

OWNER/SUBDIVIDER: GRANT GUERRIERI
 REALIZED DREAMS RANCH, LLC
 28775 COUNTY ROAD 104
 DAVIS, CA 95618

ENGINEER/SURVEYOR: LAUGENOUR AND MEIKLE
 CIVIL ENGINEERS
 608 COURT STREET
 WOODLAND, CA. 95695
 PHONE: (530) 662-1755

ASSESSOR'S NUMBERS: 0110-190-090, 0110-190-100,
 0111-070-200, 0111-070-210

EXISTING USE: HOMESITE/GRAZING LAND
PROPOSED USE: HOMESITES/SEASONAL ROW CROPS

EXISTING ZONING: A40
PROPOSED ZONING: A40

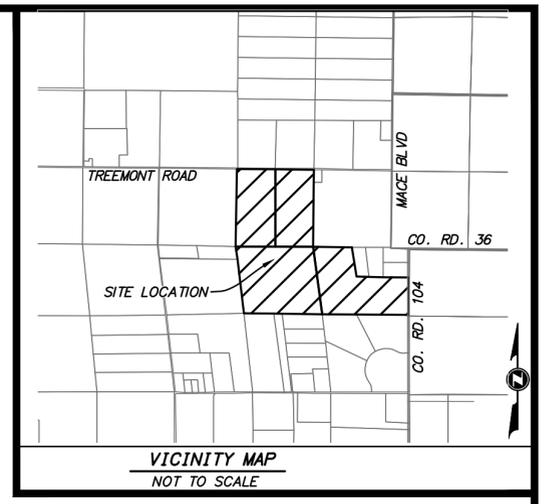
SEWER SERVICE: PRIVATE SEPTIC
DRAINAGE SERVICE: OVERLAND TO DRAINAGE DITCHES
 AND PUTAH CREEK
WATER SERVICE: PRIVATE WELL
ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
GAS SERVICE: PROPANE TANKS
TELEPHONE SERVICE: AT&T
FIRE SERVICE DISTRICT: DIXON FIRE DISTRICT
FLOOD ZONES: 06095C0225E ZONE A
GROSS AREA: 429.052± ACRES

NOTES:

1. THIS TENTATIVE MAP TO BE PROCESSED AS A PARCEL MAP PER EXCLUSION IN SECTION 66426(d), SUBDIVISION AND MAP ACT.
2. THE IMPROVEMENTS FOR THE PROPOSED ROAD, LABELED CORNERSTONE DRIVE, WILL BE DEFERRED UNTIL THOSE LOTS HAVE RESIDENCES BUILT.
3. PARCELS 1-5 ARE BEING DEVELOPED WITH RESIDENCES AS THE FIRST PHASE AND PARCELS 6-10 WILL BE DEVELOPED IN A LATER PHASE.

COMMERCIAL USES OF PROPERTY:

1. THE NORTHERN 60 ACRES HAS BEEN AND WILL CONTINUE TO BE FARMED AS ALFALFA.
2. THE SOUTHERN 311 ACRES, HISTORICALLY USED AS RANCH LAND A WATER RESERVOIR FOR IRRIGATION, ARE INTENDED TO TRANSITION FROM CATTLE GRAZING TO MORE SUSTAINABLE AGRICULTURAL PRACTICES SUCH AS THE CULTIVATION OF ROW CROPS, GRAINS OR ORCHARDS. BY ROTATING CROPS AND INTEGRATING COVER CROPS, WILL IMPROVE SOIL HEALTH, INCREASE ORGANIC MATTER, AND REDUCE EROSION. ADDITIONALLY, THE DIVERSIFIED USE OF THE LAND, INCLUDING INTERMITTENT GRAZING OF RUMINANTS AND BEEKEEPING, WILL PROMOTE BIODIVERSITY AND SUPPORT POLLINATOR POPULATIONS. THESE EFFORTS ARE ALIGNED WITH A COMMITMENT TO SUSTAINABLE LAND MANAGEMENT, ENSURING THE LONG-TERM FERTILITY AND VIABILITY OF THE SOIL WHILE OPTIMIZING THE LAND'S AGRICULTURAL OUTPUT.



