File #: 26-402, **Version:** 1

Conduct a noticed Public Hearing to consider adoption of an ordinance for Zone Text Amendment ZT-26-03 amending Chapter 28 of the Solano County Code to revise and update regulations pertaining to short-term rentals in unincorporated Solano County; the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3)

Published Notice Required? Yes _ X _ No ___
Public Hearing Required? Yes _ X _ No ___

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors:

1. Read the proposed ordinance by title only and waive further reading by majority vote;

2. Conduct a noticed public hearing to consider Zone Text Amendment ZT-26-03; and

3. Adopt the proposed ordinance Zone Text Amendment ZT-26-03 amending Chapter 28 of the Solano County Code to revise and update regulations pertaining to short-term rentals in the unincorporated Solano County (Attachments A and B).

SUMMARY:

Ordinance No. 2018-1798 was adopted October 2, 2018, amending Chapter 28 to define the short-term rental of a dwelling as either a hosted rental or vacation house rental for periods of 30 days or less. The ordinance authorized this commercial land use within several zoning districts, including Rural Residential.

On April 27, 2021, the Board of Supervisors adopted Ordinance No. 2021-1820U, which established a 2-year moratorium on new vacation house rental permits in the Rural Residential zoned districts. Staff were directed to take measures to improve the County's operational standards, improve permit and complaint processes and reevaluate appropriate zoning districts for vacation house rental operations.

In response to concerns identified during the moratorium, the Board adopted Ordinance No. 2023-1845 on March 28, 2023, updating the County's Short-Term Rental Ordinance.

The matter before the Board of Supervisors involves proposed amendments to Chapter 28 of the Solano County Code (Zoning Regulations) to eliminate ambiguities and add standards to assist in the County's implementation and enforcement of the Short-Term Rental Ordinance. Since adoption of the Short-Term Rental Ordinance in 2023, staff have identified provisions in the ordinance that generate common confusion and which are difficult for staff to enforce. Department staff recommend updates that can be grouped into two categories.

The first update clarifies terms in Section 28.01 (Definitions) and adds a definition for "long-term rental" to further distinguish between short-term and long-term stays. A new "lodging" definition is included as "the

furnishing of rooms or sleeping accommodations to occupants, with or without meals, for compensation" as recommended by the Planning Commission.

The second update adds general standards governing long-term rentals of dwelling units. These standards are intended to provide greater clarity to property owners and the public and to assist County staff in distinguishing long-term rentals from short-term rentals and enforcing applicable regulations.

FINANCIAL IMPACT:

The costs associated with preparing the agenda item are nominal and absorbed by the Department's FY2026/27 Working Budget.

DISCUSSION:

Summary of Amendments:

1. Update and Revise Definitions. Currently, temporary stays of 30 days or less are generally referred to as "transient occupancy." However, transient occupancy is used interchangeably with "short-term rental," which can create confusion. To eliminate this ambiguity and promote consistency, terms in Section 28.01 that relate to temporary stays of 30 days or less will state "short-term rental or transient occupancy" within their definitions. To clarify the Short-Term Rental Ordinance and further distinguish between short-term and long-term stays, a definition for "long-term rental" has been added. Additionally, a new "lodging" definition is included as "the furnishing of rooms or sleeping accommodations to occupants, with or without meals, for compensation."

2. General standards for long-term dwelling units. Currently, many unpermitted operators located in zoning districts where vacation house rentals (VHRs), which are a type of short-term rental, are not allowed, utilize the "31-day loophole" to bypass the County's Short-Term Rental Ordinance regulations. By identifying their listing as a 31-day minimum rental and allowing early cancellation or a refund for partial stays, the operators not only violate the permit requirements but also cause the County to lose funding from transient occupancy taxes, permit fees and business license fees. Updating the general standards for dwellings in Section 28.72.10(A) to include minimum stay requirements, a refund restriction clause, advertising limitations and recordkeeping and reporting requirements will assist in preventing this common circumvention while equipping staff to effectively implement enforcement.

Environmental Review
The proposed zone text amendment 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 15061(b)(3) (Common Sense Exemption) because the proposed project has no potential to cause a significant effect on the environment. The proposed project entails a set of minor amendments to the text of Chapter 28 of the Solano County Code to update and revise definitions and sections pertaining to short-term and long-term rental lodgings to further clarify the Short-Term Rental Ordinance in the unincorporated Solano County. The proposed zone text amendment will not alter prior regulations for intensity or location of development or otherwise compel any physical disturbance to the existing physical environment.

General Plan Consistency
The proposed ordinance is consistent with the Solano County General Plan in that the amendments to the text of Solano County Zoning Regulations are compatible with the objectives, policies, general land uses and programs specified in the plan. The proposed ordinance does not alter prior regulations for intensity or

location of development in the County.

Public Noticing Requirement
In accordance with Solano County Zoning Regulations and State law, notice of a public hearing was published at least 20 days before the scheduled hearing in the Fairfield Daily Republic (Attachment C). In addition, all persons requesting notice of the public hearing were mailed notices of the hearing.

OTHER AGENCY INVOLVEMENT:

Planning Commission
The proposed zone text amendments were brought to the Planning Commission on April 16, 2026. The Planning Commission adopted a resolution (4-0) recommending approval of the zone text amendments with one change. The Commission requested an additional definition of the term "*lodging*" be included in the zoning regulations for further clarification. That change is included in the proposed ordinance before the Board of Supervisors.

Solano Airport Land Use Commission (ALUC)
On May 14, 2026, the ALUC on a 6-0 vote adopted Resolution No. ALUC-26-009 which determined that the Project is consistent with the provisions of the Travis Air Force Base, Nut Tree and Rio Vista Airport Land Use Compatibility Plans.

ALTERNATIVES:

The Board may choose not to adopt any amendments to Chapter 28 at this time. This alternative is not recommended because the proposed amendments are intended to provide clearer and more consistent language in the Solano County Zoning Regulations and were recommended for approval by the Planning Commission.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION