

**DEPARTMENT OF RESOURCE MANAGEMENT**

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Planning Services Division

**Staff Report  
WA-22-03**

<b>Application No.</b> WA-22-03 <b>Project Planner:</b> Jeffrey Lum, Senior Planner		<b>Notice of Intent Mailed out:</b> Yes	
<b>Applicant</b> Rick Schubert 8307 Quail Canyon Road Vacaville, CA 95688		<b>Property Owner</b> Rick Schubert 8307 Quail Canyon Road Vacaville, CA 95688	
<b>Action Requested</b> Consideration of Neighborhood Compatibility Waiver WA-22-03 to waive the 3":12" minimum roof pitch requirement. The proposed roof pitch for the primary dwelling is 1":12" and located at 8307 Quail Canyon Road in unincorporated Solano County, within the Exclusive Agriculture (A20) Zoning District; APN: 0101-120-530.			
<b>Property Information</b>			
Size: 20.66 acres		Location: 8307 Quail Canyon Road	
APN: 0101-120-530			
Zoning: Exclusive Agriculture (A-20)		Land Use: Single Family Residence	
General Plan: AG – Agriculture		Ag. Contract: N/A	
Utilities: On-site well and septic system		Access: Quail Canyon Road	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture	Exclusive Agriculture (A-160)	Residential
<b>South</b>	Agriculture	Exclusive Agriculture (A-20)	Residential
<b>East</b>	Agriculture	Exclusive Agriculture (A-20)	Residential
<b>West</b>	Agriculture	Exclusive Agriculture (A-20)	Residential
<b>Environmental Analysis</b> The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1).			
<b>Motion to Approve</b> Staff recommends that the Director approve Neighborhood Compatibility Waiver Application No. WA-22-03.			

## SITE DESCRIPTION

The subject site, Assessor Parcel Number (APN 0101-120-530), encompasses approximately 20.66 acres and is located within the unincorporated community of Pleasants Valley, west of Quail Canyon Road and north of Pleasants Valley Road. Figure 1 below is a vicinity map indicating the location of the subject site. The parcels' topography is primarily hills and flat land. The project site can be accessed from Quail canyon road from the southern property line.

