

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
Minor Subdivision MS-21-01**

Application No. MS-21-01 Project Planner: Eric Wilberg, Senior Planner		Meeting of February 1, 2024	
Applicant Richard Sellers 7231 Steiger Hill Road Vacaville, CA 95688		Property Owner same	
Action Requested Consideration and approval of Minor Subdivision MS-21-01 by Richard Sellers to subdivide a 56.40-acre parcel into two lots of 31.90 and 24.50 acres, located at 7231 Steiger Hill Road, 1.50 miles northwest of the City of Vacaville within the Exclusive Agriculture "A-20" zoning district; APN 0105-160-150.			
Property Information			
Size: 56.40 acres		Location: 7231 Steiger Hill Road	
APN: 0105-160-150			
Zoning: Exclusive Agriculture "A-20"		Land Use: Residential	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: RNVWD water and private septic		Access: Steiger Hill & Cantelow Roads	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential "RR-5"	Residential
South	Agriculture	Exclusive Agriculture "A-20"	Residential
East	Rural Residential	Rural Residential "RR-2.5"	Residential
West	Agriculture	Exclusive Agriculture "A-20"	Open space
Environmental Review The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Subdivision MS-21-01 based on the enumerated findings and subject to the recommended conditions of approval.			

SETTING

The 56.40-acre property is located southwest of the intersection of Cantelow Road and Steiger Hill Road 1.50 miles northwest of the City of Vacaville. Topography is generally flat near the residential development at the southeast corner of the property which consists of a 3,000 square foot primary dwelling, 2,000 square foot shop building, ground mount solar array, and associated utilities and infrastructure. Elevation increases from 300 feet above mean sea level at the northeast corner of the lot up to 520 feet at the southwest corner. Existing vegetation is primarily grassland. There are two oak lined seasonal drainages that flow to the northeast through the property. The property is accessed via private driveway off Steiger Hill Road.

Rural residential lots ranging from 2.50 to 5 acres surround the subject site to the east and south. Larger agricultural parcels greater than 20 acres are north and west of the site.

PROJECT DESCRIPTION

The applicant is proposing to subdivide their 56.40-acre property into two lots of 31.9 and 24.5 acres. The proposed dividing line bisects the existing parcel, running southwest to northeast through lot. Proposed Parcel D-1 will be 31.90 acres and retain the existing residential development. Proposed Parcel D-2 is undeveloped and will be 24.50 acres. The Tentative Parcel map identifies an adequate building site, primary and secondary septic areas, and driveway on Proposed Parcel D-2. Access to this lot would be provided via encroachment off Cantelow Road. A "Will Serve" letter has been submitted by the Rural North Vacaville Water District indicating intent to provide potable water to Proposed Parcel D-2 upon development. Proposed Parcel D-1 has an existing RNWWD service, domestic water well, private septic system, and access via Steiger Hill Road.

LAND USE CONSISTENCY

General Plan & Zoning

The General Plan Land Use Diagram designates the property Agriculture. In addition, the property is located within the Exclusive Agriculture "A-20" zoning district. As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the A-20 district is consistent with the Agriculture General Plan Designation. Each proposed parcel exceeds the 20-acre minimum parcel size required by zoning. Both the existing land use and proposed lot sizes are consistent with applicable General Plan designation and zoning district.

Road Improvement and Land Development Standards

Access to proposed Parcel D-1 is developed off Steiger Hill Road. Proposed Parcel D-2 has frontage along Cantelow Road and proposed access to the potential building site is located at the northeast corner of the lot.

As conditioned, the Subdivider shall dedicate right-of-way to the County of Solano to provide thirty-five (35') foot right-of-way half width for the full length of the subdivision boundary along Cantelow Road and Steiger Hill Road.

In addition, the Subdivider shall dedicate right-of-way to the County of Solano necessary for a thirty-foot (30') right-of-way radius on the southwest corner at the intersection of Cantelow Road and Steiger Hill Road.

The Subdivider shall dedicate a slope easement to the County of Solano along Cantelow Road. The width will be 20 feet from the outer line of the right-of-way dedication. This dedication will run from the

most northerly corner of Parcel D-2 and run southeasterly 1,100 feet. This width can be reduced near the Concrete Headwall shown on the tentative map.

No driveway shall be allowed within 125 feet of the intersection of Cantelow Road and Steiger Hill Road.

