

**SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. XXX**

**RESOLUTION OF THE SOLANO COUNTY PLANNING COMMISSION RECOMMENDING  
APPROVAL OF ZONE TEXT AMENDMENT NO. ZT-26-04 TO THE SOLANO COUNTY  
BOARD OF SUPERVISORS**

**WHEREAS**, the Solano County Planning Commission, after proper notice, conducted a public hearing on May 7, 2026, to consider proposed zone text amendment ZT-26-04 that would amend Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections consistent with the Solano County 2023-2031 Housing Element and state law; and

**WHEREAS**, the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15162 because the 2008 General Plan Environmental Impact Report (EIR) and the Addendum to the General Plan EIR for the 2023-2031 Housing Element evaluated environmental impacts associated with implementation of the 2023-2031 Housing Element, and under State CEQA Guidelines Section 15061(b)(3) because the amendments present no possibility of a significant impact on the environment, and under State CEQA Guidelines Section 15268 because the amendments are a ministerial project to implement state law; and

**WHEREAS**, based on the staff report and recommendations, and after considering all public testimony and due deliberation, the Planning Commission determines that the proposed zone text amendments are appropriate and desirable, and are consistent with the Solano County General Plan.

**RESOLVED**, that the Solano County Planning Commission does hereby recommend approval of the proposed zone text amendments, attached hereto as Exhibit A, to the Solano County Board of Supervisors.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on May 7, 2026, by the following vote:

AYES:	Commissioners	_____
		_____
NOES:	Commissioners	_____
		_____
ABSTAIN:	Commissioners	_____
		_____
ABSENT:	Commissioners	_____
		_____

\_\_\_\_\_  
Hector De La Rosa, Chairperson  
Solano County Planning Commission

Attest:

By: \_\_\_\_\_  
James Bezek, Secretary

## EXHIBIT A

### ORDINANCE NO. 2026-\_\_\_\_

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections consistent with the Solano County 2023-2031 Housing Element (ZT-26-04)

**Whereas**, the 2023-2031 Housing Element of the Solano County General Plan includes several programs that call for amendments to Chapter 28 (Zoning Regulations) of the County Code; and

**Whereas**, the proposed Zone Text Amendment ZT-26-XX would revise and update sections of the Zoning Regulations consistent with Housing Element Programs C.2, E.3, and G.2 and state law; and

**Whereas**, the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15162 because the 2008 General Plan Environmental Impact Report (EIR) and the Addendum to the General Plan EIR for the 2023-2031 Housing Element evaluated environmental impacts associated with implementation of the 2023-2031 Housing Element, and under State CEQA Guidelines Section 15061(b)(3) because the amendments present no possibility of a significant impact on the environment, and under State CEQA Guidelines Section 15268 because the amendments are a ministerial project to implement state law; and

**Whereas**, on May 7, 2026, the Solano County Planning Commission held a noticed public hearing to consider the proposed zone text amendments, and adopted a resolution recommending approval by the Board of Supervisors; and

**Whereas**, based on the staff report, recommendation of the Planning Commission, and all other relevant evidence presented to the Board of Supervisors, and after considering all public testimony and due deliberation, the Board of Supervisors determines that the proposed zone text amendments are appropriate and desirable, and consistent with the Solano County General Plan.

**Therefore**, the Solano County Board of Supervisors ordains as follows:

#### **Section 1.**

Consistent with Housing Element Program E.3, Section 28.01 (Definitions) of the Solano County Code is amended as follows:

**Agricultural Employee Housing.** Housing for individuals employed by the property owner or lessee in the operation of an agricultural enterprise.

**Agricultural Employee Housing – 4 or fewer employees.** Housing accommodations for four (4) or fewer employees, which does not require approval from the State of California Department of Housing and Community Development (HCD) under the State Employee Housing Act (Health and Safety Code Sections 17000-17062).

**HCD Employee Housing – 5 to 6 employees.** Housing accommodations for

five (5) or six (6) employees, which is regulated and permitted by HCD under the State Employee Housing Act, and is considered a residential land use.

**HCD Employee Housing – 7 or more employees.** Housing accommodations for seven (7) or more employees, subject to (1) a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) a maximum of 12 residential units designed for a single family or household, occupied exclusively by farmworkers and their households.

**Community care facility.** Any facility not otherwise defined in this chapter, excluding any facility owned and operated by the County, which is maintained and operated to provide residential care or day care to children, adults, or children and adults in need of personal services, guidance, counseling, supervision, recovery services, supportive services, or assistance essential for sustaining the activities of daily living or for the protection of the individual, including, but not limited to, the physically impaired or handicapped, mentally impaired, incompetent persons, and abused or neglected children. A community care facility may provide incidental medical services. For purposes of this definition, “residential care” means nonmedical care provided on a 24-hour basis and “day care” means nonmedical care provided on a less than 24-hour basis.

