



Minor Subdivision Application MS-24-02

Realized Dreams, LLC

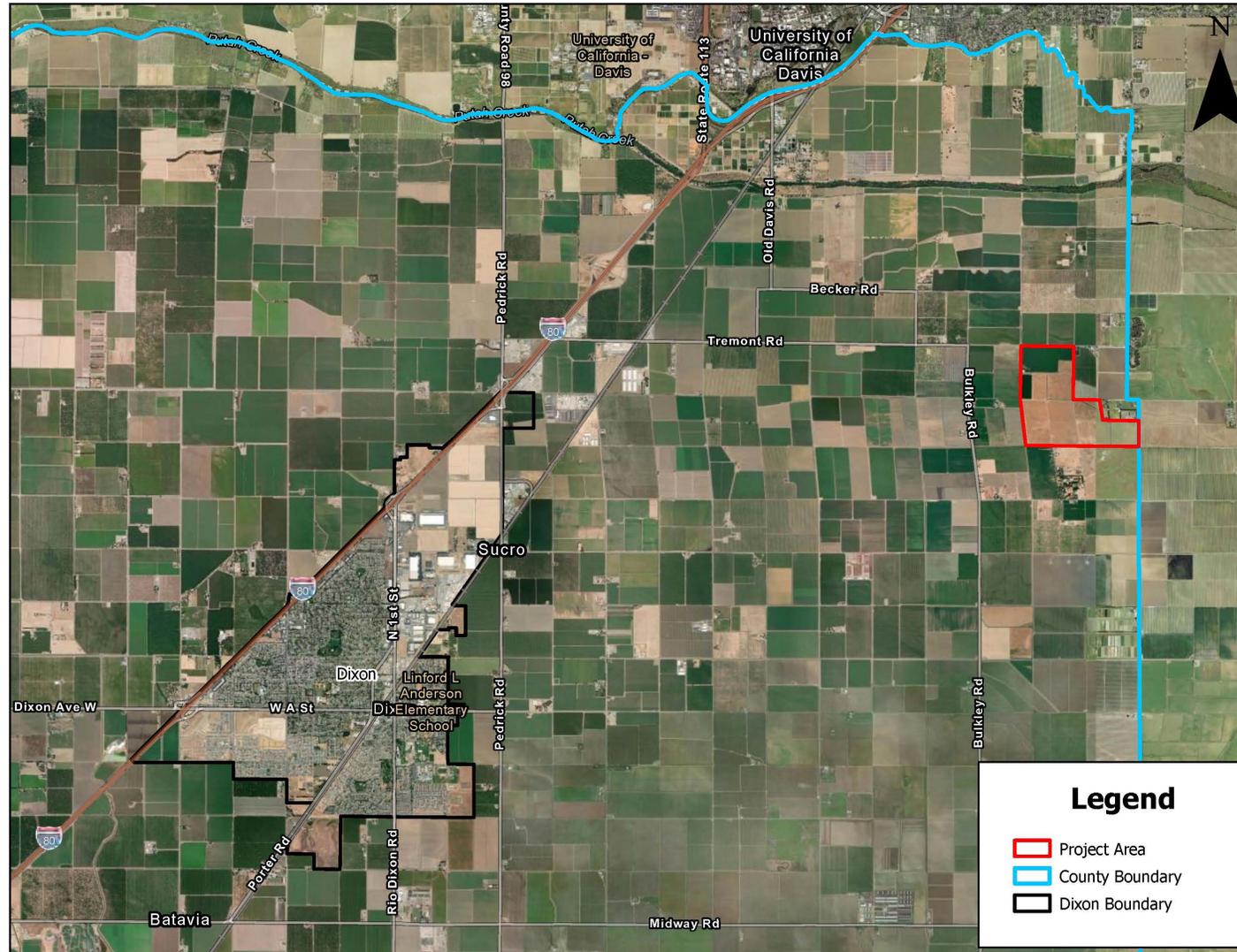
- Replacement Land Conservation Contract Nos: 1391, 1392, 1393

Presented to the Board of Supervisors
On August 12, 2025
By Department of Resource Management

Matt Walsh, Principal Planner
Kathy Pease, Consulting Planner



Vicinity Map





Minor Subdivision Application

- A request to subdivide four (4) existing parcels totaling approximately 426 acres into ten (10) agricultural lots located at 8330 Tremont Road, near Davis
 - Each lot will be over 41 acres, consistent with the A-40 Zone District
 - Five owner/farmer residential units proposed
 - Converts more than 342 acres of current cattle pasture to active row crops
 - Agricultural uses will continue to be the primary use on all parcels



