

New Project on

13 Sept 2024

# Tremont

## Realized Dreams Ranch

Building futures together through  
family, community and  
sustainability.



# **NEW PROJECT IN YOUR AREA**

**WELCOMING A NEW FAMILY TO SOLANO COUNTY**



**REALIZED  
DREAMS  
RANCH**

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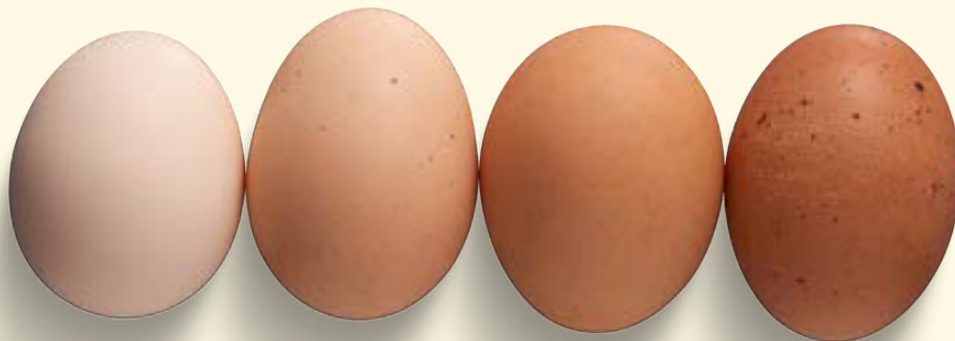
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# Family Introduction

## "Building Futures Together: Family, Hard Work and Community"

The Guerrieri family has deep roots in the area and a long-standing commitment to farming. Over two decades ago, Dennis and Maureen realized their dream of raising their children in the countryside, purchasing a 7-acre property on Country Road 104 just outside of Davis, California.

This rural lifestyle provided their children with invaluable opportunities to learn about hard work through raising livestock, tending a large garden, and cultivating an orchard. Now, as adults with their own families, the Guerrieri children are dedicated to carrying on this tradition of self-sufficiency and passing these values on to the next generation.