A family day care home, licensed and operated pursuant to the California Child Day Care Facilities Act (Health and Safety Code Section [1596.70](#) et seq.), shall be considered a residential use of property rather than a community care facility.

**Emergency Shelter.** One or more dwelling units otherwise allowed within the zoning district, or a commercial or industrial building otherwise allowed within the zoning district that has been converted to create residential space, operated as an emergency shelter pursuant to the State Emergency Housing and Assistance Program (Health and Safety Code Section 50800 et seq.) to provide housing with minimal supportive services for homeless persons. This definition also includes other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

**Family.** One or more persons, related or unrelated, living together as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants or domestic help.

**Low Barrier Navigation Center.** Low barrier, service-enriched shelter, as defined in Government Code Section 65660, focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. A Low Barrier Navigation Center is one type of Emergency Shelter.

**Residential Care Facility.** Licensed Residential Care Facilities and Unlicensed Residential Care Facilities shall be considered a residential use of property. Residential Care Facilities, Licensed, and Unlicensed Residential Care Facilities are permitted uses in all zones permitting residential uses, subject to compliance with the restrictions and development standards for other residential dwellings of the same type (e.g., single-

family or multifamily) in the same zone. A family day care home, licensed and operated pursuant to the California Child Day Care Facilities Act (Health and Safety Code Section 1596.70 et seq.), shall be considered a residential use of property rather than a community care facility.

**Supportive housing.** A dwelling, including a dwelling unit within a duplex or a multifamily dwelling, otherwise allowed within the zoning district, offered for lease or rent to, or leased or rented by, one or more persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act, in which the lease or rental agreement imposes no limit on length of stay and links the housing to a service that assists the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Does not include any facility used to provide services to residents of supportive housing.

## **Section 2.**

Consistent with Housing Element Program E.3, Section 28.23.50.20(B)(1) of the Solano County Code, relating to agricultural employee housing, is amended as follows:

### **28.23.50.20 Residential Uses**

**B. Standards.** Residential uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:

#### **1. Agricultural Employee Housing**

- a. Permit Required.** Agricultural employee housing for four or fewer employees is allowed by right in a permitted primary or secondary dwelling. If an additional agricultural employee housing unit for four or fewer employees is proposed, approval of an Administrative Permit is required and the use must meet the standards in subsection (b) below.
- b. Standards.** One temporary manufactured dwelling unit for an employee on parcels of twenty (20) acres or more is permitted subject to the following conditions as well as the applicable development standards delineated in Tables 28-23B and 28-23C.
  - (1)** One or more occupants of the dwelling are employed by the owner or the lessee of the parcel. Proof of employment must be provided to the County upon request.
  - (2)** Non-employee occupants of the dwelling are members of the employee's family.
  - (3)** The Admin Permit shall expire after five years.

## **Section 3.**

Consistent with Housing Element Program E.3, Sections 28.71.40(B)(1) and (B)(3) of the Solano County Code, relating to agricultural employee housing, are amended as follows:

### **28.71.40 Other Agricultural Operations**

#### **B. Specific Requirements**

### **1. Agricultural Employee Housing – 4 or fewer employees**

**a. Permit Required.** Agricultural employee housing for four or fewer employees is allowed by right in a permitted primary or secondary dwelling. If an additional agricultural employee housing unit for four or fewer employees is proposed, approval of an Administrative Permit is required, and the use must meet the standards in subsection (b) below.

**b. Standards.** One temporary manufactured dwelling unit for an employee on parcels of twenty (20) acres or more is permitted subject to the following conditions as well as the applicable development standards as permitted in the applicable zoning district, as well as the following specific development standards:

- (1) One or more occupants of the dwelling are employed by the owner or the lessee of the parcel. Proof of employment must be provided to the County upon request;
- (2) Non-employee occupants of the dwelling are members of the employee's family.
- (3) The Admin Permit shall expire after five years.

### **3. Agricultural Employee Housing – HCD employee housing**

Employee housing as regulated by the State of California is permitted provided all necessary permits have been obtained from the State.