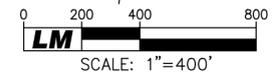
- LEGEND:**
- PPLF - PROPOSED PRIMARY LEACH FIELD
 - PRLF - PROPOSED RESERVE LEACH FIELD
 - PP - POWER POLE
 - TP - TELEPHONE POLE
 - SC - SOLANO COUNTY
 - YC - YOLO COUNTY
 - U - UTILITY POLE
 - W - EXISTING WELL
 - W - PROPOSED WELL
 - - ADJACENT PROPERTY LINE
 - — — - EXISTING SUBJECT PROPERTY LINE
 - - - - - PROPOSED SUBJECT PROPERTY LINE
 - (OH)E - OVERHEAD DRY UTILITIES
 - - - - - EASEMENT LINE
 - - - - - CROP FIELD EDGE
 - - - - - DIRT ROAD EDGE
 - x - x - - FENCE
 - - - - - GAS - EXISTING GAS LINE



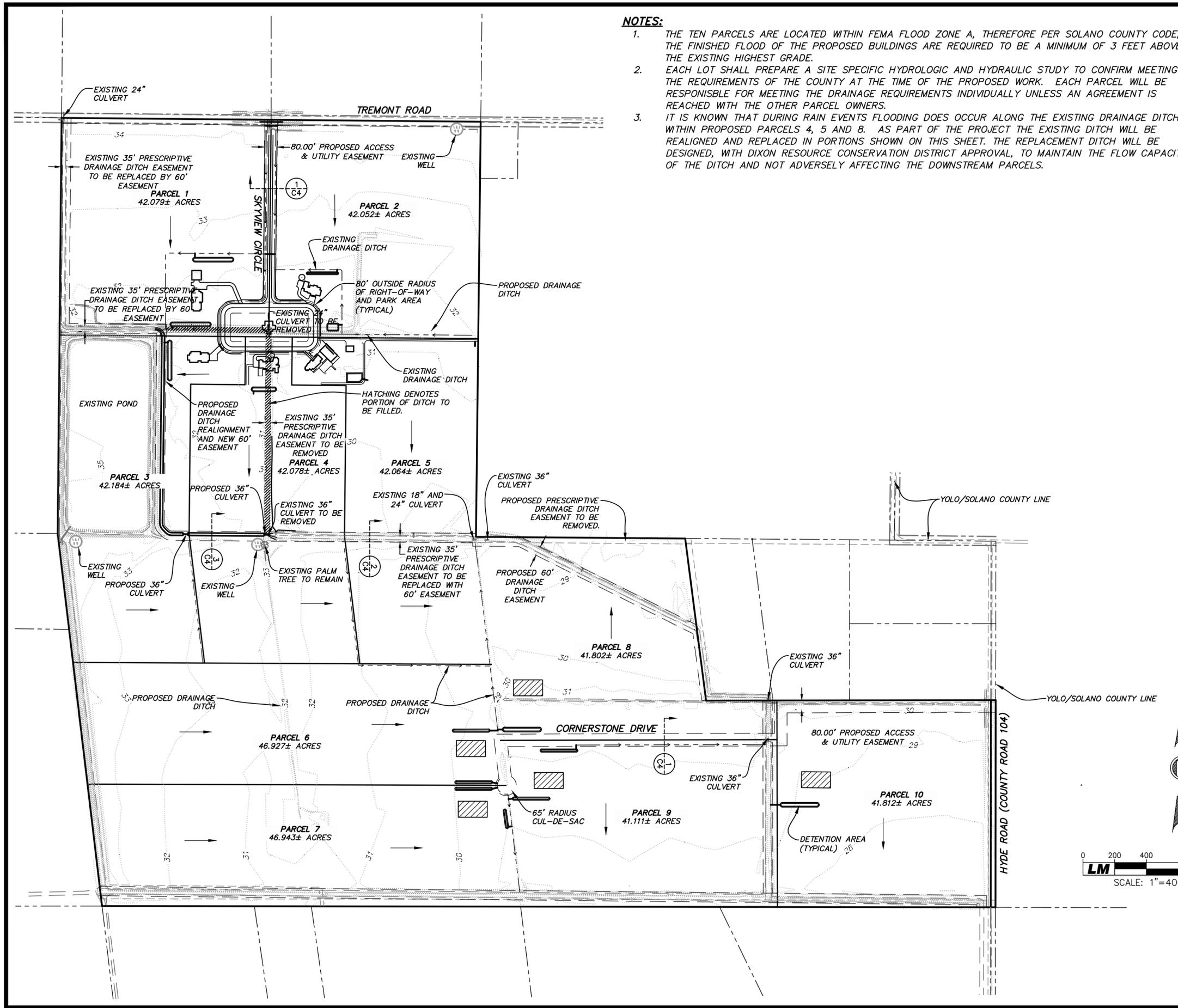
C1 - TENTATIVE PARCEL MAP
 FOR
REALIZED DREAMS, LLC
 LOCATED IN A PORTION OF SECTION 36 TOWNSHIP 8
 NORTH, RANGE 2 EAST, AND IN A PORTION OF
 SECTION 1 TOWNSHIP 7 NORTH,
 RANGE 2 EAST, MOUNT DIABLO MERIDIAN
 UNINCORPORATED AREA OF, SOLANO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
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SHEET 1 OF 5 NOVEMBER 14, 2024

