

Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-014	Contact:	Nedzlene Ferrario, 784-6765
Agenda date:	03/09/2023	Final Action:	
Title:	ALUC-23-03 (Short Term Rental Ordinance)		

Determine that Application No. ALUC-23-03, (Short Term Rental Ordinance) is consistent with the Travis Air Force Base, Rio Vista and Nut Tree Airport Land Use Compatibility Plans (Solano County)

Governing body: Airport Land Use Commission

District:

Attachments: A - [Airport Compatibility & Airport Land Use Planning Guidance Criteria](#), B - [Draft Ordinance](#), C - [Airport Compatibility Zones](#), D - [Draft Resolution](#)

Date:	Ver.	Action By:	Action:	Result:
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RECOMMENDATION:

Determine that Application No. ALUC-23-03 (Short Term Rental Ordinance) is consistent with the Travis Air Force Base (Travis AFB) , Rio Vista Airport and Nut Tree Airport Land Use Compatibility Plans (Solano County).

DISCUSSION:

Summary

Section 21676 (b) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of zoning ordinances within an Airport Influence Area. The County of Solano has referred an application regarding updating the County Zoning Regulations relative to Short Term Rentals that provide transient occupancy of 30 days or less to visitors to the county. The proposed update would revise definitions and regulations for dwellings used as transient lodging facilities, including bed and breakfast inns, agricultural homestays, and vacation home rentals, in unincorporated Solano County. The draft ordinance does not propose changes to densities, building height or include hazards to flight. There are no zoning changes associated with the ordinance.

The proposed updates are tentatively scheduled to be considered by the Board of Supervisors on March 28, 2023. If adopted, the proposed ordinance would apply to the unincorporated areas of Solano County rather than areas within City limits. Certain compatibility zones lie within the respective City Limits; therefore, criteria evaluation is not applicable and consistency findings for those situations are not required. However, staff provided an evaluation of Compatibility Zones applicable to the unincorporated area.

Based on review, staff recommends the ALUC find that the proposed updates comply with the requirements

of these zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and are consistent with the Travis AFB , Rio Vista Airport and Nut Tree Airport LUCPs (Attachment A).

Background:

On October 2, 2018, the Board of Supervisors adopted Ordinance 2018-1798, amending Chapter 28 of the Solano County Code to define the short-term rental of a dwelling, for periods of 30 days or less, as a “Vacation House Rental” and to add various requirements into Solano County Code for their approval and operation. These requirements were later amended on October 6, 2020, by adoption of urgency Ordinance No. 20-1806-E1 to require a Use Permit rather than an Administrative Permit for specific types of uses on private roads including hosted vacation rentals. On April 27, 2021, the Board of Supervisors adopted a permanent ordinance, following adoption and extension of urgency ordinances, to require a Use Permit rather than an Administrative Permit for VHRs located on private roads (effective May 21, 2021). On June 8, 2021, the Board of Supervisors adopted urgency Ordinance No. 2021-1820U-E to place a temporary moratorium for additional vacation house rentals in the Rural Residential (RR2.5, RR-5 and RR-10) zone districts. This temporary moratorium remains in effect but will expire on April 27, 2023 unless the Board enacts permanent restriction or amendments to existing requirements prior to that date.

Proposed Ordinance:

Since June of 2021, County Planning staff has researched the industry and met with the Solano County Land Use and Transportation Committee. Key elements of the proposed Short Term Rental ordinance update include:

1. Lodging definition updates. The proposed ordinance provides new or amended definitions for various transient occupancy types and the associated requirements and land use entitlements required for each. Occupancy types range from rental of a single to multiple rooms within a residential dwelling occupied by the resident family to rental of the whole house. Updated definitions for a resort hotel are also provided.
2. Prohibition of vacation house rentals (VHRs) in Rural Residential zone districts (RR2.5, RR-5 and RR-10) and a focus on short term rentals in zone districts that support agritourism;
3. Reduction of potential fire threat to residents and tourists by prohibiting VHRs in High and Very High Fire Hazard Severity Zones Unless certain criteria are met. See Attachment C.
4. New permitting and inspection procedures for all short-term rentals, including a requirement for a use permit for all rentals of the whole house.
5. Enhanced noise/complaint response enforcement procedures; and
Increased safety measures for disaster preparedness, parking and solid waste management.

The ordinance does not require any rezoning, and does not change already allowed uses of the land, except for removing rural residential zone districts from being allowed to have a vacation house rental.

On February 16, 2023, the Planning Commission reviewed the draft and forwarded a recommendation of approval to the Board of Supervisors. A copy of the Draft Ordinance is included in Attachment B. The Board is scheduled to consider the adoption of the proposed ordinance on March 28, 2023, pending a consistency determination by the ALUC.

AIRPORT PLANNING CONTEXT & ANALYSIS

Changes to the Zoning Regulations must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The California Department of Transportation (Caltrans) Division of Aeronautics has published the California Airport Land Use Planning Handbook (Caltrans Handbook) as a guide for Airport Land Use Commissions (ALUCs) in the preparation and implementation of

Land Use Compatibility Planning and Procedure Documents. Section 6.4.2 of the Caltrans Handbook establishes the guidance appropriate for reviewing general plan amendments, zoning ordinances and building regulations. This section references Table 5A of the Caltrans Handbook which presents the consistency requirements for "Zoning or Other Policy Documents."

The proposed ordinance, as adopted will apply to the unincorporated areas. Staff evaluated the proposal using the Zone Compatibility criteria for Travis AFB, Nut Tree Airport and Rio Vista Airport LUCPs, and the consistency test criteria contained in the California Airport Land Use Planning Handbook. Certain compatibility zones lie within the respective City Limits; therefore, criteria evaluation is not applicable and consistency findings for those situations not required. However, staff provided an evaluation for compatibility criteria for Compatibility Zones applicable to the unincorporated area.