Fire Safe Regulations

The subject property is located within the CalFire State Responsibility Area and is classified as a "Moderate" Fire Hazard Severity Zone. The property is also located within the Vacaville Fire Protection District whom provided comments regarding fire sprinklers, driveways, hydrants, and gates. These comments have been incorporated as conditions of approval.

ENVIRONMENTAL ANALYSIS (CEQA)

A Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), Common Sense Exemption.

Proposed Parcel D-1 is developed with a single-family residence and accessory structures. Proposed Parcel D-2 is undeveloped; however, the Tentative Parcel Map identifies an adequate building site, primary and secondary septic areas, and driveway. A "Will Serve" letter has been provided by the Rural North Vacaville Water District to serve Proposed Parcel D-2 upon development.

The existing project site is developed with a residence and does not contain any major slopes or prominent topographical features; rare, endangered or regionally significant species of native flora and fauna or known culturally significant archeological sites. The project does not have the potential for causing a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the enumerated findings, and **APPROVE** Minor Subdivision MS-21-01, subject to the recommended conditions of approval.

Attachments:

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Tentative Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 24-

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-21-01 by **Richard Sellers** to subdivide a 56.40-acres parcel into two lots of 31.90 and 24.50 acres, located at 7231 Steiger Hill Road, 1.50 miles northwest of the City of Vacaville within the Exclusive Agriculture “A-20” zoning district; APN 0105-160-150; and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on February 1, 2024; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The General Plan Land Use Diagram designates the property Agriculture in addition to the Western Hills Agricultural Region which provides for 20-acre parcels east of Pleasants Valley Road. The proposal is consistent with the general plan designation and minimum parcel size.

2. The design of the proposed subdivision is consistent with the Solano County General Plan.

The two proposed lots are of sufficient size and shape to accommodate agricultural use and residential development.

3. The site is physically suitable for the proposed type of development.

The site currently supports residential development and no additional development is proposed with this minor subdivision.

4. The site is physically suitable for the proposed density of development.

Proposed Parcel D-2 is undeveloped; however, the applicant has demonstrated this lot is physically suitable for residential development through the proposed building pad, driveway access, soil testing for a primary and reserve leachfield, and a will serve letter for potable water from the Rural North Vacaville Water District.

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

6. The design of the subdivision is not likely cause serious public health problems.

Potential residential development from the one additional lot is not likely to cause serious public health problems.

7. The design of the subdivision will not conflict with any easements of record.

No public easements have been identified on the tentative map or within the Preliminary Title Report prepared for the property.

8. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

The existing dwelling on Proposed Parcel D-1 currently utilizes an on-site septic system and potential development on Proposed Parcel D-2 would utilize an on-site system. The project does not involve waste discharge into a community sewer system.

9. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.
10. The proposed subdivision does not front along a public waterway, public river or public stream and does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.
11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.

13. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.) and is in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act.

The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act.

14. A Notice of Exemption shall be prepared and filed pursuant to CEQA Guidelines Section 15061(b)(3). The project qualifies for this exemption because the proposed development will not significantly impact resources such as transportation, noise, biological, cultural, hydrology, or air quality. The development will entail the construction of a new single-family residence on the lot, which is in line with the existing land use in the area. The implementation of the recommended conditions of approval will further ensure that the project does not cause significant environmental impacts.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-22-04 subject to the following recommended conditions of approval:

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Ty Hawkins LS 7973 for Lands of the Sellers dated August 24, 2023; on file with the Solano County Planning Division, except as modified herein.

Building & Safety Division

2. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Action Required	When	Verified by	Date
File building permit as necessary	Prior to construction		

Environmental Health Division

3. The existing parcel lies within the “A” water zone – considered water scarce.

The applicant is required to verify water availability for the proposed parcels prior to final map approval. A Will Serve Letter from Rural North Vacaville Water District or the construction of a new water well that meets the requirements of Solano County Code Ch. 26-80 will satisfy this requirement.

Action Required	When	Verified by	Date
Provide RNVWD will serve letter	Upon filing Parcel Map		

4. Solano County Code, Sections 6.4-32, 6.4-81, 6.4-81.1, and 6.4-81.2, requires that all parcels proposed to be created and supported by on-site wastewater treatment systems be tested for adequacy of such systems.

