

Item # 25
File 18-762



Schroeder Subdivision

Application No.: MS-18-04

- 8307 Schroeder Road, Dixon, CA
- Divide 82 acres in to two (2) 41 acre parcels under Williamson Act Contract No. 254

Presented to Board of Supervisors
on November 6, 2018
Department of Resource Management



Background

- Resubmission of 2012 application which expired on July 6, 2018.
- Subdivide 82 acres in to two (2) 41 acre parcels
- Lands under Williamson Act Contract No.: 254
- Board of Supervisors approval is required to take action on all subdivisions involving lands under contract



Project Description

- Existing land use – almond and walnut orchard
- Proposed – 150 feet x 100 feet homesite on each parcel
- Septic and well water for domestic use
- Solano Irrigation District continue to provide irrigation water for agricultural use
- Access off existing private driveway off Schroeder Road

General Notes

1) The boundary and related information shown hereon is based on the Preliminary Title Report issued by Placer Title Company as Order No. 504-17257, Dated December 20, 2011.

FRMA Note:

Community Panel Number 06095C 0200E, Zone "A".

Basis of Bearings

The bearings shown hereon are based upon the monumented East line of the Northeast 1/4 of Section 9 T.7N., R.1E. M.D.M. as shown on the Record of Survey Map filed for record in Book 128 of Surveys at Page 15 in the office of the Solano County Recorder. Said bearing taken as North 00°01'02" East.



Owners: Edward Kenneth Schroeder & Cherie Schroeder
845 Hillview Dr.
Dixon CA 95620
APN 0108-060-040

Existing Uses: East 1/2 - Almond Orchard
West 1/2 - Walnut Orchard

Proposed Utilities: Water - Private Well
Sewer - Private Septic System
Electric - P.G.&E.
Gas - Private LPG Tank

LEGEND

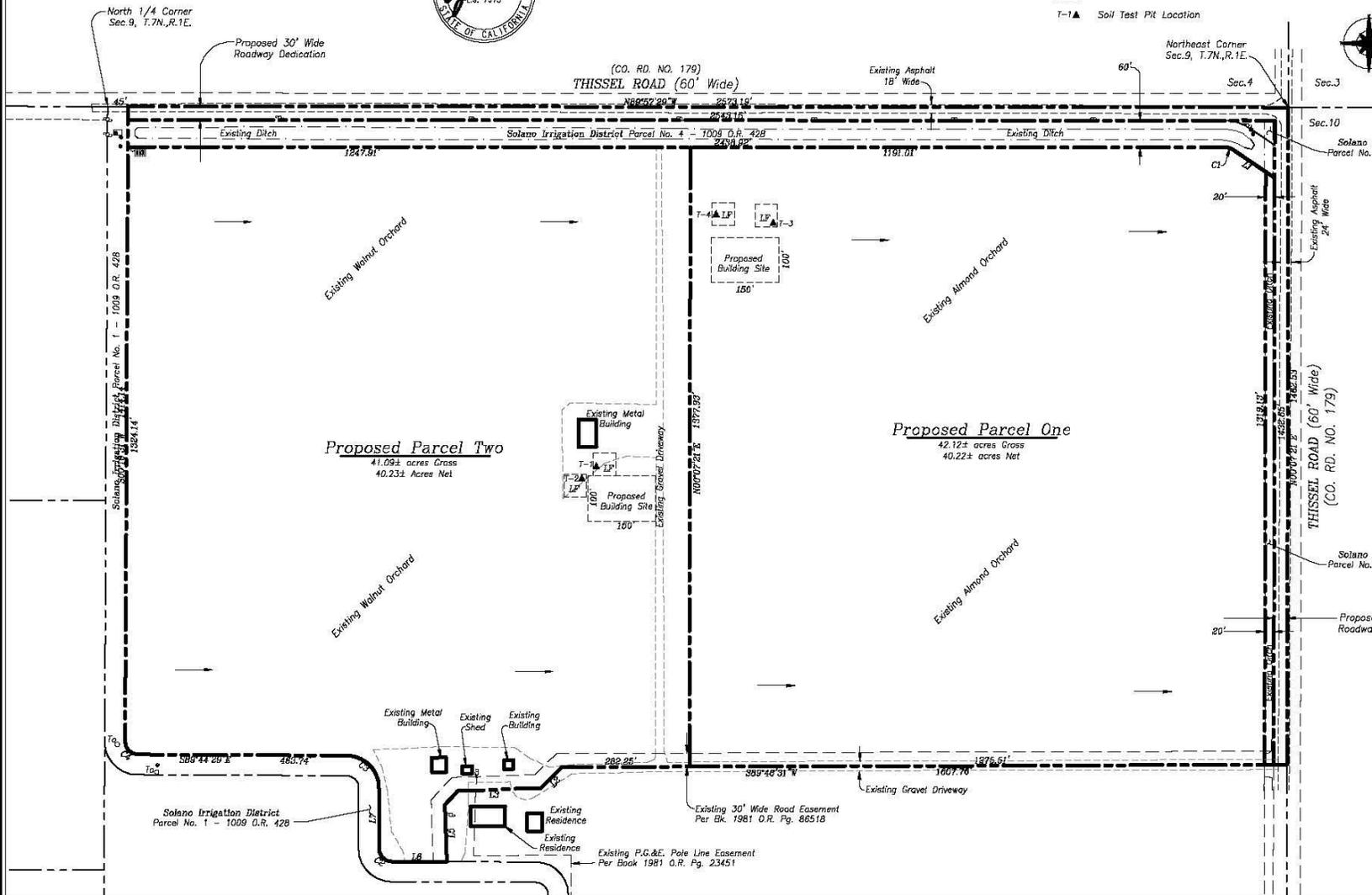
- Existing Boundary Line
- - - Proposed Boundary Line
- ⊙ Existing Utility Pole
- Drainage Flow
- ⊥ SID Turnout
- LF Proposed Leach Field
- ▲ Soil Test Pit Location

TENTATIVE PARCEL MAP

OF THE LANDS OF
SCHROEDER
A Portion of the
NE 1/4 SEC 9, T.7N., R.1E., M.D.M.
Inst. No. 2011-80491
APN 00108-060-040
SOLANO COUNTY CALIFORNIA
JANUARY 2012



Ty Hawkins LS 7979
3836 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 874-9880

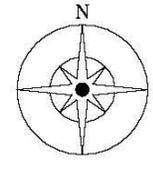


LINES TABLE

LINE	LENGTH	BEARING
L1	90.12'	S55°42'35" E
L2	85.95'	S44°24'35" W
L3	42.36'	S42°26'55" E
L4	126.29'	S9°20'45" E
L5	123.87'	S82°44'29" E
L7	135.14'	S00°15'31" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	10.43'	17.50'	34°08'54"
C2	43.20'	27.50'	90°00'00"
C3	113.68'	72.50'	90°00'00"
C4	43.20'	27.50'	90°00'00"



0 75' 150'
1"=150'



- The project is consistent with the Agriculture land use designation of the General Plan
- The project is consistent with the Exclusive Agriculture 40 acre minimum zoning district
- The project is consistent with the Williamson Act Contract
- Project conditioned to meet County standards regarding access, agriculture and domestic water supply, and sewage disposal



RECOMMENDATION

- Determine that a Notice of Exemption is appropriate per Section 15061(b)(3) of the California Environmental Quality Act
- Adopt the Resolution approving the Minor Subdivision application no. MS 18-04 to subdivide 82 gross acres under Williamson Act contract no. 254 into two parcels, zoned A-40, subject to the findings and conditions of approval in the attached Resolution