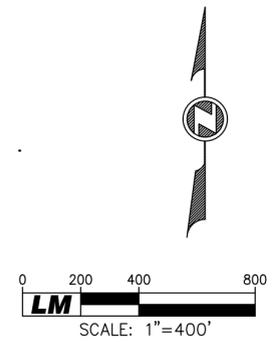


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- NOTES:**
1. THE TEN PARCELS ARE LOCATED WITHIN FEMA FLOOD ZONE A, THEREFORE PER SOLANO COUNTY CODE, THE FINISHED FLOOD OF THE PROPOSED BUILDINGS ARE REQUIRED TO BE A MINIMUM OF 3 FEET ABOVE THE EXISTING HIGHEST GRADE.
 2. EACH LOT SHALL PREPARE A SITE SPECIFIC HYDROLOGIC AND HYDRAULIC STUDY TO CONFIRM MEETING THE REQUIREMENTS OF THE COUNTY AT THE TIME OF THE PROPOSED WORK. EACH PARCEL WILL BE RESPONSIBLE FOR MEETING THE DRAINAGE REQUIREMENTS INDIVIDUALLY UNLESS AN AGREEMENT IS REACHED WITH THE OTHER PARCEL OWNERS.
 3. IT IS KNOWN THAT DURING RAIN EVENTS FLOODING DOES OCCUR ALONG THE EXISTING DRAINAGE DITCH WITHIN PROPOSED PARCELS 4, 5 AND 8. AS PART OF THE PROJECT THE EXISTING DITCH WILL BE REALIGNED AND REPLACED IN PORTIONS SHOWN ON THIS SHEET. THE REPLACEMENT DITCH WILL BE DESIGNED, WITH DIXON RESOURCE CONSERVATION DISTRICT APPROVAL, TO MAINTAIN THE FLOW CAPACITY OF THE DITCH AND NOT ADVERSELY AFFECTING THE DOWNSTREAM PARCELS.

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 - - - - - ADJACENT PROPERTY LINE
 - SUBJECT PROPERTY LINE
 - - - - - EASEMENT LINE
 - x - x - FENCE
 - ← OVERLAND DRAINAGE FLOW DIRECTION
 - ▨ PROPOSED BUILDABLE AREA
 - ⊙ (X/C4) PROPOSED ROAD AND DITCH SECTIONS LOCATED ON SHEET C4



C2 — GRADING AND DRAINAGE PLAN
 FOR
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 LOCATED IN A PORTION OF SECTION 36 TOWNSHIP 8
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SHEET 2 OF 5 NOVEMBER 14, 2024

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DECLARATION:

THE SOIL TESTING DATA SUBMITTED TO DATE REQUIRES THE USE OF AN ALTERNATIVE TYPE SEPTIC SYSTEM FOR ALL THE LEACH FIELDS AND REPLACEMENT AREAS.