Soil testing shall be performed on each of the proposed parcels and shall be submitted to designate and map the primary and reserve area leachfields for each of the proposed parcels. The parcel which contains the existing on-site wastewater treatment system shall only be required to test for and designate a leachfield reserve area.

All existing on-site wastewater treatment systems shall be mapped and included on the tentative parcel map as existing leachfields and existing leachfield reserve areas.

If the primary or reserve leachfield areas for the proposed parcels require the use of an alternative type septic system, then a declaration shall be recorded with the final map that states the soil testing data submitted to date requires the use of an alternative type septic system, and that such a system must be operated, monitored, and maintained in accordance with the standards set forth Solano County Code Chapter 6.4: Sewage Standards. The declaration shall state on which lots soil testing indicates an alternative system is necessary.

Public Works – Engineering Services Division

- 5. A Parcel Map shall be filed with the Solano County Surveyor within **24 months** after Tentative Map approval. The map shall conform to the requirements of the State Subdivision Map Act and the Solano County Subdivision Ordinance. The map shall be prepared by a licensed surveyor or civil engineer. Upon the map being filed with the County Recorder the subdivision is valid.

Action Required	When	Verified by	Date
File Parcel Map w/in 24 months	After Tentative Map approval		

- 6. The Subdivider shall dedicate right-of-way to the County of Solano to provide a thirty-five-foot (35') right-of-way half-width for the full length of the subdivision boundary along Cantelow Road and Steiger Hill Road.
- 7. The Subdivider shall dedicate right-of-way to the County of Solano necessary for a thirty-foot (30') right-of-way radius on the southwest corner at the intersection of Cantelow Road and Steiger Hill Road.
- 8. The Subdivision shall dedicate a slope easement to the County of Solano along Cantelow Road. The width will be 20 feet from the outer line of right-of-way dedication. This dedication will run from the most northerly corner of Parcel D-2 and run southeasterly 1100 feet. This width can be reduced near the Concrete Headwall shown on the Tentative Parcel Map.

Action Required	When	Verified by	Date
COA's 6 thru 8 shall be dedicated	Prior to recordation of the Parcel Map		

- 9. Each lot shall be limited to one connection to a public road.
- 10. Payment of the English Hills Transportation Impact Fee will be required before the issuance of building permits for all dwelling units.
- 11. Additional Fire Safe regulations may affect future construction on these parcels.
- 12. A grading permit review will be required before the issuance of a building permit for dwellings or driveways.

Action Required	When	Verified by	Date
COA's 9 thru 12 shall be placed as notes on the supplemental map sheet	Upon filing Parcel Map		

- 13. The existing field entrance at the intersection of Cantelow Road and Steiger Hill Road shall be closed.
- 14. No driveway shall be allowed within 125 feet of the intersection of Cantelow Road and Steiger Hill Road.

15. Subdivider shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil rocks, and debris from tracking onto public roads.

Action Required	When	Verified by	Date
File encroachment permit as necessary	Prior to construction		

16. Subdivider shall apply for, secure, and abide by the conditions of grading permit for the construction of the driveways as shown on the Tentative Map, as well as any onsite grading.

Action Required	When	Verified by	Date
File grading permit as necessary	Prior to construction		

Rural North Vacaville Water District

17. All improvements shall be designed, engineered, and installed by the developer in accordance with the requirements of the most recent District Rules and Regulations an Exhibits and that the work be approved and accepted by the District as a condition precedent to the recording of the Parcel Map.

Action Required	When	Verified by	Date
Water connection installation	Prior to recordation of the Parcel Map		

18. The water district is a rural drinking water system. New residences may need to provide additional on-site storage for in-house fire protection systems. Hydrants within the district are for the filling of fire department tanker trucks (there is no guarantee on flow rate or quantity of water available). The landowner should verify the risks and limitations regarding fire protection in this area.

Solano Irrigation District

19. The Developer shall sign a District Work Order with the District to cover costs associated with review of the Parcel Map and/or Improvement Plans. The work order is the mechanism to which all fees and charges associated with District staff time and/or materials will be charged for reimbursement from the landowner(s).

Action Required	When	Verified by	Date
Provide District Work Order	Concurrent with Parcel Map filing		

20. The existing parcel has one existing water service connection. If the Developer proposes to use District water for the new properties, the developer shall obtain a Will Serve letter from the District for each newly created parcel.