## **Section 4.**

Consistent with Government Code Section 65915 and Housing Element Program C.2, Section 28.119 is added to Chapter 28 of the Solano County Code, as follows:

### **28.119 Density Bonus and Affordable Housing Incentives Program**

- A. Purpose.** The purpose of this section is to implement the State Density Bonus Law, Government Code section 65915 et seq.
- B. Qualifications.** All proposed housing developments that qualify under Government Code Section 65915 for a density increase and other incentives, and any qualified land transfer under Government Code Section 65915 shall be eligible to apply for a density bonus (including incentives and/or concessions) consistent with the requirements, provisions and obligations set forth in Government Code Section 65915, as it may be amended.
- C. Density Bonus, Incentives, Concessions.** The County shall grant qualifying housing developments and qualifying land transfers a density bonus, the amount of which shall be as specified in Government Code Section 65915 et seq., and incentives or concessions also as described in Government Code Section 65915 et seq. An application for density bonus or other incentive under this section for a housing development shall be submitted in writing to the Planning Division to be processed concurrently with all other entitlements of the proposed housing development. The

application for a housing development shall contain sufficient information to fully evaluate the request under the requirements of this chapter and applicable state law.

**D. Review and Consideration.** The application shall be considered by the Zoning Administrator, Planning Commission, or Board of Supervisors at the same time the project for which the request is being made is considered. If the project is not to be otherwise considered by the Zoning Administrator, Planning Commission, or Board of Supervisors, the request being made under this section shall be considered by the Director of Resource Management. The request shall be approved if the applicant complies with the provisions of Government Code Section 65915.

**E. Continued Affordability.** Consistent with the provisions of Government Code section 65915 et seq., prior to a density bonus or other incentives being approved for a project, the county and the applicant shall agree to an appropriate method of assuring the continued availability of the density bonus units.

### **Section 5.**

Consistent with Housing Element Program G.2, Section 28.23.30(C) of the Solano County Code, relating to design review in Suisun Valley zoning districts, is amended as follows:

**C. Design Review.** Design review, as described in Sections 28.23.60 and 28.103, shall be required for all new construction requiring a Building Permit, except residential buildings, within the Agriculture – Suisun Valley (A-SV-20) District and the Agriculture Tourist Center (ATC and ATC-NC) Districts. In performing design review, the Zoning Administrator or Planning Commission shall consider the Suisun Valley design guidelines as a manual for determining architectural approval.

### **Section 6.**

Consistent with Housing Element Program E.3, Tables 28.21A, 28.22A, 28.23A, 28.31A, 28.32A, 28.32B, 28.41A, 28.42B, 28.51A, 28.52A, and 28.61A are amended as showed in Exhibit 1.

### **Section 7.**

This Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.) Section 15162 because the 2008 General Plan Environmental Impact Report (EIR) and the Addendum to the General Plan EIR for the 2023-2031 Housing Element evaluated environmental impacts associated with implementation of the 2023-2031 Housing Element, and under State CEQA Guidelines Section 15061(b)(3) because the amendments present no possibility of a significant impact on the environment, and under State CEQA Guidelines Section 15268 because the amendments are a ministerial project to implement state law.

### **Section 8.**

Any portion of this ordinance deemed invalid or unenforceable shall be severed from the

remainder, which shall remain in full force and effect.

**Section 9.**

This Ordinance will be effective thirty (30) days after its adoption.

**Section 10.**

A summary of this ordinance will be published within 15 days of its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on (month and day, 2026) by the following vote:

AYES:	SUPERVISORS	_____
NOES:	SUPERVISORS	_____
EXCUSED:	SUPERVISORS	_____

\_\_\_\_\_  
MONICA BROWN, Chair  
Solano County Board of Supervisors

ATTEST:  
IAN M. GOLDBERG, Clerk  
Solano County Board of Supervisors

By: \_\_\_\_\_  
Alicia Draves, Chief Deputy Clerk

**Introduced:**  
**Adopted:**  
**Effective:**  
**Operative:**

EXHIBIT 1

Table 28.21A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements				Land Use Regulations** **See Section 28.70.10
	A-40	A-80	A-20	A-160	
<b>AGRICULTURAL USES</b>					
<b>D. OTHER AGRICULTURAL OPERATIONS</b>					
HCD employee housing – 7 or more employees	A	A	A	A	28.71.40(A) & (B)(3)
<b>RESIDENTIAL USES</b>					
<b>A. DWELLINGS</b>					
Agricultural employee housing – 4 or fewer employees	A/AP	A/AP	A/AP	A/AP	28.71.40(A) & (B)(1)
HCD employee housing – 5 or 6 employees	A	A	A	A	28.71.40(A) & (B)(3)
Residential Care Facility	A	A	A	A	28.72.10(A)