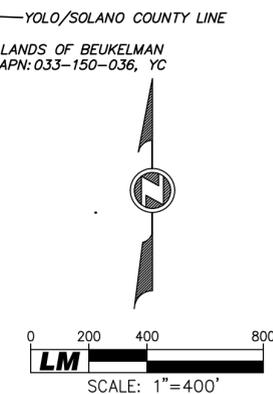
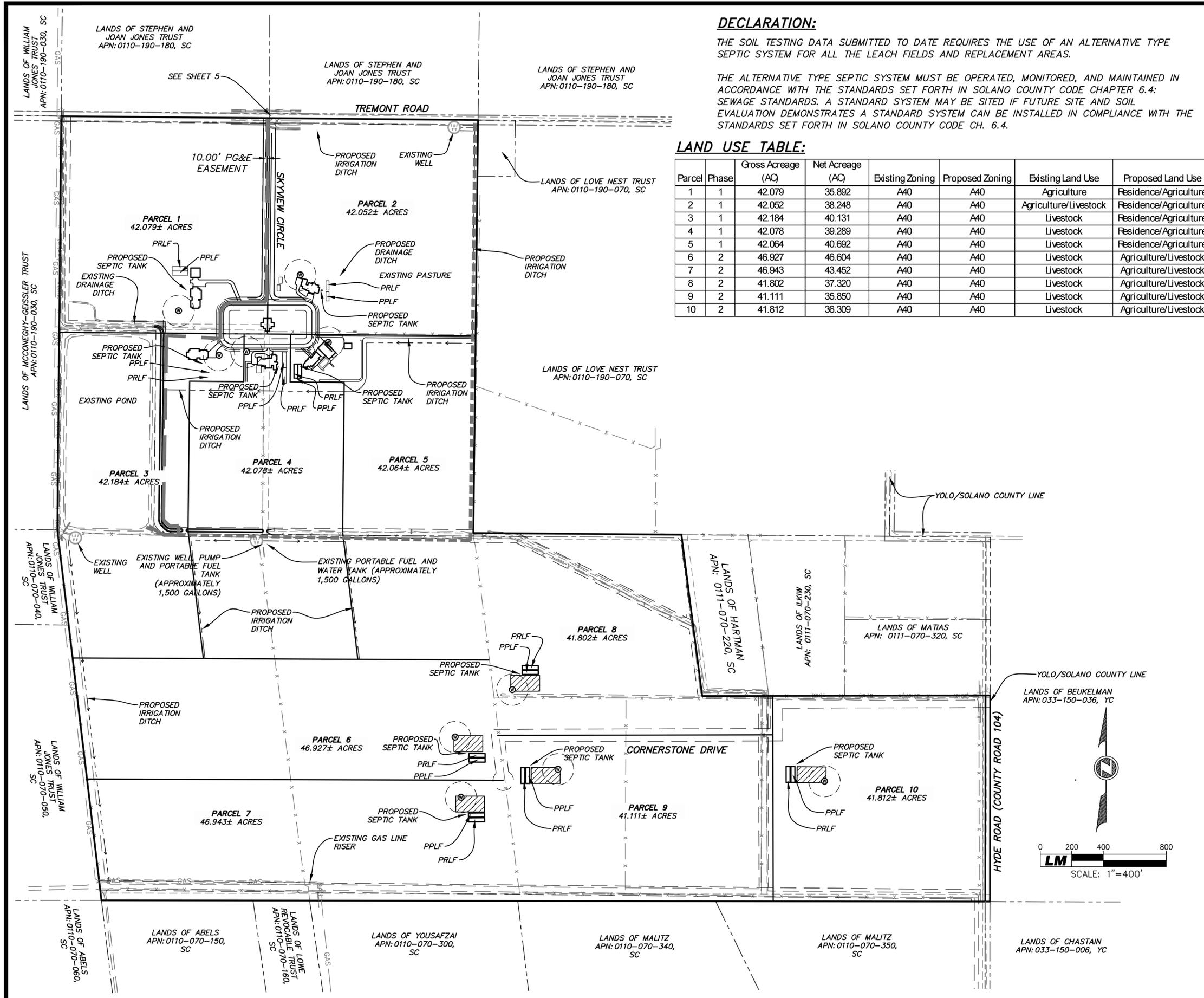
THE ALTERNATIVE TYPE SEPTIC SYSTEM MUST BE OPERATED, MONITORED, AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SOLANO COUNTY CODE CHAPTER 6.4: SEWAGE STANDARDS. A STANDARD SYSTEM MAY BE SITED IF FUTURE SITE AND SOIL EVALUATION DEMONSTRATES A STANDARD SYSTEM CAN BE INSTALLED IN COMPLIANCE WITH THE STANDARDS SET FORTH IN SOLANO COUNTY CODE CH. 6.4.