Action Required	When	Verified by	Date
Obtain Will Serve letter	Concurrent with Parcel Map filing		

Vacaville Protection District

21. Fire Sprinklers - All construction shall be sprinklered in accordance with the National Fire Protection Association Standards.

22. Driveways

Fire apparatus access shall be provided and maintained in accordance with the provisions of the California Fire Code as adopted by the Vacaville Fire Protection District.

To provide year-round, all weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply:

- A. Plans for access shall be submitted to the District for review and approval prior to construction.
- B. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material.
- C. The maximum grade allowed is 12 percent. 503.2.7 CFC.
- D. Surface designed and maintained to support a 75,000 lb. Load.
- E. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- F. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end.
- G. Minimum centerline curve radius of 40 feet.
- H. Necessary drainage improvements.
- I. Turn-around facilities shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
- J. Any required culverts or bridges shall have a minimum load carrying capacity of 75, 000 lb. and certified by an engineer. Vehicle load limits shall be posted at both entrances to bridges.
- K. Overhead clearance of limbs, trees etc. shall be a minimum of 15 feet. Title 14 CCR Div. 1.5, Chapter 7, Subchapter 2, Articles 1-5.

23. Hydrants

- A. All residences shall be no more than 1000 road feet from a fire hydrant.

- B. Hydrants shall be of approved type and contain a minimum of one 2 ½" and one 4 ½" NHS external thread outlet.
- C. Hydrant fire flow shall conform to Fire District standards.
- D. Fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions.
- E. Fire hydrants shall be identified by the installation of blue reflective markers located in the center of the roadway. (Paved roads)
- F. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 312 CFC.
- G. A 3-foot (914.4 mm) clear space shall be maintained around the circumference of fire hydrants. 503.5.5 CFC.
- H. The center of a hose outlet shall not be less than 18 in. (457 mm) to 36 inches above final grade. NFPA 24.

24. Gates

- A. Gates shall be at least two feet wider than the width of the traffic lane serving that gate.
- B. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
- C. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.

(1) Electrically Operated Gates

The design and installation of all electrically operated gates shall be in accordance with the following criteria:

- (a) The gate control shall be operable by an approved emergency override Knox key switch that is an integral part of the mechanism. In the event of a power failure, the gate shall automatically be transferred to a fail-safe mode allowing the gate to be pushed open without the use of special knowledge or equipment.
- (b) The key switch shall be labeled with a permanent red sign with not less than ½" contrasting letters reading "FIRE DEPT" or a "Knox" decal.
- (c) A transmitter-operated gate shall have a KNOX key switch on the right side of the gates opening approximately 48" above the roadway surface. It shall be visible and easily accessible with a label as specified above.

- (d) Upon activation of the KNOX key switch, the gate shall remain open until returned to normal operation by means of the key switch.
- (2) Manually Operated Gates and Barriers
 - (a) A Knox padlock shall be used, in order for the Fire District to enter the property during an emergency in a timely manner without the destruction of private property.
- D. The only acceptable order form will be provided by the **Fire District**. 506.1.1 CFC.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 1, 2024.

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan M. Calder, Planning Services Manager
Resource Management