Proposed Tentative Map





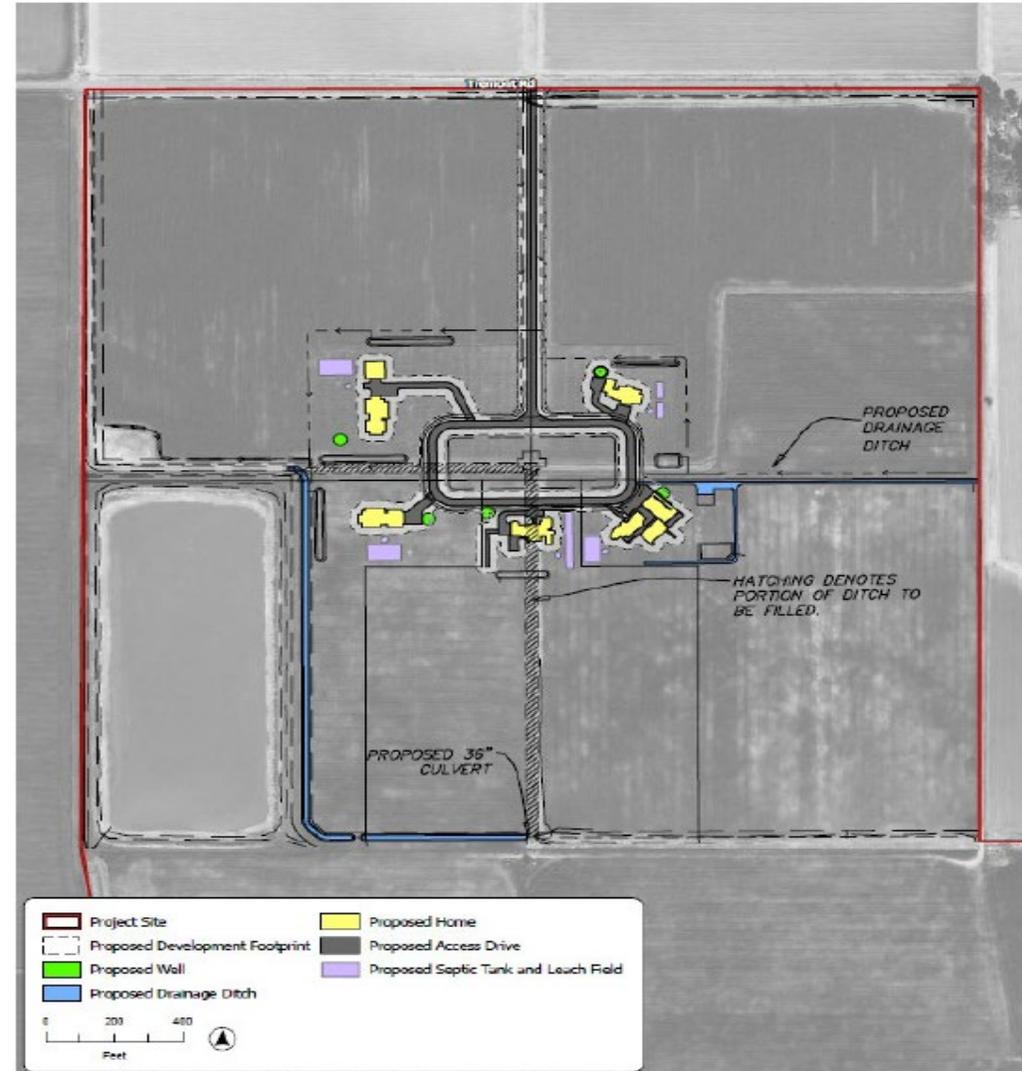
Proposed Parcel Sizes

PROPOSED PARCELS

PARCEL	ACREAGE
1	42.07 +/- acres
2	42.05 +/- acres
3	42.18 +/- acres
4	42.07 +/- acres
5	42.06 +/- acres
6	46.92 +/- acres
7	46.94 +/- acres
8	41.80 +/- acres
9	41.11 +/- acres
10	41.81 +/- acres



Proposed Cluster of Family Residences





Williamson Act Contracts - Rescind and Replace

- Lots created by the proposed subdivision will alter the outer perimeter of land subject to two Williamson Act Contracts (Contracts 14 and 15)
- Consistent with Solano County Uniform Rules and Procedures Governing Land Conservation Contracts, the project includes a request to rescind existing Land Conservation Contract Nos 14 and 15 and replace with new Land Conservation Contract Nos 1391, 1392 and 1393, consistent with new legal boundaries
- There will be no change in the amount of acreage under contract
- As there are multiple parcels and property owners within these two existing contracts; recording new contracts will require all owners to approve of the new contracts
- As conditioned, the applicant is required to obtain all necessary property owner signatures prior to recordation of the parcel map



Old Contracts and New Contracts Comparison

Approval will result in rescinding two Williamson Act contracts and replacing with three new contracts





Consistency and Compliance

➤ **General Plan**

The proposed minor subdivision and replacement land conservation contracts are consistent with the Solano County General Plan (Agriculture) in that the project will continue to support agricultural activities and meets the density of one residential unit allowed per 40-acre parcel

➤ **Zoning Ordinance**

As conditioned, the proposed project is consistent with the zoning ordinance, and each new parcel will meet the minimum parcel size of 40 acres

➤ **Subdivision Ordinance**

As conditioned, the proposed project is consistent with the County's subdivision ordinance



Environmental Review (CEQA)

- Initial Study and Mitigated Negative Declaration (IS/MND) circulated for public review and comment from June 2, 2025, through June 21, 2025
- Two comment letters received:
 - Department of Toxic Substances Control: Issues raised include an acknowledgement by DTSC that pesticides may be used by agricultural operations. However, the previous use of the site was for cattle grazing but pesticides are not typically used and are not expected to be present on the site.
 - Dixon Resource Conservation District: No concerns with the project or the MND.
- No significant impacts were identified that cannot be mitigated to a less than significant level



Recommendation

- 1) Conduct a noticed public hearing; and
- 2) Adopt a resolution to:
 1. Adopt a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act;
 2. Approve Minor Subdivision application MS-24-02 to allow a Minor Subdivision of four (4) existing parcels totaling 426± acres into ten (10) agricultural lots, over 41± acres each;
 3. Rescind Land Conservation contract Nos 14 and 15; and
 4. Approve replacement Land Conservation contract Nos 1391, 1392, and 1393.