LAND USE TABLE:

Parcel	Phase	Gross Acreage (AC)	Net Acreage (AC)	Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
1	1	42.079	35.892	A40	A40	Agriculture	Residence/Agriculture
2	1	42.052	38.248	A40	A40	Agriculture/Livestock	Residence/Agriculture
3	1	42.184	40.131	A40	A40	Livestock	Residence/Agriculture
4	1	42.078	39.289	A40	A40	Livestock	Residence/Agriculture
5	1	42.064	40.692	A40	A40	Livestock	Residence/Agriculture
6	2	46.927	46.604	A40	A40	Livestock	Agriculture/Livestock
7	2	46.943	43.452	A40	A40	Livestock	Agriculture/Livestock
8	2	41.802	37.320	A40	A40	Livestock	Agriculture/Livestock
9	2	41.111	35.850	A40	A40	Livestock	Agriculture/Livestock
10	2	41.812	36.309	A40	A40	Livestock	Agriculture/Livestock

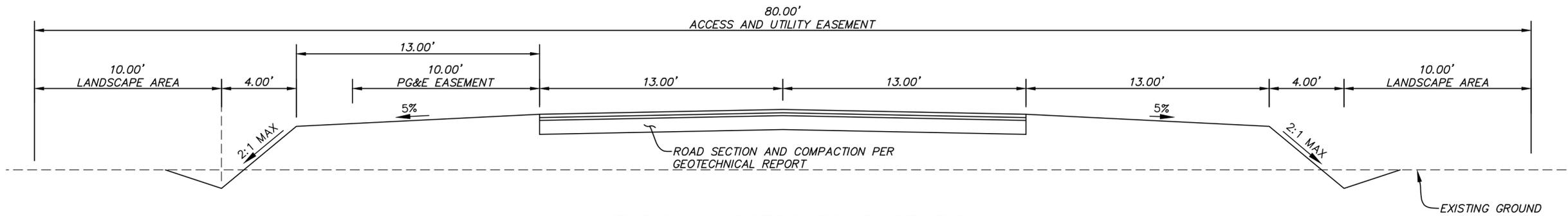
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- — — — — SUBJECT PROPERTY LINE
- (OH)— – OVERHEAD DRY UTILITIES
- - - - - EASEMENT LINE
- - - - - CROP FIELD EDGE
- - - - - DIRT ROAD EDGE
- x - x - FENCE
- ▨ – PROPOSED BUILDABLE AREA
- – 100' WELL SETBACK
- - - - - EXISTING ACCESS TO THE POND
- — — — — PROPOSED ACCESS TO THE POND

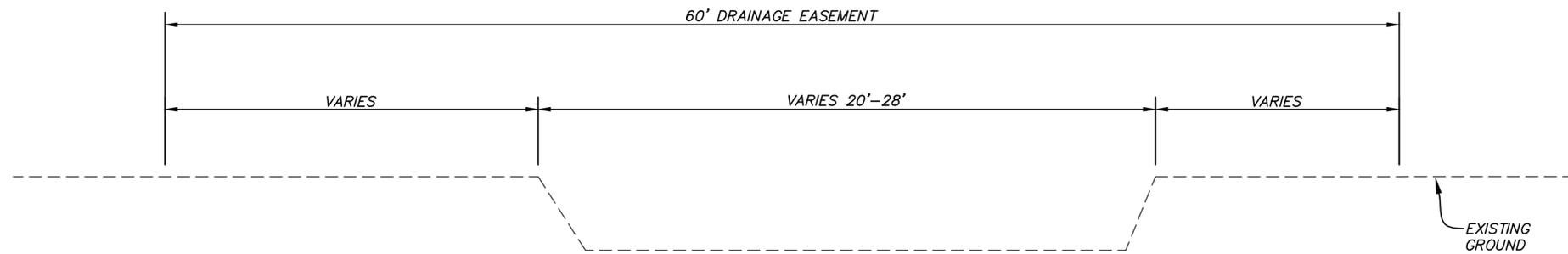


C3 – UTILITY AND USE MAP
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 SHEET 3 OF 5 NOVEMBER 14, 2024

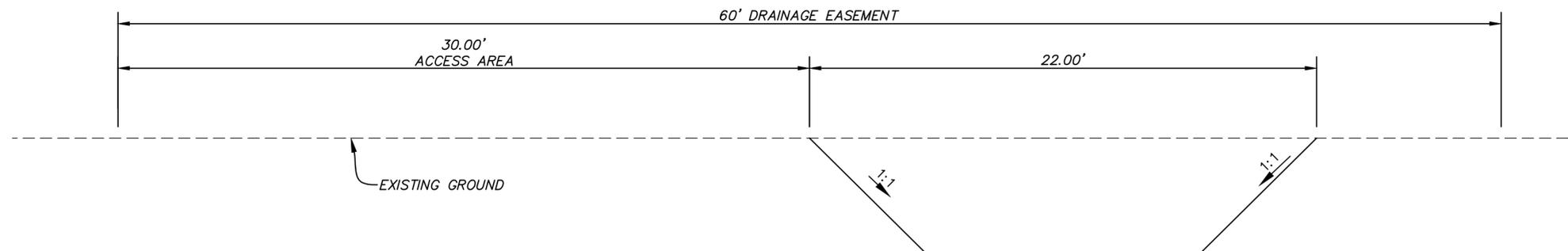
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1 TYPICAL ACCESS ROAD SECTION
NTS