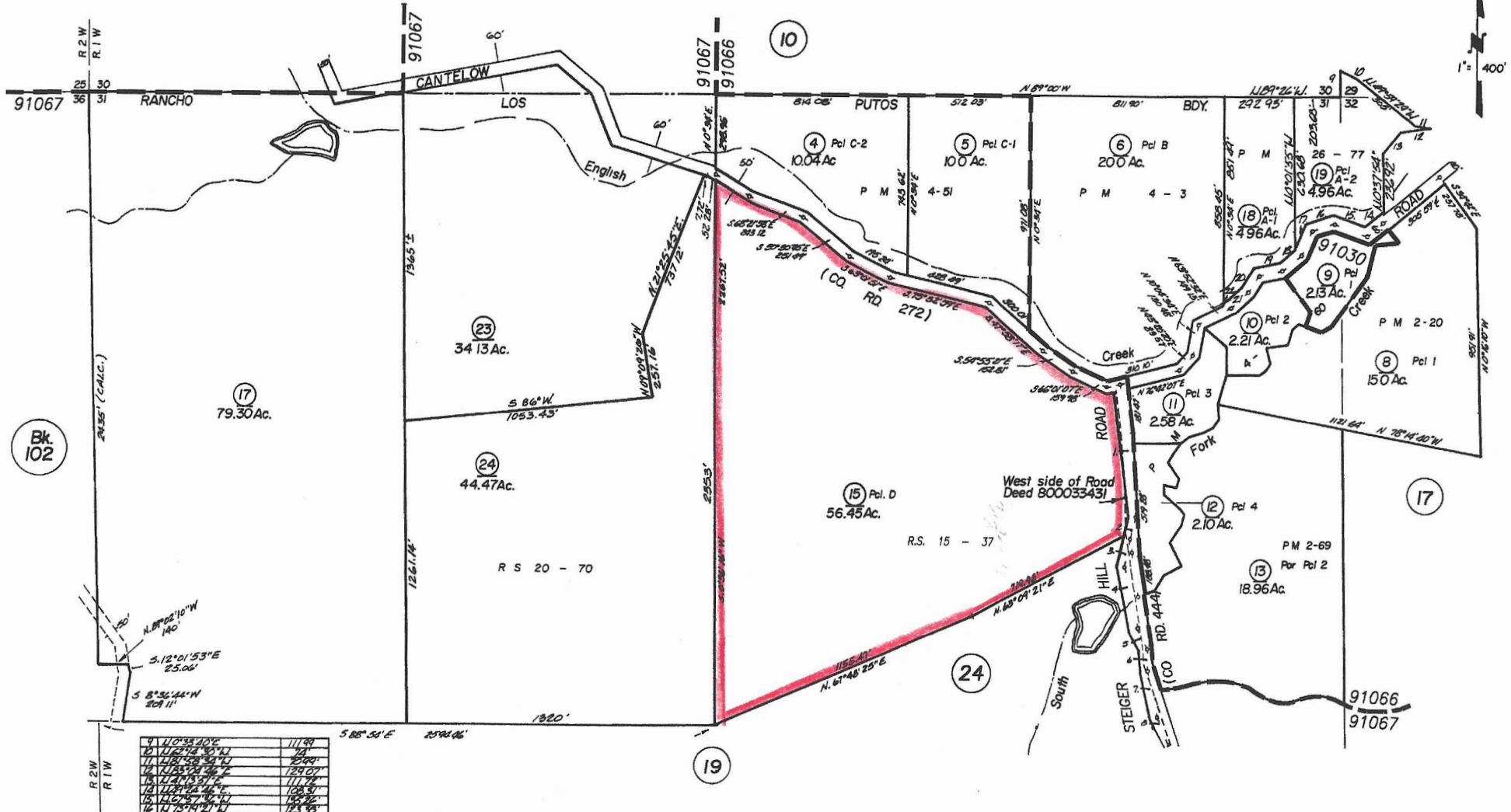
**POR. LOT 38, RANCHO LOS PUTOS
POR. SEC'S. 29, 30, 31 & 32, T. 7 N., R. 1 W., M. D. B. & M. EXT.**

Tax Area Code
 91030
 91066
 91067

105-16

LINE BY RD. 800033431

1	3.71°15'E	258.00'
2	5.13°30'W	121.00'
3	5.13°30'W	121.48'
4	5.10°30'E	212.00'
5	5.20°30'E	181.64'
6	5.31°25'E	181.77'
7	5.12°00'E	215.16'
8	5.25°15'E	132.00'



Bk. 102

1	N. 110°53'40"E	111.99'
2	N. 116°54'30"E	121.00'
3	N. 116°53'30"E	121.48'
4	N. 112°35'29"E	129.07'
5	N. 112°34'57"E	111.77'
6	N. 112°34'57"E	103.30'
7	N. 112°34'57"E	103.30'
8	N. 110°53'40"E	111.99'
9	N. 110°53'40"E	111.99'
10	N. 110°53'40"E	111.99'
11	N. 110°53'40"E	111.99'
12	N. 110°53'40"E	111.99'
13	N. 110°53'40"E	111.99'
14	N. 110°53'40"E	111.99'
15	N. 110°53'40"E	111.99'
16	N. 110°53'40"E	111.99'
17	N. 110°53'40"E	111.99'
18	N. 110°53'40"E	111.99'
19	N. 110°53'40"E	111.99'
20	N. 110°53'40"E	111.99'
21	N. 110°53'40"E	111.99'
22	N. 110°53'40"E	111.99'
23	N. 110°53'40"E	111.99'
24	N. 110°53'40"E	111.99'
25	N. 110°53'40"E	111.99'
26	N. 110°53'40"E	111.99'
27	N. 110°53'40"E	111.99'
28	N. 110°53'40"E	111.99'
29	N. 110°53'40"E	111.99'
30	N. 110°53'40"E	111.99'
31	N. 110°53'40"E	111.99'
32	N. 110°53'40"E	111.99'