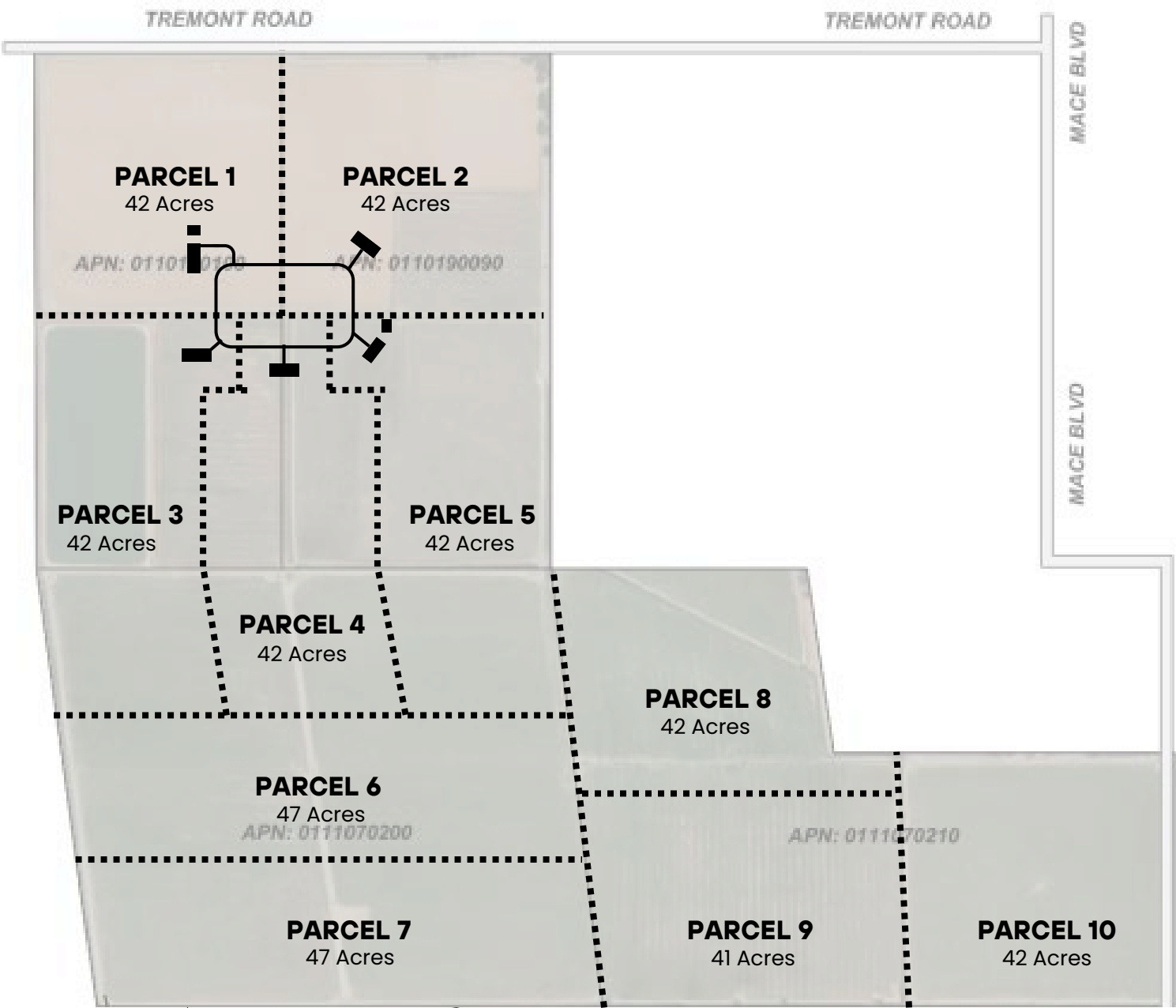


Dennis & Maureen Guerrieri had 4 children. Sharron, Clark, Grant and Lauren. Over the last 10 years they all have had 13 total children and look forward to building a better future for them all.

# Project Site Map

## 2024 - 2026 Subdivisions and Homesteads

10 Parcels and 5 Homesteads



# Project Timeline

2024 - 2026 Unfolding in the coming years with a series of transformative milestones.

The Guerrieri Family is incredibly excited to share their upcoming adventure!





# Project Scope

**As we embark on this exciting new chapter, our focus is on building a fulfilling and sustainable lifestyle that reflects our family's values and respect for the land.**