Staff analysis of the project based on this evaluation is summarized in Attachment A.

Analysis Finding

Based on review, staff finds that the proposed project complies with the requirements of the zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and are consistent with the Travis AFB Land Use Compatibility Plan, Rio Vista and Nut Tree Airport Land Use Compatibility Plan.

Attachments:

[A - Airport Compatibility Zones and Airport Land Use Planning Guidance criteria](#)

[B - Draft Short Term Rental Ordinance](#)

[C - Airport Land Use Compatibility Zone Map](#)

[D - Draft Resolution](#)

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			
Max Densities – residential – 0 du/acre, Indoor uses – 0; Outdoor uses – 5 people/acre, Max people per acre – 5/acre	X		Zone A is within City Limits. Proposed Ordinance does not apply to property within City Limits.
Prohibited uses: all structures except aeronautical facilities with location set by US Dept of Defense Criteria, assemblages of people, above-ground bulk storage of hazardous materials, hazards to flight	X		Same as above
Additional Zone A Criteria			
Avigation easement dedication; WHA required for projects that have the potential to attract wildlife hazards	X		Same as above
Portions of Zone B1 are within unincorporated areas. The following criteria apply			
Maximum residential density – 0; Indoor uses – 15 people/acre; Outdoor – 20 people/acre; Max people per single acre – 30 /acre	X		The proposed ordinance does not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight, theaters, meeting halls any other assembly uses, office buildings . 3 stories, labor intensive uses, stadiums, group recreational use, hospitals, nursing homes	X		The proposed ordinance does not apply to such uses
Within Bird Strike Hazard Zone WHA required for projects that have potential to attract wildlife	X		The proposed ordinance does not attract wildlife
Additional Zone B1 Criteria			
Locate structures maximum distance from extended runway centerline	X		The proposed ordinance does not impact the runway
Minimum NLR of 40 dB in buildings	X		The proposed ordinance does not impact noise
All new objects >35 feet AGL; Avigation easement required	X		The proposed ordinance does not propose structures
All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an [Solar Glare Hazard Analysis Tool (SGHAT)] glint and glare study for ALUC review	X		No commercial solar proposed
Portions of Zone B2 is within unincorporated areas. The following criteria apply			
Maximum residential density - see Policy 4.2.1, Indoor – 25 people/acre, Outdoor – 40 people/acre, Max people/single acre - 60	X		The proposed ordinance does not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive uses (e.g.outdoor	X		The proposed ordinance does not apply to such uses

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
theaters), above ground build storage of hazardous materials, hazards to flight			
Minimum NLR of 35 dB in residences (including mobile homes) and buildings with noise-sensitive uses; Avigation easement required	X		The proposed ordinance does not attract wildlife
All proposed WTG must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a [wildlife hazard analysis (WHA)] for discretionary projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed ordinance does propose hazards to flight
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed ordinance does not propose hazards to flight
Zone C			Zone C is within unincorporated areas. The following criteria apply
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre	X		The proposed ordinance does not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight	X		The proposed ordinance does not apply to such uses
Minimum NLR of 20dB in residences and buildings, Deed Notice required	X		The proposed ordinance does not impact noise
All new objects 100 feet AGL require ALUC review	X		No objects over 100 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an [Solar Glare Hazard Analysis Tool (SGHAT)] glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review	X		No meteorological tower over 100 feet proposed
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed ordinance does not propose hazards to flight
No hazards to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft	X		The proposed ordinance does not propose hazards to flight

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
operations, and land uses that may attract birds to increase in the area shall be permitted.”			
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a [wildlife hazard analysis (WHA)] for discretionary projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed ordinance does not propose hazards to flight
Zone D			Portions of the unincorporated area lie within Zone D
Max Densities – No limits	X		The proposed ordinance does not increase densities
Prohibited uses: hazards to flight	X		The proposed ordinance does not propose hazards to flight
ALUC review required for objects > 200 feet AGL	X		No objects over 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed ordinance does not propose hazards to flight
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed ordinance does not propose hazards to flight
Zone E			
Max Densities – No limits	X		The proposed ordinance does not increase densities
ALUC review required for objects > 200 feet AGL	X		No objects over 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers over 200 feet proposed
Outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed ordinance does not propose hazards to flight

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 1			Zone 1 is located within City Limits. The following criteria do not apply
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		Same as above
Prohibited uses: Assemblages of people, objects penetrating the Title 14 CFR Part 77 imaginary surfaces, structures and residential land uses, hazards to flight	X		Same as above
Avigation easement dedication.	X		Same as above
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		Same as above
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Same as above
Zone 2			Portions of the unincorporated area lie within Zone 2
Max Densities – residential – 1 du per 10 acre, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed ordinance does not increase densities
Prohibited uses: Children’s schools, day care centers, theaters, meeting halls, and other assembly uses, office buildings >3 stories in height, labor-intensive industrial uses, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, aboveground bulk storage of hazardous materials, hazards to flight	X		The proposed ordinance does not propose such uses
Locate structures at a maximum distance from extended runway centerline.	X		The proposed ordinance does not propose structures
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed ordinance does not impact noise sensitive uses
ALUC review required for objects ≥ 35 feet AGL.	X		The proposed ordinance does not propose objects over 35 feet high
Avigation easement dedication.	X		Not required
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not applicable
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed ordinance does not propose commercial solar
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the	X		The proposed ordinance does not propose hazards to flight