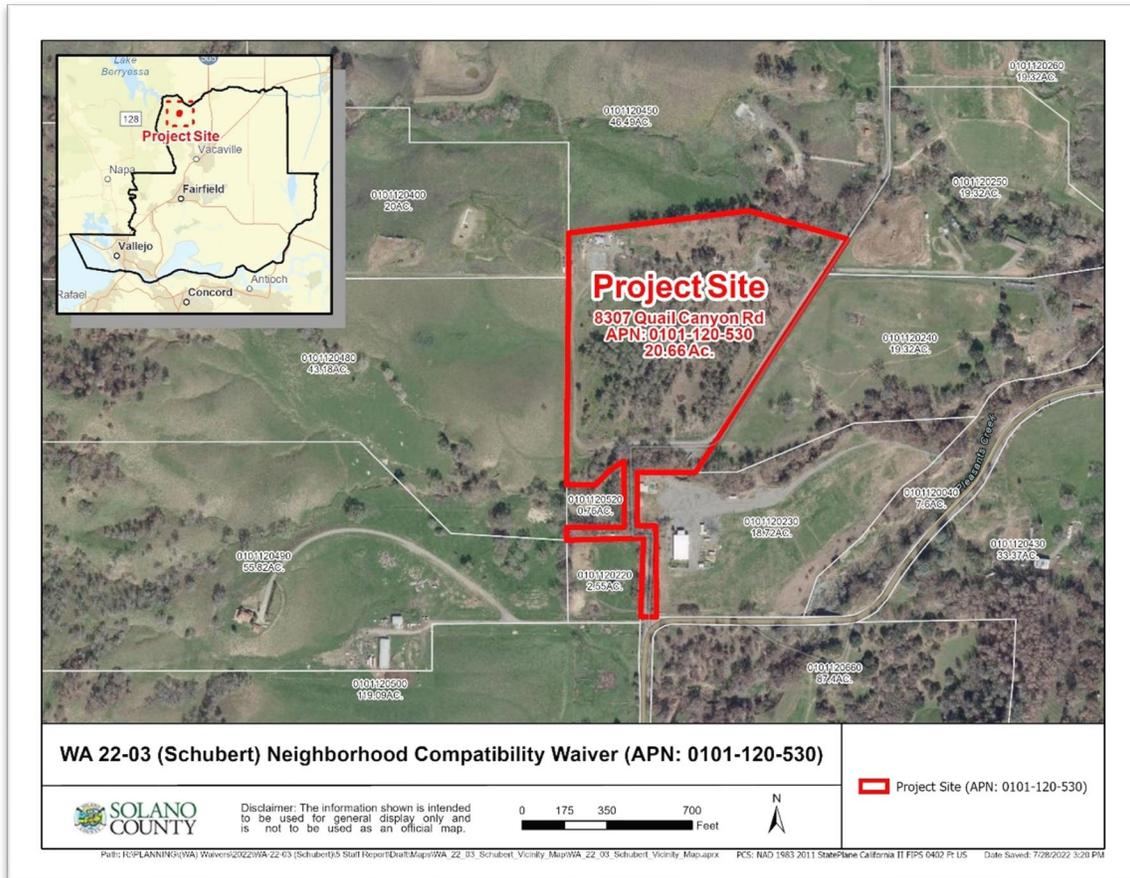


Figure 1 Vicinity Map

## PROJECT DESCRIPTION

In October 2020, the primary dwelling unit was lost due to the LNU Lightning Complex Fire. The landowner is proposing to construct a new primary dwelling unit with a roof pitch of one (1)-inch vertical to 12-inches horizontal. Pursuant to Section 28.108(A) of the Solano County Zoning Regulations, the applicant is requesting approval of a Neighborhood Compatibility Waiver to waive the requirement of the minimum three(3)-inch vertical to 12-inch horizontal roof pitch standard, as specified in the current minimum architectural standards for dwelling units (Zoning Regulations Section 28.72.10(A)(2)(c)).

## NEIGHBORHOOD COMPATIBILITY ANALYSIS

The new primary dwelling unit with a "1:12" inch roof pitch design is proposed with a contemporary aesthetic. The proposed materials consist of metal and concrete tile. The lower roof pitch angle allows increased sunshade and would reduce peak energy costs during daytime. Figure 2 below, shows the design of the new primary dwelling unit. Staff found that the architectural character, energy efficiency and aesthetic quality of the design are compatible with the General Plan goals

and policies in the surrounding area based on the suitability of its buildings' purpose, the appropriate use of sound material, and the principles of harmony and proportion in the design of the building.

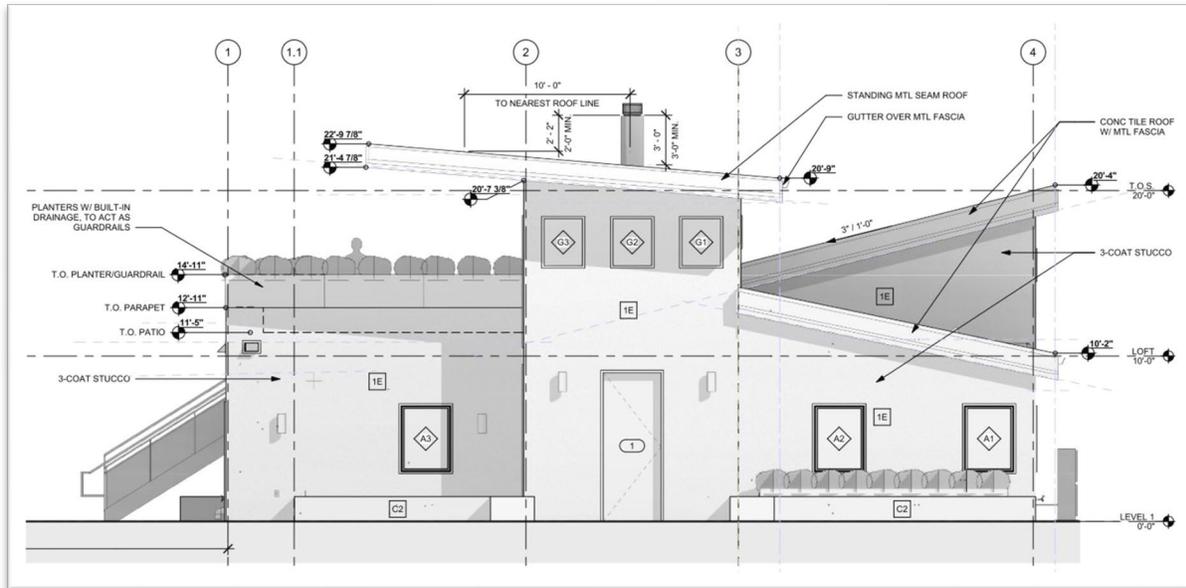


Figure 2 Design of the New Primary Dwelling Unit

**NOTICE OF INTENT**

Pursuant to Section 28.04 (F) Notice for Waivers, a 10-day Notice of Intent has been provided to property owners contiguous to Schubert residence as shown on the latest equalized assessment roll. As of this writing, no objection from any property owner has been received.

**RECOMMENDATION**

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application number WA-22-03 to waive the minimum three (3)-inch vertical to 12-inch horizontal roof pitch standard for the parcel at 8307 Quail Canyon Road; APN: 0101-120-530.

**ZONING ADMINISTRATOR APPROVAL**

As Zoning Administrator of Solano County, I, Allan Calder, hereby approve Neighborhood Compatibility Waiver Application No. WA-22-03 and waive the requirement for the minimum three(3)-inch vertical to 12-inch horizontal roof pitch standard for the proposed construction of a new primary dwelling unit located at 8307 Quail Canyon Road, Vacaville, CA, within the Exclusive Agriculture (A-20) Zoning District; APN 0101-120-530.

Approved by \_\_\_\_\_  
 Allan Calder, Planning Program Manager

Date: \_\_\_\_\_