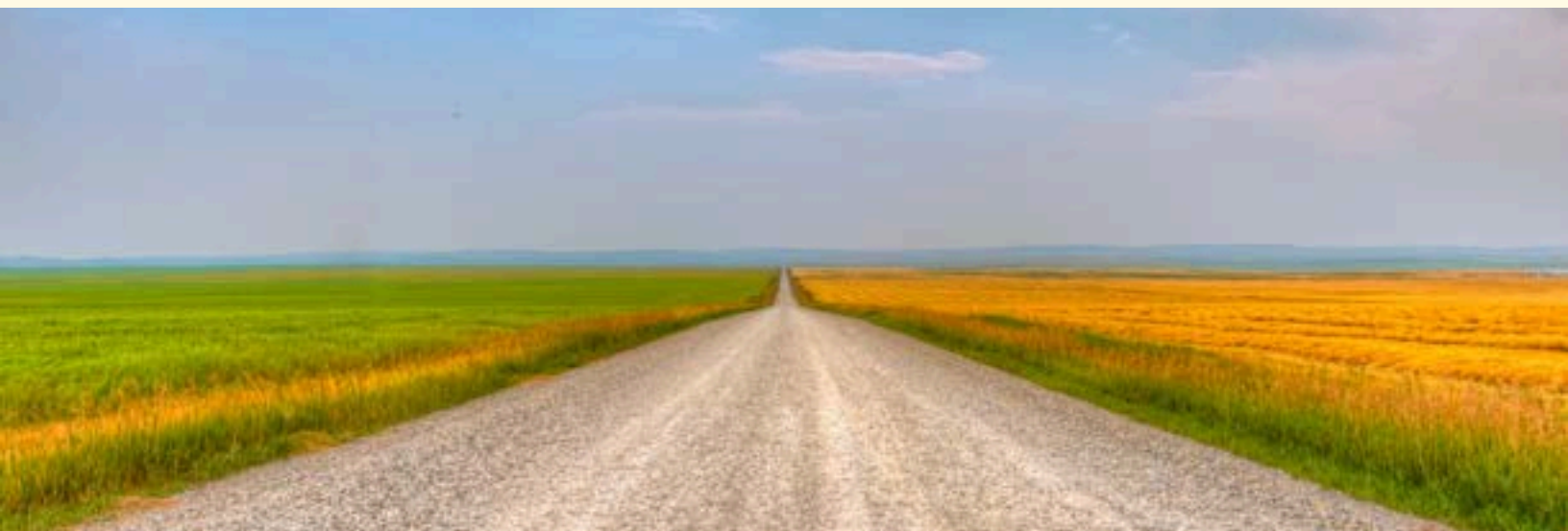


We are excited to share the details of our planned subdivision at Realized Dreams Ranch, which will divide 426 acres of land into 10 parcels, each designed with sustainability and family living in mind. Of the 10 parcels, five will be used for family residences, each ranging between 40 to 45 acres, while the remaining five parcels will remain designated for agricultural use. Importantly, the property is enrolled in the Williamson Act and will remain under this designation, ensuring the long-term preservation of the land's agricultural integrity. The zoning for the property is A-40 (Agricultural), and we are committed to maintaining compliance with local agricultural zoning laws. The residential parcels will focus on sustainable, environmentally friendly construction, and the agricultural parcels will continue to support organic farming practices, such as soil revitalization and rotational grazing. Our approach balances residential living with agricultural productivity, ensuring that the development respects both the land and the community's farming heritage.

We are mindful of potential impacts the project may have on the surrounding area and have proactively taken steps to mitigate any concerns. To manage traffic during the construction phase, we are coordinating with Solano County to implement traffic control measures, including designated routes for construction vehicles and road improvements to minimize disruptions. The agricultural impact will be minimized as more than 400 acres will remain under commercial farming practices, in line with the Williamson Act's requirements for agricultural preservation.

Hydrological assessments have been conducted to ensure the protection of the property's aquatic features, including wetlands and drainage ditches. These features are interconnected with the Putah Creek and the Lower Sacramento River watershed. Our water management strategy will preserve these resources, maintaining compliance with environmental regulations while supporting the continued agricultural use of the land.

While this project is centered around creating a sustainable, family-focused community, we understand the importance of addressing broader community concerns. The subdivision will remain compliant with the Williamson Act, ensuring that the agricultural nature of the land is preserved. Though we are not planning to host community meetings, we welcome any questions or concerns from our neighbors and community members. Please feel free to reach out to us via email, and we will be happy to provide further information and address any concerns. By taking these steps, we aim to protect both our family's interests and the agricultural and environmental integrity of the land, ensuring that the project benefits both our family and the surrounding community for years to come.. Since the start of the year, we've been collaborating with Solano County on this project, and while the process is gradual, we appreciate the shared vision for the community. Growing up "in the country" has given us a strong sense of community, and we look forward to establishing those connections and getting to know our neighbors as we move forward with this new chapter.





# Realized Dreams Ranch



## THE GUERRIERI FAMILY

"We are thrilled to be joining such a vibrant community and eagerly anticipate the friendships and shared experiences ahead. We look forward to contributing positively and warmly to our new neighborhood, embracing both old traditions and new opportunities with open arms."



# Thank You

FOR WELCOMING OUR FAMILY TO SOLANO COUNTY



**REALIZED  
DREAMS  
RANCH**

## Contact Us

Please feel free to contact Grant Guerrieri, A family member and acting manager of the subdivision OR Jeffery Lum, The county senior planner assigned to this project via phone or email if you have any questions or concerns regarding the information provided in this document.

### **Grant Guerrieri**

**Family Member**

**gguerrieri@gmail.com**

**(530) 219-2013**

### **Jeffrey Lum**

**Senior Planner**

**Solano County Dept of Resource Mgmt**

**CJLum@solanocounty.com**

**(707) 784-3166**



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