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).			
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 3			Portions of the unincorporated area lie within Zone 3
Max Densities – residential – 1 du per 2 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed ordinance does not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, major shopping centers, theaters, meeting halls, and other assembly uses, highly noise-sensitive uses, hazards to flight	X		The proposed ordinance does not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed ordinance does not impact noise sensitive uses
ALUC review required for objects ≥ 50 feet AGL.	X		The proposed ordinance does not propose objects over 35 feet high
Avigation easement dedication.	X		Not required
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not applicable
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed ordinance does not propose commercial solar
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed ordinance does not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 4			Portions of the unincorporated area lie within Zone 4
Max Densities – residential – 1 du per 2 acre, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed ordinance does not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, hazards to flight	X		The proposed ordinance does not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed ordinance does not impact noise sensitive uses
ALUC review required for objects ≥ 100 feet AGL (see Policy H-2).	X		The proposed ordinance does not propose objects over 100 feet high

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed ordinance does not propose commercial solar
All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed ordinance does not propose towers over 100 feet.
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed ordinance does not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 5			Portions of the unincorporated area lie within Zone 5
Max Densities – residential – 1 du per 1 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed ordinance does not increase densities
Prohibited uses: Highly noise-sensitive uses, hazards to flight, children's schools, large daycare centers, stadiums, group recreational uses, hospitals, nursing homes	X		The proposed ordinance does not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed ordinance does not impact noise sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed ordinance does not propose objects over 200 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed ordinance does not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed ordinance does not propose towers over 200 feet.
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed ordinance does not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 6			Portions of the unincorporated area lie within Zone 6
Max Densities – residential – no limit/consider noise and overflight, nonresidential - 200 people per acre, single acre/clustered development – 800 people per acre	X		The proposed ordinance does not increase densities
Prohibited uses: hazards to flight	X		The proposed ordinance does not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed ordinance does not impact noise sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed ordinance does not propose objects over 200 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed ordinance does not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed ordinance does not propose towers over 200 feet.
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed ordinance does not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 7			Portions of the unincorporated area lie within Zone 7
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed ordinance does not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed ordinance does not propose such uses
For areas outside of the Inner WHA Boundary but within the Outer WHA Boundary, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA (see Policy WH-2).	X		The proposed ordinance does not impact noise-sensitive uses
All discretionary projects located within the Inner WHA Boundary and Outer WHA Boundary are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California	X		The proposed ordinance does not propose hazards to flight

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Environmental Quality Act (CEQA) (see Policy WH-3).			
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed ordinance does not propose towers over 200 feet.
See Policy RE-1 pertaining to all proposed wind turbines.	X		The proposed ordinance does not propose wind turbines
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed ordinance does not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed ordinance does not proposed towers over 200 feet

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 0 du/acre, other uses/in structures – 10; in/out of structure – 15 people/acre, required open land – 65%	X		Same as above
Prohibited uses: assemblage of people; new structures >FAR 77 height limits; noise sensitive uses	X		Same as above
No uses hazardous to flight	X		Same as above
Avigation easement	X		Same as above
50ft. setback from extended runway centerline for all structures	X		Same as above
Zone B			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 0.3 du/acre, other uses/in structures – 20; in/out of structure – 40 people/acre, required open land – 50%	X		Same as above
Prohibited uses: noise sensitive uses; schools, libraries, hospitals, nursing homes; involving substantial amount of highly flammable or explosive materials	X		Same as above
Structures to be as far as possible from extended runway centerline	X		Same as above
Minimum NLR ⁸ of 25 dBA in residential and office buildings	X		Same as above
No uses hazardous to flight	X		Same as above
Avigation easement	X		Same as above
Zone C			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 1 du/acre, other uses/in structures – 50; in/out of structure – 75 people/acre, required open land – 15%	X		Same as above
Prohibited uses: schools, libraries, hospitals, nursing homes; noise sensitive outdoor activities	X		Same as above
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA	X		Same as above
Clustering of development is encouraged	X		Same as above
No uses hazardous to flight	X		Same as above
Avigation easement	X		Same as above
Zone D			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 4 du/acre, other uses/in structures – 100; in/out of structure – 150 people/acre, required open land – 10%	X		Same as above
Prohibited uses: noise sensitive outdoor activities	X		Same as above
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA	X		Same as above
Clustering of development is encouraged	X		Same as above
No uses hazardous to flight	X		Same as above
Overflight easement	X		Same as above

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone E			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 6 du/acre	X		Same as above
Prohibited uses: Highly noise sensitive outdoor activities; e.g. amphitheaters	X		Same as above
Residential uses should have limited outdoor living area and should be oriented away from noise source, clustering is encouraged	X		Same as above
No uses hazardous to flight	X		Same as above
Overflight easement	X		Same as above
Zone F			Portions of unincorporated area lie within Zone F
Max Densities: other uses/in structures – 9	X		The proposed ordinance does not increase densities
Overflight easement dedication	X		Not required

Short Term Rental Ordinance ALUC-23-03 (County of Solano)

California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		The proposed ordinance does not change densities or intensities
Identification of Prohibited Uses	X		The proposed ordinance does not propose prohibited uses
Open Land Requirements	X		Not applicable
Infill Development	X		Not applicable
Height Limitations and Other Hazards to Flight	X		The proposed ordinance does not propose an increase in height limitations or hazards to flight
Buyer Awareness Measures	X		Not applicable
Non-conforming Uses and Reconstruction	X		Not applicable

EXHIBIT A

Zoning Text Amendments as Recommended for Approval by the Planning Commission

Definitions

Accessory building. A subordinate building or structure located on the same lot, the use of which is customarily incidental to that of the main building or to the principal use of the land.

Agricultural accessory building. A building, greenhouse, or other structure that is utilized in conjunction with the use of the property for commercial crop production or grazing, including the storage of agricultural products and supplies and equipment used in agricultural operations. Buildings used for other purposes, such as dwellings or residential accessory buildings, employee housing, stables, dairies or other confined animal facilities, and agricultural processing facilities are not agricultural accessory buildings.