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Map. Corr.	10-06-08	DV
Por. to Pg. 24 (Rm)	5-20-03	JS
Map Corr.	9-21-99	Pd
SBE 98002	12-3-97	FG
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 105 Pg. 16
 County of Solano, Calif.

09-10

TENTATIVE PARCEL MAP

OF THE LANDS OF THE
Sellers

Inst. No. 2012-81318

Parcel "D"
15 RS 37
APN 0105-160-150
SOLANO COUNTY
May 2021

Ty Hawkins LS 7973
3636 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 974-9890

Owner:

Richard Sellers
7231 Stieger Hill Road
Vacaville CA 95688
APN 0105-160-150

Existing Use: Rural Residential, Grazing Land
Proposed Use: Rural Residential, Grazing Land
Existing Zoning: A-20

Existing Utilities: Water - Private Well, RNWWD
Sewer - Private Septic System
Electric - P.G.&E.

Proposed Utilities: Water - Private Well, RNWWD
Sewer - Private Septic System
Electric - P.G.&E.

Rural North Vacaville Water District
Gordon Stanhowski
P.O. Box 5097
Vacaville CA 95696

Vacaville Fire Protection District
Howard Wood
420 Vine Street
Vacaville CA 95688

Pacific Gas & Electric Co.
770 Mason St. Suite 160
Vacaville CA 95688

FEMA Note:

Community Panel Number 06095C0150E dated 05/04/2009.
This parcel lies within Flood Hazard Zone X.

Notes:

- 1) The Southernly 30' of Candelow Road and the Westerly 30' of Stieger Hill Road was granted to Solano County for road purposes in the Grant Deed filed for record in Book 1980 O.R. Page 33431 Solano County Records. See the Record of Survey Map filed for record in Book 15 of Surveys, Page 37, Solano County Records.
- 2) There is an existing Rural North Vacaville Water District connection serving proposed Parcel D-1 near the Southeast corner of proposed Parcel D-1.
- 3) The existing fire hydrant near the Southeast corner of proposed Parcel D-1 is 950' from the proposed building site on Parcel D-2 when measured along the county road.

