

BILL EMLÉN
 Director
 (707) 784-6765

TERRY SCHMIDTBAUER
 Assistant Director
 (707) 784-6765

ALLAN CALDER
 Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



675 Texas Street, Suite 5500
 Fairfield, CA 94533-6342
 (707) 784-6765
 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

**Staff Report
 WA-20-01**

Application No. WA-20-01 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed out: June 17, 2020	
Applicant John Cronin Jr Po Box 884 . Rio Vista CA 94571		Property Owner John Cronin Jr Po Box 884 . Rio Vista CA 94571	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-20-01 to waive the two-car enclosed garage requirement for a proposed relocated residence placed on a new foundation for use as a Primary Dwelling located at 3727 Liberty Island Road in unincorporated Solano County, within the Exclusive Agriculture (A-80/A-160) Zoning District; APNs 0048-080-130 and 140.			
Property Information			
Size: 667.87 acres		Location: Unincorporated Solano County	
APNs: 0048-080-130 and 140			
Zoning: Exclusive Agriculture (A-80/A-160)		Land Use: Single Family Residence	
General Plan: Agriculture		Ag. Contract: 1164	
Utilities: On-site well and septic system		Access: Liberty Island Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture (A-80/A-160)	Agriculture
South	Agriculture	Exclusive Agriculture (A-160)	Agriculture
East	Agriculture	Exclusive Agriculture (A-80)	Agriculture
West	Agriculture	Exclusive Agriculture (A-160)	Agriculture
Environmental Analysis 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).			
Motion to Approve Staff recommends that the Director approve Neighborhood Compatibility Waiver Application No. WA-20-01.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, 0.5 miles north of the City of Rio Vista. The 667.87 -acre parcel is mostly flat. The square lot is accessed from an encroachment on Liberty Island Road. The parcel is vacant except for a gas well and associated infrastructure and one small shade structure. Other parcels fronting on Liberty Island Road are of similar size, with approximately 18 parcels in the surrounding area developed with a Primary Dwelling.

PROJECT DESCRIPTION

Pursuant to Section 28.108(A) of the Zoning Regulations, the applicant is requesting approval of a Neighborhood Compatibility Waiver to waive the requirement of a two-car enclosed garage for the proposed new dwelling with outdoor parking used as a substitute for the two-car enclosed garage requirement as specified in the current minimum development standards for dwelling units (Zoning Regulations Section 28.72.10(B)(1)(b)).

NEIGHBORHOOD COMPATIBILITY ANALYSIS

The subject site is located north of Rio Vista in unincorporated Solano County on the west side of Liberty Island Road. There are approximately 18 Primary Dwellings located within 2 miles of the subject site along Liberty Island Road and B and R Lane. Of the 18 Primary Dwellings surveyed within the vicinity of the subject site, 12 were developed with a two car or more enclosed garage; one has a single car garage and 12 have either a carport or no garage. At least 12 of the primary dwellings in the area appear to meet the architectural standard for a two-car garage. The proposed dwelling will be located on a large parcel with only two dwellings within 0.25 miles so outdoor parking will not create any undue nuisance.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application WA-20-01 to waive the two-car enclosed garage requirement for 3727 Liberty Island Road; 0048-080-130 and 140, after the required ten-day Notice of Intent expires.