~~**Dwelling space accessory building.** A detached residential accessory building that contains habitable space and is used, or capable of use, as additional living area for an existing dwelling but does not include cooking facilities and is not used or intended as independent living facilities. Examples include an art or music studio, an exercise or recreation room, an office for a licensed home occupation, or a pool house.~~

Residential accessory building. A detached building accessory to a single-family dwelling. Examples include a detached garage, a storage shed, a guest house, and a pool house~~or a dwelling space accessory building.~~ In any R district, an accessory building other than a greenhouse on a lot that has a dwelling is classified as a residential accessory building even if the accessory building is used in conjunction with the use of the property for commercial crop production or grazing. A residential accessory building does not include a secondary dwelling or accessory dwelling unit.

~~**Agricultural homestay.** Lodging accommodations provided as part of a farming operation, as regulated under the California Health and Safety Code, which meets all of the following requirements: (a) has not more than 6 guestrooms or accommodates not more than 15 guests; (b) provides overnight transient accommodations; (c) serves food only to its registered guests and serves meals at any time, and includes the price of the food in the price of the lodging; (d) lodging and meals are incidental and not the primary function of the facility; and, (e) the facility is located on, and is part of, a farm, as defined in the Food and Agricultural Code, that produces agricultural products as its primary source of income. A dwelling, occupied by a resident family and located on and part of a farm that produces agricultural products as its the family's primary source of income, in which two or more guest rooms are offered or used for transient occupancy, with or without meals.~~

~~**Bed and Breakfasts Inn:** Lodging accommodations which provides overnight transient accommodations, with no more than 10 guest rooms, and serves food only to its registered guests and that serves only a breakfast or similar early morning meal and no other meals and includes the price of the food in the price of the lodging. A dwelling, occupied by a resident family, in~~

which two or more guest rooms are offered or used for transient occupancy, with or without meals.

Gross floor area. For ~~residential structures~~dwellings, gross floor area shall be calculated as the total area of all floors of the dwelling or dwelling unit, as measured to the exterior finished surface of outside walls or to the centerline of common walls separating dwelling units, not including any carport, walkway, garage, overhang, patio, ~~partially~~-enclosed patio, ~~attached or~~ detached residential accessory structure, or similar area. For residential accessory structures, gross floor area shall be calculated as the total floor area of the structure as measured to the exterior finished surface of outside walls or to the centerline of common walls separating the accessory structure from the dwelling or from a different occupancy classification. For commercial or industrial structures, gross floor area shall be calculated as the total area of all floors of the building, including any loft or mezzanine, measured to the exterior finished surface of outside walls or to the centerline of common walls, including covered and enclosed space, but not including any exterior storage areas incidental to the principal use of the construction, including any garage, parking structure, unenclosed walkway, or utility or disposal area.

Guest house. ~~Detached living quarters of a permanent type of construction, without a kitchen, and accessory to the primary dwelling on the same building site. A guest house may not be rented, let, or leased separate from the primary dwelling, whether compensation be direct or indirect. A residential accessory building, or portion thereof, accessory to a primary dwelling, used or intended to be used for living or sleeping purposes; does not contain or have provision for a kitchen but may contain a full or half-bath and/or wet bar.~~

Guest room. A room used or intended to be used by one or more guests for transient occupancy.

Hosted Rental. A dwelling, occupied by a resident family, in which a single guest room is offered or used for transient occupancy, with or without meals; a single-room bed and breakfast inn.

Hotel. A building, portion of a building, or group of buildings containing six or more guest rooms designed, used, or intended to be used, ~~let or hired out~~ for transient ~~accommodations~~occupancy. A hotel may include accessory uses, such as a commercial kitchen or dining facilities open to the public.

Kitchen. A room, space, or interior area with equipment for the preparation and cooking of food, including a sink, a refrigerator, and either a stove, range, grill, or oven; does not include a wet bar.

Pool house. Includes bathhouse. An accessory building adjacent to a pool or spa for dressing by bathers, which may include a bathroom and incidental storage area. A pool house shall not include indoor cooking or sleeping facilities, HVAC equipment, or greater than a 110-volt electrical connection except for a dedicated service for pool equipment.

Resort Hotel: A hotel that also provides interrelated visitor services intended to serve the needs of the community and ~~people travelling through~~tourists visiting the area. Typical uses may

include but are not limited to: recreation activities/facilities, spa or other therapeutic facilities, meeting rooms, banquet facilities, administrative facilities, maintenance and storage facilities, and restaurant and retail uses intended for use by both guests and non-guests.

Rooming or boarding house. A dwelling building, other than a hotel, residential hotel, vacation house rental, or dwelling occupied by a resident family, where lodging, ~~or with or without~~ meals, ~~or both, for four or more persons are~~ is provided for compensation.

Single room occupancy hotel or residential hotel. A building, portion of a building, or group of buildings containing six or more guest rooms or efficiency units, intended or designed to be used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests. A single room occupancy hotel may include accessory uses, such as a commercial kitchen or common dining facilities for residents.

Transient Occupancy. Temporary occupancy of a lodging facility or dwelling by any person other than the resident family by concession, permit, right of access, license, gift, or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. Does not include an occasional home exchange of a dwelling used as the property owner's primary residence, but does include temporary occupancy of a dwelling used pursuant to a time share plan or form of co- ownership if any time share period or other entitlement to occupancy of the dwelling is limited to periods of 30 consecutive days or less.

Vacation house rental. A dwelling ~~with no more than five guestrooms or sleeping rooms~~ that is offered, or used, let, or hired out for compensation for periods of 30 consecutive days or less for transient occupancy without a resident family present within the dwelling. Does not include an occasional home exchange of a dwelling used as the property owner's primary residence. Includes any dwelling used pursuant to a time share plan or other similar form of co- ownership if any time share period or other entitlement to occupancy of the dwelling is limited to 30 days or less per year.