Table 28.22A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited		
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements A-SM-80 and A-SM-160 Zoning Districts	Land Use Regulations** **See Section 28.70.10
<b>28.71 AGRICULTURAL USES</b>		
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
HCD employee housing – 7 or more employees	A	28.71.40(A) & (B)(3)
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Agricultural employee housing – 4 or fewer employees	A/AP	28.71.40(A) & (B)(1)
HCD employee housing – 5 or 6 employees	A	28.71.40(A) & (B)(3)
Residential Care Facility	A	28.72.10(A)

Table 28.23A Table of Allowed Uses and Permit Requirements

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited				
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements			Land Use Regulations** **See Section 28.70.10
	A-SV-20	ATC	ATC-NC	
<b>AGRICULTURAL USES</b>				
HCD employee housing – 7 or more employees	A			28.71.40(A) & (B)(3)
<b>RESIDENTIAL USES</b>				
Agricultural employee housing – 4 or fewer employees	A/AP			28.23.50.20(B)(1)
HCD employee housing – 5 or 6 employees	A			28.71.40(A) & (B)(3)
Residential Care Facility	A	A	A	28.72.10(A)

Table 28.31A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited				
ALLOWED USES* *See Definitions Section 28.01	Permitted Uses			Land Use Regulations** **See Section 28.70.10
	RR-2.5	RR-5	RR-10	
<b>28.72 RETAIL AND OFFICE USES</b>				
<b>A. DWELLINGS</b>				
Residential Care Facility	A	A	A	28.72.10(A)

Table 28.32A Table of Allowed Uses: R-TC-1AC, R-TC-20, R-TC-15, R-TC-10, R-TC-6 DISTRICTS

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited						
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements					Land Use Regulations** **See Section 28.70.10
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	
<b>RESIDENTIAL USES</b>						
<b>A. DWELLINGS</b>						
Residential Care Facility	A	A	A	A	A	28.72.10(A)

Table 28.32B Allowed Uses: R-TC-5, R-TC-4, R-TC-D, R-TC-MF, R-TC-MU Districts

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited							
ALLOWED USES* *See Definitions Section 28.01	Permitted Uses						Land Use Regulations** **See Section 28.70.10
	R-TC-5	R-TC-4	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU	
<b>RESIDENTIAL USES</b>							
<b>A. DWELLINGS</b>							
Emergency Shelter <sup>(6)</sup>	---	---	---	---	A	---	28.72.10(A)
Low Barrier Navigation Center <sup>(6)</sup>	---	---	---	---	A	A	28.72.10(A)
Transitional Housing/Supportive Housing <sup>(6)</sup>	A	A	A	A	A	A	28.72.10(A)
Residential Care Facility <sup>(6)</sup>	A	A	A	A	A	A	28.72.10(A)

(6) These land uses are subject to the same restrictions on residential uses contained in the same type of structure.

Table 28.41A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited							
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	C-R-L <sup>(6)</sup>	C-S	C-O	
<b>28.72 RESIDENTIAL USES</b>							
<b>A. DWELLINGS</b>							
Residential Care Facility			A	A			28.72.10(A)

Table 28.42A Table of Allowed Uses: (M-L), (M-G), (I-WD) Districts

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited							
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements						Land Use Regulations** **See Section 28.70.10
	M-L	M-G-1/2	M-G-3	I-WD			
<b>28.72 RESIDENTIAL USES</b>							
<b>A. DWELLINGS</b>							
Residential Care Facility	A	A	A				28.72.10(A)

Table 28.52A TABLE OF ALLOWED USES

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited		
ALLOWED USES* See Definitions Section 28.01	Permit Requirements MP Zoning District	Land Use Regulations See Section 28.70.10
<b>28.71 AGRICULTURAL USES</b>		
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
HCD employee housing – 7 or more employees	A	28.71.40(A) & (B)(3)
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Agricultural employee housing – 4 or fewer employees	A/AP	28.71.40(A) & (B)(1)
HCD employee housing – 5 or 6 employees	A	28.71.40(A) & (B)(3)
Residential Care Facility	A	28.72.10(A)

TABLE 28.51A TABLE OF ALLOWED USES

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited		
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements	Land Use Regulations** **See Section 28.70.10
W District		
<b>28.71 AGRICULTURAL USES</b>		
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
HCD employee housing – 7 or more employees	A	28.71.40(A) & (B)(3)
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Agricultural employee housing – 4 or fewer employees	A/AP	28.71.40(A) & (B)(1)
HCD employee housing – 5 or 6 employees	A	28.71.40(A) & (B)(3)
Residential Care Facility	A	28.72.10(A)

Table 28.61A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited		
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements	Land Use Regulations** **See Section 28-70.10
P District		
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Residential Care Facility	A	28.72.10(A)