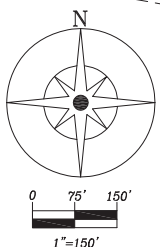
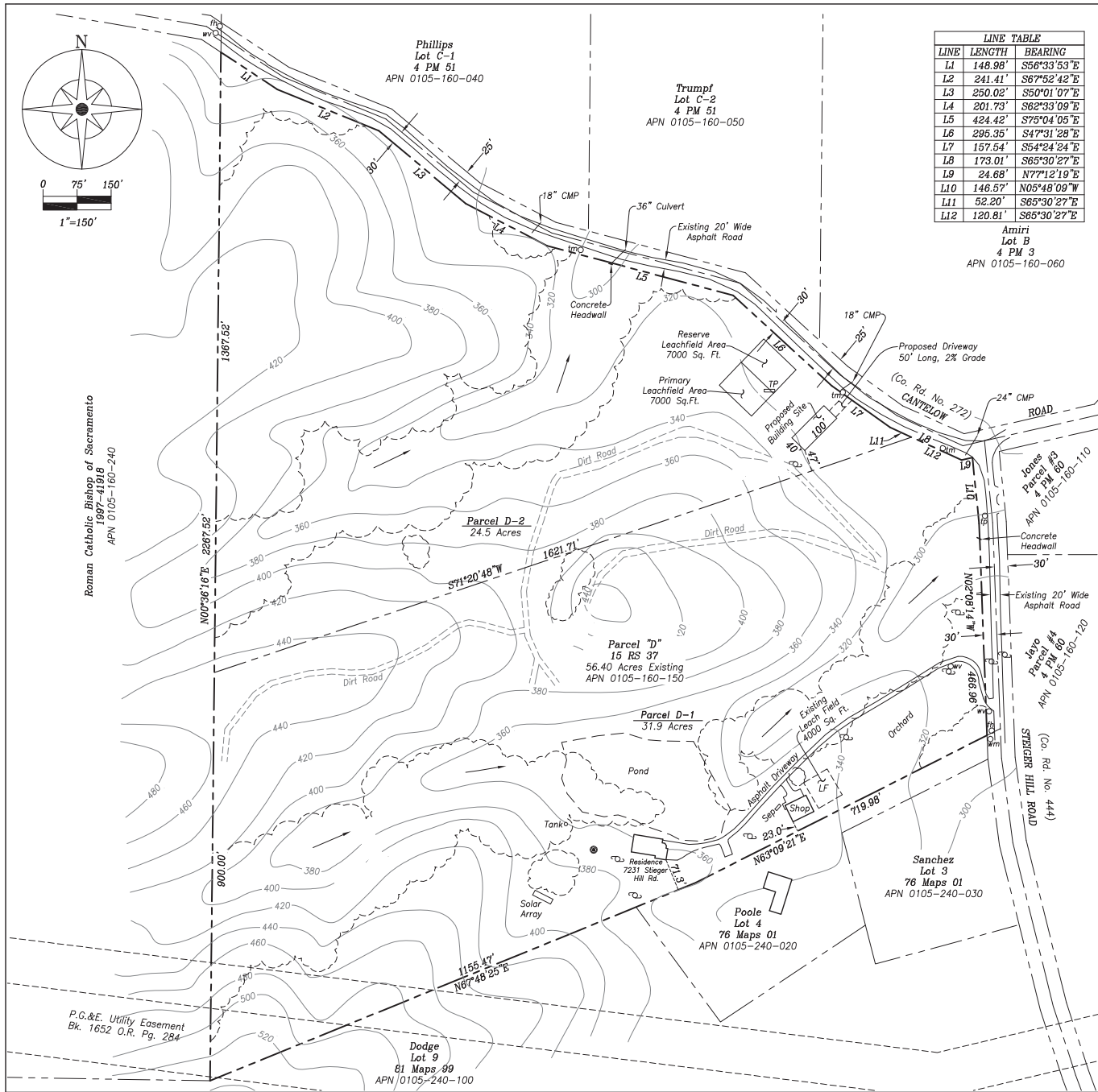
LEGEND

- Existing Boundary Line
- - - Proposed Boundary Line
- Centerline
- Easement Line
- ⊙ Existing Utility Pole
- ⊙ Existing Well
- ⊙ Fire Hydrant
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Soils Test Pit
- Drainage Flow
- LF Existing Leach Field
- ⊙ Septic Tank
- ⊙ Telephone Pedestal
- ⊙ Telephone Marker Post
- ⊙ Dripline

Revised 08/24/2023

LINE	LENGTH	BEARING
L1	148.98'	S56°33'53"E
L2	241.41'	S87°52'42"E
L3	250.02'	S50°01'07"E
L4	201.73'	S62°33'09"E
L5	424.42'	S75°04'05"E
L6	295.35'	S47°31'28"E
L7	157.54'	S54°24'24"E
L8	173.01'	S65°30'27"E
L9	24.68'	N77°12'19"E
L10	146.57'	N05°48'09"W
L11	52.20'	S65°30'27"E
L12	120.81'	S65°30'27"E

Amiri
Lot B
4 PM 3
APN 0105-160-060



Roman Catholic, Bishop of Sacramento
1997-41918
APN 0105-160-240

Phillips
Lot C-1
4 PM 51
APN 0105-160-040

Trumpf
Lot C-2
4 PM 51
APN 0105-160-050

Parcel D-2
24.5 Acres

Parcel "D"
15 RS 37
56.40 Acres Existing
APN 0105-160-150

Parcel D-1
31.9 Acres

Poole
Lot 4
76 Maps 01
APN 0105-240-020

Sanchez
Lot 3
76 Maps 01
APN 0105-240-030

Dodge
Lot 9
81 Maps 99
APN 0105-240-100

P.G.&E. Utility Easement
Bk. 1652 O.R. Pg. 284