Vacation house rental, hosted. ~~A vacation house rental on a parcel with either a primary and secondary dwelling or a single family dwelling and an accessory dwelling unit, where the property owner resides on the property in the nonrental dwelling.~~

Vacation house rental, unhosted. ~~A vacation house rental where the owner does not reside on the property.~~

Wet Bar. A single, bar-sized sink with minimal cabinets and counters. A wet bar shall not contain or have provision for a gas or electric range, cook top, or oven (not including a counter-top microwave oven); a refrigerator with a capacity in excess of 6 cubic feet; a standard-sized kitchen sink; or a dishwasher.

Regulations and Standards

28.23.50.20 Residential Uses

- A. **Permit Required.** Residential uses are permitted uses, subject to the permit requirements in Table 28-23A.
- B. **Standards** Residential uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:

2. SECONDARY DWELLING

- a. **Standards.** A secondary dwelling, as permitted in Table 28.23A, must meet the following specific development standards as well as the development standards delineated in Table 28.23B.

- (1) The maximum size of the secondary dwelling shall not exceed 2,400 square feet of gross floor area. Notwithstanding this limit, the gross floor area of a detached secondary dwelling shall not exceed 80 percent of the gross floor area of the primary dwelling and the gross floor area of an attached secondary dwelling shall not exceed 50 percent of the gross floor area of the primary dwelling. If the secondary dwelling is established within an existing primary dwelling, the gross floor area of the secondary dwelling shall not exceed 33 percent of the existing gross floor area of the primary dwelling nor result in the gross floor area of the primary dwelling being less than 1,000 square feet.
- (2) A secondary dwelling may be a detached structure or may be attached to another building on the same lot. If attached to another building, a separate exterior entrance shall be provided, independent from the entrance for the building to which it is attached.
- (3) A secondary dwelling shall not be allowed on a parcel that has a companion living unit or other similar accessory housing unit. It shall be allowed under the following conditions:
 - (a) Use of an existing dwelling while the replacement dwelling is under construction, in accordance with Section 28.72.20(B)(6);
 - (b) Use of temporary dwelling while the primary dwelling is under construction, with a use permit;

- (c) Agricultural employee housing or HCD agricultural employee housing, as permitted in Table 28.23A.

(4) A secondary dwelling shall not be used as a Vacation House Rental unless approved for such use in accordance with Section 28.75.30.

b. Existing secondary dwellings, companion living units or guest houses.
Secondary dwellings, companion living units or guest house, existing:

- (1) A secondary living unit legally existing on the lot prior to February 1, 2011, which does not comply with the size or setback requirements of this Section shall be considered legal non-conforming and subject to the provisions of Section 28.114 (“Nonconforming Uses”). Such use may continue, provided that it is not enlarged, increased or otherwise modified and fully complies with any conditions of approval that may have been adopted.
- (2) A guest house legally existing on the lot prior to February 1, 2011, and which does not conform to the standards described in Section 28.72.30 shall be considered legal non-conforming and subject to the provisions of Section 28.114 (“Nonconforming Uses”). Such a guest house may be converted to a secondary dwelling provided all of the following are met: (1) no other secondary dwelling is on the lot; (2) all facilities necessary to convert the structure to a dwelling, including cooking, sanitation, and parking facilities shall be installed in compliance with County building and zoning standards as applicable; (3) either the primary residence or the secondary dwelling is owner-occupied; and (4) if the structure does not meet the size or setback requirements of this Section for a secondary dwelling, it shall be considered legal non-conforming and subject to the provisions of Section 28.114 (“Nonconforming Uses”).
- (3) A companion living unit legally existing on the lot prior to February 1, 2011, pursuant to an approved conditional use permit, may be converted to a secondary dwelling provided all of the following are met: (1) no other secondary dwelling is on the lot; (2) the unit is installed on a foundation system as a fixture or improvement to the real property, in accordance with section 18551(a) of the Health and Safety Code and implementing regulations; (3) either the primary residence or the secondary dwelling is owner-occupied; and (4) if the unit does not meet the size or setback requirements of this Section, it shall be considered legal non-conforming and subject to the provisions of Section 28.114 (“Nonconforming Uses”). If an existing companion living

unit is converted to a secondary dwelling, the conditions of the use permit shall no longer be applicable. If an existing companion living unit is not converted to a secondary dwelling, it shall remain subject to the conditions of the use permit, and shall be promptly removed from the lot upon expiration or revocation of the permit.

- (4) If both a secondary living unit and a companion living unit legally exist on the lot prior to June 13, 2008, the secondary living unit shall be considered the secondary dwelling on the lot and the companion living unit may continue on the lot as a temporary dwelling for the remaining term of the conditional use permit.
- (5) **Additional Extensions.** A companion living unit legally existing on the lot prior to February 1, 2011, pursuant to an approved conditional use permit which expires, may be extended for a temporary period, not to exceed two years, upon securing a minor use permit, provided:
 - (a) All of the findings made in the original use permit still apply.
 - (b) The property owner and the occupant of the companion living unit have not changed since the original issuance of a use permit.

28.23.50.50 Tourist Uses

- A. **Permit Required.** Tourist uses are permitted uses, subject to the permit requirements in Table 28-23A.
- B. **General Standards.** Tourist uses must meet the applicable development standards delineated in Tables 28.23B and 28.23C and comply with the following:
 - 1. Within the A-SV-20 District, tourist uses shall be operated by the property owner or occupant, subject to possession of a valid Solano County business license, and shall be incidental to the principal agricultural use of the property.
 - 2. Minimum setback from an adjacent street shall be the same as required for the main building.
 - 3. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road that complies with county road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road

and the road shall comply with county road standards. All connections to county roads shall meet the encroachment permit requirements of the director of resource management, which generally include, but shall not be limited to, paving of the connection within the county road right-of-way. The entrance, parking area, and walkways shall be kept free of obstructions or hazards of any type.