2 TYPICAL EXISTING DITCH SECTION
NTS

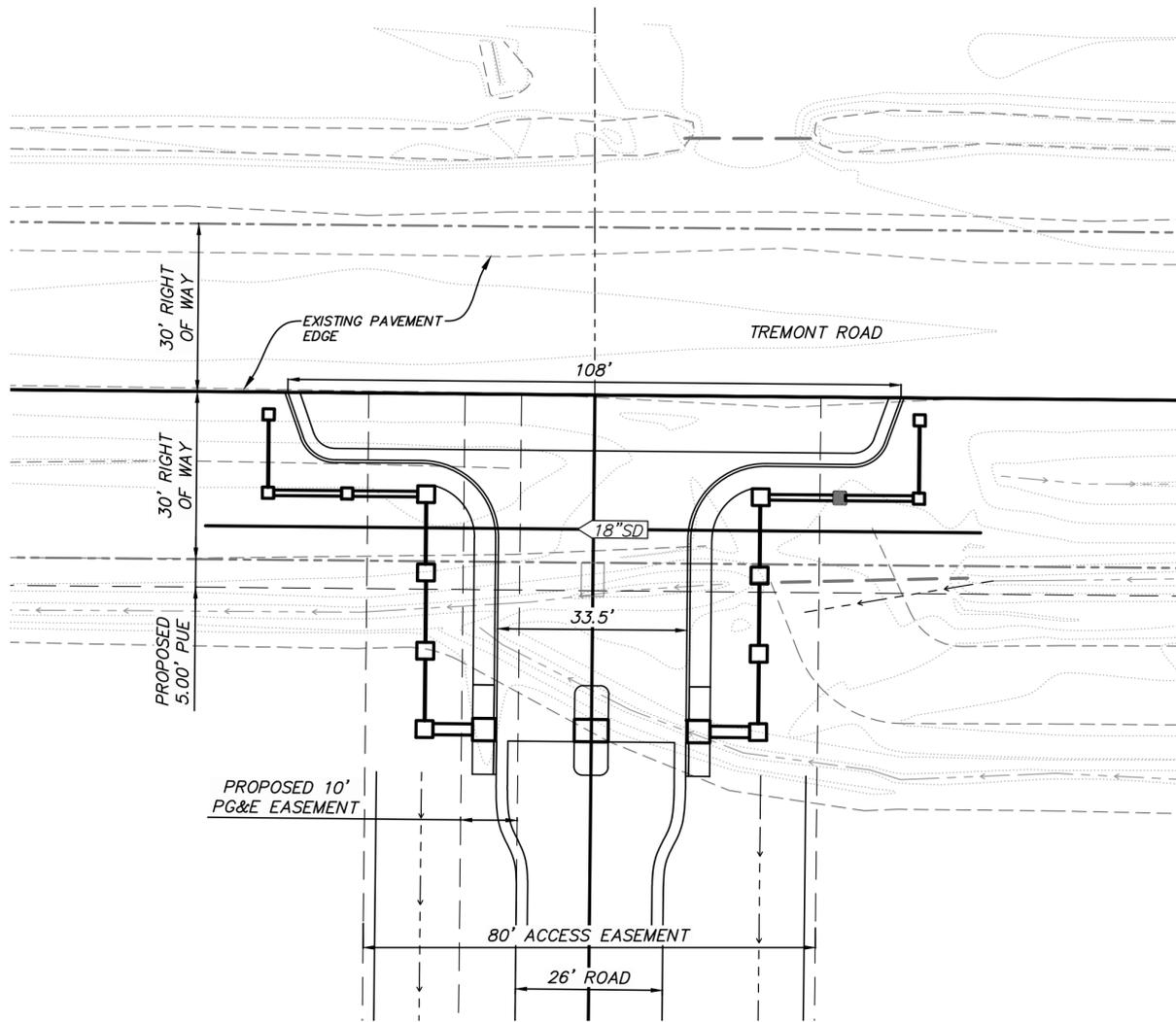


3 TYPICAL NEW DITCH SECTION
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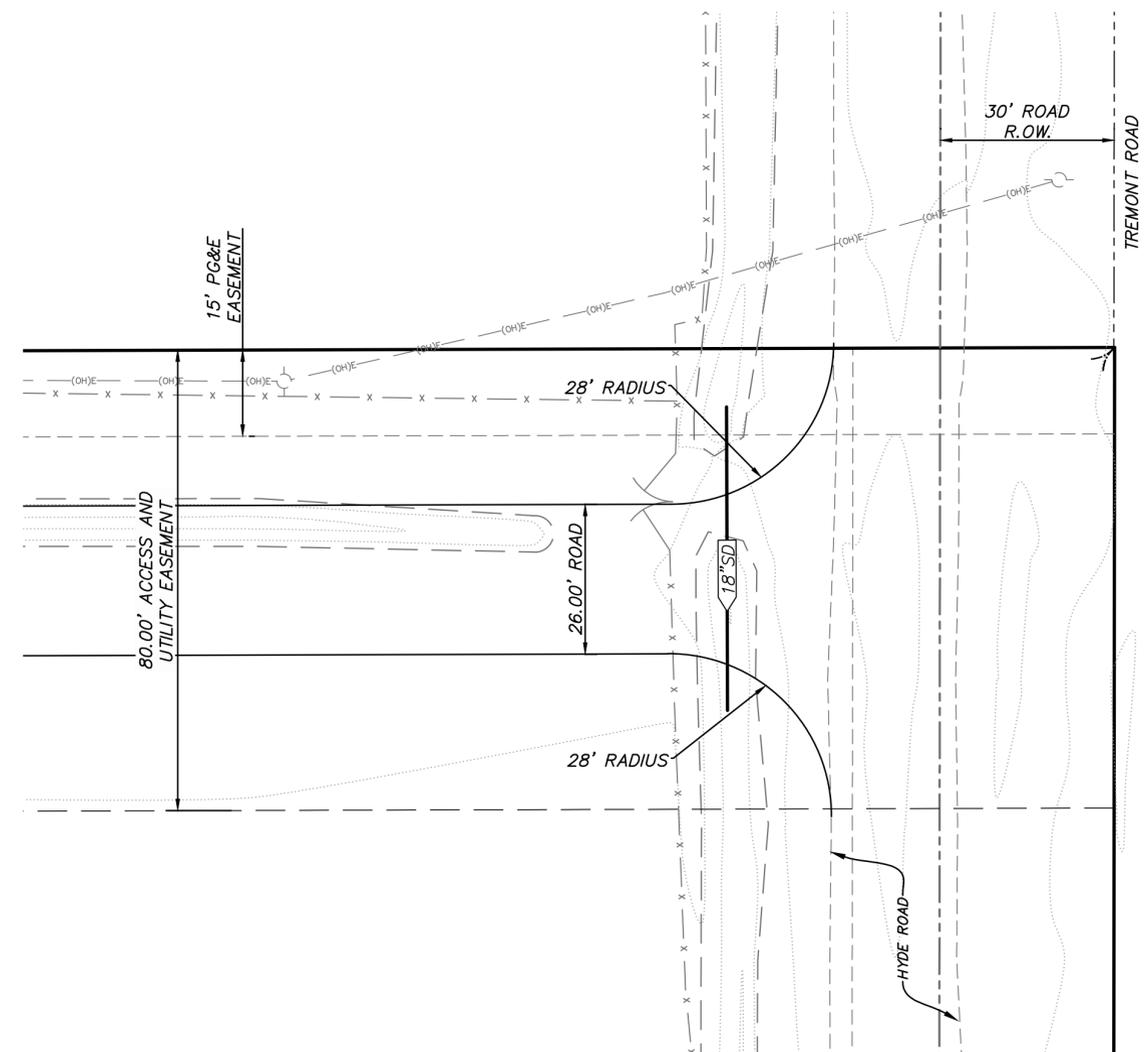


C4 - TYPICAL SECTION
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1 ENTRANCE ALONG TREMONT RD
NTS



2 ENTRANCE ALONG HYDE RD
NTS



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