAL LOT STATUS. EASEMENT OF RECORD ARE NOT SHOWN.

3. TOPOGRAPHIC INFORMATION AS SHOWN HEREON WAS DIGITALLY SCANNED FROM TOPOGRAPHIC MAPPING PROVIDED BY OTHERS.

DEVELOPMENT ENVELOPE:

THE AREAS SHOWN HEREON AS "DEVELOPMENT ENVELOPE" ARE INTENDED TO DESIGNATE POTENTIAL AREAS WHERE DEVELOPMENT OF NON-AGRICULTURAL STRUCTURES AND IMPROVEMENTS ARE PROPOSED. SUCH STRUCTURES AND IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PRIMARY RESIDENCES, GUEST HOUSES, CABANAS, TENNIS COURTS, POOLS AND OTHER INCIDENTAL STRUCTURES AND IMPROVEMENTS. THIS DESIGNATION DOES NOT PRECLUDE OR PROHIBIT AGRICULTURAL RELATED DEVELOPMENT OVER OTHER AREAS OF THE LOTS SHOWN HEREON, NOR THE CONSTRUCTION OF INFRASTRUTURE AND INCIDENTAL IMPROVEMENTS NECESSARY FOR THE USE AND OPERATION OF THE BUILDING ENVELOPE SUCH AS UTILITIES, DRIVEWAYS, WALKWAYS AND LANDSCAPE AREAS.

PRIVATE ROADS & DRIVEWAYS:

1. ROUTES FOR PRIVATE ROADS & DRIVEWAYS AS SHOWN ARE SERVING EACH LOT AND ARE PRELIMINARY DESIGNS. IN MANY CASES THE PROPOSED ROUTES FOLLOW EXISTING IMPROVED OR UNIMPROVED ROADS.

2. SEE TYPICAL SECTIONS SHOWN ON THIS SHEET FOR PROPOSED IMPROVEMENTS FOR ROADS AND DRIVEWAYS.

3. ROADS AND DRIVEWAYS ARE INTENDED TO CONFORM WITH THE REQUIREMENTS OF THE SANTA BARBARA COUNTY FIRE DEPARTMENTS DEVELOPMENT REGULATION #1 DATED 07/01/2006 (13 PAGES).

4. ALL WEATHER ROAD SURFACES WILL BE CONSTRUCTED AS REQUIRED IN THE ABOVE REFERENCED STANDARDS. SOME OWNERS MAY CHOOSE TO CONSTRUCT AN ASPHALT SURFACE EVEN IF NOT REQUIRED BY THE STANDARDS.

5. IN GENERAL, ROADS AND DRIVEWAYS ARE PROPOSED WITH MAXIMUM GRADES OF 12 PERCENT.

UTILITIES:

SOURCE OF WATER:

THE LOTS SHOWN HEREON ARE PROPOSED TO BE SERVED BY A "MULTIPLE PARCEL DOMESTIC WATER SYSTEM" OR A "STATE SMALL DOMESTIC WATER SYSTEM. PROPOSED IMPROVEMENTS INCLUDE ON-SITE WELLS, STORAGE TANKS AND RESERVOIRS, AND PIPELINES FOR WATER TANSMISSION AND DISTRIBUTION. INDIVIDUAL LOT TANK STORAGE WILL BE REQUIRED IN SOME CASES TO MEET COUNTY FIRE DEPT STANDARDS. SEE PENFIELD & SMITH "BAR CO RANCH WATER SYSTEM" REPORT FOR INFORMATION ON WELLS, WATER YIELD AND CONSTRUCTION ELEMENTS AND COSTS.

SANITARY SEWAGE DISPOSAL:

LOTS SHOWN HEREON ARE PROPOSED TO DISCHARGE WASTE WATER DISPOSAL THROUGH INDIVIDUAL ON-SITE SEPTIC TANKS AND LEACH FIELDS OR DRY WELLS PURSUANT TO COUNTY ENVIRONMENTAL HEALTH SERVICE REQUIREMENTS.

ELECTRICAL SERVICE:

LOTS SHOWN HEREON ARE PROPOSED TO BE SERVED ELECTRICITY THROUGH CONTRUCTION OF PACIFIC GAS & ELECTRIC ELECTRICAL SYSTEM EXTENSION.

TELEPHONE SERVICE:

LOTS SHOWN HEREON ARE PROPOSED TO BE SERVED ELECTRICITY THROUGH CONTRUCTION OF THE LOCAL VERIZON TELEPHONE EXTENSION.

PARCEL AREAS

PARCEL A	590.21 ACRES
PARCEL B	261.17 ACRES
PARCEL C	216.34 ACRES
PARCEL D	187.07 ACRES
PARCEL E	858.63 ACRES
PARCEL F	1174.98 ACRES

SCALE IN FEET
0 500 1000 1500 2000

PROJECT NO. 07-003.01
DRAWING NAME: 6 LOT SALES.dwg
DATE: AUGUST 28, 2007

BARGO RANCH
6 LOT DEVELOPMENT PLAN
ROADS, UTILITIES AND DEVELOPMENT SITES
COUNTY OF SANTA BARBARA, CALIFORNIA

CLIENT: FONTERRA PARTNERS LLC
530 LYTTON AVENUE, SECOND FLOOR
PALO ALTO, CA 94301
ATTN: PHILIP TAYLOR

3 WEST CARRILLO STREET, SUITE 201
SANTA BARBARA, CA 93101
(805) 962-4611 (PHONE)
(805) 962-4161 (FAX)