4. Shall provide off-street parking in accordance with Section 28.94 unless additional parking is required by this section. in addition to Shall provide paved parking spaces, aisles, and pathways for the disabled in accordance with the Building Code.
5. Shall obtain necessary approvals for sale of prepared food, including ~~department of resource management from Department of Resource Management~~ (if required) and ~~environmental health services division~~ Environmental Health Services Divisions, ~~approval~~ prior to operation.
6. Shall obtain necessary approvals for adequate water supply and sewage disposal facilities prior to operation.
- ~~67.~~ Shall obtain all necessary approvals with other county departments, if required, prior to operation.

C. Standards for Specific Agritourism Uses.

1. **Bakeries, Cafes and Restaurants.** A bakery, cafe, or restaurant as permitted in Table 28.23A. Such uses must meet the applicable development standards contained in Tables 28.23B and 28.23C.
2. **Galleries.** Such use must meet the applicable development standards delineated in Tables 28.23B and 28.23C.
3. **Resort Hotel.** Resort hotels may be permitted by conditional use permit. Such uses must meet the applicable development standards delineated in Tables 28.23B and 28.23C and all standards specified in the use permit.
4. **Special Events Facilities.** Special events facilities may be permitted by conditional use permit, incidental to the principal agricultural use on the property, except as specified for small and medium wineries above. Such use must meet the applicable development standards delineated in Tables 28.23B and 28.23C.
5. **Marketing Events.** Marketing events are allowed by right, incidental to the principal agricultural use on the property. Such use must meet the applicable development standards delineated in Tables 28.23B and 28.23C.

- 6. Bed and Breakfast Inn.** Bed and breakfast inns must meet the applicable development standards delineated in Tables 28.23B and 28.23C and, within the A-SV-20 district, comply with the following:
- a.** Signage shall be limited to one nonilluminated wall-mounted sign not to exceed four square feet in area.
 - b.** Shall be restricted to one single-family dwelling, or one single-family dwelling plus a legally established guest house, which is the primary residence of the bed and breakfast operator. Shall not be permitted in any of the following: non-habitable structures; tents, RVs, or other provisions intended for temporary occupancy; second dwelling units or accessory dwelling units; structures or dwellings with county covenants or agreements restricting their use, including but not limited to affordable housing units, agricultural employee units, or farmworker housing; or on lands under Williamson Act contract. A vacation house rental is not a bed and breakfast inn, even if the property owner resides in another dwelling unit on the same property.
 - c.** Maximum of five (5) guest rooms. The maximum overnight occupancy for bed and breakfast inns shall be two (2) persons per guest room, not including children under three (3) years of age. If a lower limit is stated on the applicable septic permit, the maximum overnight occupancy shall be that stated on the septic permit.
 - d.** Shall provide one off-street parking space for each guestroom, plus two spaces for the dwelling. No off-site or on-street guest parking shall be allowed.
 - e.** Ancillary activities such as weddings, receptions, fund raisers, or similar events attended by non-guests are prohibited unless the bed and breakfast inn is also approved as a special event facility.
 - f.** The operator shall reside on-site during all times that guests are present.
 - g.** Food service, if provided, shall be limited to registered guests and shall comply with the California Retail Food Code.
 - h.** The operation of a bed and breakfast inn is subject to transient occupancy tax (Chapter 11, art. II) and requires a business license (Chapter 14). The transient lodging registration certificate and business license shall be posted in a conspicuous place on the premises prior to operation of the business. The operator or authorized agent shall include the TOT certificate number and business license number on all contracts or rental agreements, and in any advertising or websites.

- i. A bed and breakfast inn shall be permitted only in compliance with the requirements and standards of this section and all other requirements of the applicable zoning district, subject to the issuance of a land use permit. The permit shall expire upon sale or transfer of the property. Reuse of the dwelling as a bed and breakfast inn by a new property owner shall require approval of a new land use permit.
- j. For purposes of the administrative penalty provisions in Chapter 10 and the business license requirements in Chapter 14, this subdivision (C)(6) is part of the County's short-term rental ordinance.

7. Tasting Facilities. Tasting facilities are allowed by right, incidental to a principal agricultural processing use or winery on the property. Such use must meet the applicable development standards delineated in Tables 28.23B and 28.23C and comply with the following:

- a. Tasting facilities must be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is greater. Size shall be determined by measuring the total roof covered area.
- b. Products tasted and sold must be produced on site or off site on land owned or leased by the operator within Solano County.

8. Local Products Store. Local products stores must meet the applicable development standards delineated in Table 28.23B.

9. Hotels. Hotels must meet the applicable development standards delineated in Table 28.23B, all standards specified in the use permit, and comply with the following:

- a. Shall have no more than 30 guest rooms.

10. Agricultural Homestay. An agricultural homestay is subject to compliance with the applicable development standards delineated in Table 28.23B and comply with the ~~following~~ standards for agricultural homestays in Section 28.72.10.

~~a. Shall be restricted to one single family dwelling. No accessory structure shall be allowed for use as transient occupancy.~~

~~b. Shall be operated, maintained, and occupied by the property owner.~~

28.72.10 DWELLINGS

B. Specific Requirements

7. Nonconforming Secondary Dwelling or Guest House

- a. Nonconforming Secondary Dwelling.** A secondary living unit legally existing on the lot prior to October 27, 2006, in an R-R District, June 13, 2008, in an A or R-TC District, and February 1, 2011, in the A-SV-20, ATC, or ATC-NC District which does not comply with the size or setback requirements of this section shall be considered legal nonconforming and subject to the provisions of Section 28.114 (Nonconforming Uses). Such use may continue; provided, that it is not enlarged, increased or otherwise modified and fully complies with any conditions of approval that may have been adopted.
- b. Nonconforming Guest House.** A guest house legally existing on the lot prior to October 27, 2006, in an R-R District, June 13, 2008, in an A or R-TC District, and February 1, 2011, in the A-SV-20, ATC, or ATC-NC District, **and which does not conform to the standards described in Section 28.72.30**, shall be considered legal nonconforming and subject to the provisions of Section 28-114 (“Nonconforming Uses”). Such a guest house or building may be converted to a secondary dwelling or an accessory dwelling unit provided all of the following are met: (1) no other secondary dwelling or accessory dwelling unit is on the lot; (2) all facilities necessary to convert the structure to a dwelling, including cooking, sanitation, and parking facilities, shall be installed in compliance with county building and zoning standards as applicable; (3) except in an R-R or R-TC District, either the primary residence or the secondary dwelling is owner occupied; and (4) if the structure does not meet the size or setback requirements of this section for a secondary dwelling, it shall be considered legal nonconforming and subject to the provisions of Section 28.114 (“Nonconforming Uses”).

28.72.30 RESIDENTIAL ACCESSORY USES AND BUILDINGS

B. Specific Requirements

- 1. Accessory Buildings and Uses.** Residential accessory buildings and uses, subject to the provisions within the applicable zoning district, shall comply with the following standards:

- a. **Attached Accessory Structure.** An accessory building attached to ~~the main building~~ a dwelling shall comply in all respects with the requirements of this chapter applicable to the ~~main building~~ dwelling.
- b. **Detached Accessory Structure.** An accessory building detached from the ~~main building~~ a dwelling shall be located at least 60 feet from the front property line or, on lots less than 120 feet in depth, on the rear 50 percent of the lot, unless otherwise specified in the applicable zoning district.
- c. **Side and Rear Setback Waiver.** The side and rear yard requirements may be waived for an accessory building other than an animal shelter, except that such building shall not be located closer to any side street line than the main building, and such buildings, in the aggregate, shall not exceed the maximum site coverage in the rear yard for the main building as may be specified in the applicable zoning district. Waiver of said requirements shall be subject to notice as set forth in Section 28.04(F).
- d. **Setback from Main Building.** An accessory building shall not be located closer than 10 feet from ~~the main building~~ a dwelling; except in the W District, the distance shall be 30 feet. ~~Stables shall be located at least 20 feet from the main building.~~
- e. **Animal Shelter Setbacks.** Stables shall be located at least 20 feet from the main building. An accessory building for the shelter of small animals shall not be placed closer to any side street line than the main building, and in no case shall be placed closer than 10 feet from any property line unless greater setbacks are required by the zoning district.
- f. **~~Living Spaces Accessory Structures~~ Guest House.** In any A or R District, ~~an accessory building that includes an art or music studio, recreation or exercise room, office, or other similar use, including a guest house~~ a pool house in any R District, if allowed by the zoning district in which it is located, shall comply with the following standards:
 - (1) **~~Number of Accessory Structures~~.** Only one ~~accessory building~~ guest house shall be allowed on a lot.
 - (2) **~~Living Unit Prohibited~~ Additional Uses of a Guest House.** ~~The building shall not be designed for, or used as, a living or sleeping quarters, or~~ In addition to providing extra living and sleeping space for guests of the resident family, a guest house may be used by the resident family as an art or music studio, recreation or exercise room, office, or other similar living space use, but may not be used for a commercial use, including transient lodging for compensation, unless otherwise allowed by this chapter. If allowed

for commercial transient lodging use, the guest house shall be counted as a single guest room.

(3) Size. A guest house or pool house shall not exceed 640 square feet of gross floor area and shall not contain more than two bedrooms.

(4) Food Preparation Area. A guest house may include a wet bar but shall not include a kitchen or cooking facility, or room for installation of a stove, full size refrigerator, dishwasher, sink other than the bathroom and wet bar sinks, or laundry facilities.

(35) Number of Bathrooms. Shall not contain more than one full or half bathroom.

(6) Location on Property. A guest house must be located closer to the primary dwelling on the subject lot than to a primary dwelling on any adjacent lot; maximum distance of one hundred feet (100') from the primary dwelling on the lot, but a waiver may be granted to allow a greater setback due to topography, vegetation, or unique physical characteristics.

(4)g. Electrical Service. Only one electric service drop and one electric meter to serve both the ~~main building or~~primary dwelling and such accessory building shall be permitted.

gh. Not a Secondary Dwelling. ~~An A residential~~ accessory building does not include a secondary dwelling or an accessory dwelling unit as defined in Section 28.01. When an accessory dwelling unit is located within an accessory building, the provisions of this subsection shall not apply to the accessory dwelling unit portion of the building.

hi. Sequence of Construction. Accessory structures shall not be constructed on a lot until construction of the ~~principal structure~~primary dwelling has commenced or a principal use has been established on the lot, and an accessory structure shall not be used unless the ~~principal structure~~primary dwelling is being used or a principal use has been established.

28.72.40 HOME OCCUPATIONS, COTTAGE INDUSTRIES, HOSTED RENTALS, AND OTHER COMMERCIAL USES OF RESIDENTIAL PROPERTY

A. General Requirements

~~Other Commercial~~ uses incidental to a residential use shall comply with the following general standards:

1. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
2. **Food and Beverage.** Food and/or beverages provided for sale and/or consumption must meet all federal, state and local regulations.
3. **Parking.** Shall provide off-street parking in accordance with Section 28.94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with building code.
4. **Permit Requirements.** Shall obtain all necessary approvals with other County departments and from the applicable fire protection district, if required, prior to operation.
5. **Prevent Storm Water Pollution.** Shall manage storm water to prevent any processing wastes or byproducts from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.
6. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
7. **Signs.** All signs shall be installed in accordance with the requirements of Section 28.96.

B. Specific Requirements. The specific uses listed below shall comply with the general requirements (subdivisions (A)(1) through (7) of this section) and the following specific standards:

1. **Cottage Industries**
....
2. **Home Occupations**
....
3. **Rural Resident Enterprise.**
....
4. **Temporary Subdivision Sales Office**

....

5. Hosted Rental

- a.** A hosted rental shall be restricted to one single-family dwelling, or one single-family dwelling plus a legally established guest house, which is the primary residence of the hosted rental operator. Hosted rentals shall not be permitted in non-habitable structures or in tents, RVs, or other provisions intended for temporary occupancy. Only one (1) hosted rental is allowed per parcel. A hosted rental may not be located on the same site as a vacation house rental unless a use permit has been obtained for the combined use. A whole-house vacation rental is not a hosted rental, even if the property owner resides in another dwelling unit on the same property.
- b.** Maximum of one (1) guest room or sleeping area.
- c.** Limit of one (1) one vehicle associated with the transient use.
- d.** Food service, if provided, shall be limited to registered guests and shall comply with the California Retail Food Code.
- e.** No weddings, lawn parties or similar activities shall be permitted.
- f.** The property owner shall maintain a properly functioning septic system or sewer connection.
- g.** The operation of hosted rental is subject to transient occupancy tax (Chapter 11, art. II) and requires a business license (Chapter 14). The transient lodging registration certificate and business license shall be posted in a conspicuous place on the premises prior to operation of the business. The operator or authorized agent shall include the TOT certificate number and business license number on all contracts or rental agreements, and in any advertising or websites.
- h.** For purposes of the administrative penalty provisions in Chapter 10 and the business license requirements in Chapter 14, this subdivision (B)(5) is part of the County's short-term rental ordinance.

28.75 TOURIST USES

28.75.10 AGRITOURISM

A. **General Requirements.** Agritourism, incidental to the principal agricultural use of the property for commercial agricultural purposes, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Sections 28.70.10 and 28.70.20.
2. **Access.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards and shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road.
3. **Truck Loading.** Shall provide an adequate truck loading area together with ingress and egress designed to avoid traffic hazard and congestion.
4. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Public Works – Engineering Division, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
5. **Parking.** Adequate off-street parking shall be provided; parking areas and driveways shall be treated as necessary to control dust. ~~Parking areas shall not be located any closer than 200 feet to an adjoining property.~~ Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
6. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for agritourism purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

B. **Specific Requirements.** The specific agritourism uses listed below shall comply with each provision of subdivision (A) of this section and the following specific standards:

1. **Agricultural Homestay.** An agricultural homestay incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:
 - a. Shall be restricted to one single-family dwelling. ~~No accessory structure shall be allowed for use as transient occupancy.~~ or one single-family

dwelling plus a legally established guest house, which is the primary residence of the agricultural homestay operator. No accessory structure shall be allowed for use as transient occupancy. Shall not be permitted in any of the following: non-habitable structures; tents, RVs, or other provisions intended for temporary occupancy; second dwelling units or accessory dwelling units; structures or dwellings with county covenants or agreements restricting their use, including but not limited to affordable housing units, agricultural employee units, or farmworker housing. A vacation house rental is not an agricultural homestay, even if the property owner resides in another dwelling unit on the same property.

- b. Shall be located on a farm on which the production of agricultural products is the resident family's primary source of income.
- c. Maximum of five (5) guest rooms. The maximum overnight occupancy for agricultural homestays shall be two (2) persons per guest room, not including children under three (3) years of age. If a lower limit is stated on the applicable septic permit, the maximum overnight occupancy shall be that stated on the septic permit.
- d. Shall provide one off-street parking space for each guestroom, plus two spaces for the dwelling. No off-site or on-street guest parking shall be allowed.
- e. Ancillary activities such as weddings, receptions, fund raisers, or similar events attended by non-guests are prohibited unless the bed and breakfast inn is also approved as a special event facility.
- f. The operator shall reside on-site during all times that guests are present.
- g. Food service, if provided, shall be limited to registered guests and shall comply with the California Retail Food Code.
- h. Signage shall be limited to one nonilluminated wall-mounted sign not to exceed four square feet in area.
- i. The operation of an agricultural homestay is subject to transient occupancy tax (Chapter 11, art. II) and requires a business license (Chapter 14). The transient lodging registration certificate and business license shall be posted in a conspicuous place on the premises prior to operation of the business. The operator or authorized agent shall include the TOT certificate number and business license number on all contracts or rental agreements, and in any advertising or websites.
- j. An agricultural homestay stay shall be permitted only in compliance with the requirements and standards of this section and all other requirements

of the applicable zoning district, subject to the issuance of a administrative permit. The administrative permit shall expire upon sale or transfer of the property or upon the owners moving their primary residence off the property, unless there is a tenant farmer continuing to operate the farm and homestay.

k. For purposes of the administrative penalty provisions in Chapter 10 and the business license requirements in Chapter 14, this subdivision (B)(1) is part of the County's short-term rental ordinance.

2. **Agritourism Facility.** An agritourism facility shall meet the following requirements:

~~(1)~~**a. Ingress/Egress.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way. Must have two 20-foot minimum connections to a public road, or a release from the applicable fire protection district.

~~(2)~~**b. Food Vendors.** Permittee is responsible for ensuring all food vendors operating at an agritourism facility secure food permits with the Division of Environmental Health.

~~(3)~~**c. Kitchen Facilities.** Any kitchen used for the preparation, storage, handling, or service of food at an agritourism facility shall be permitted as a food facility by the Division of Environmental Health.

~~(4)~~**d. Hours of Operation.** All events shall start no sooner than 10:00 a.m. and end by 10:00 p.m. each day. Facility setup and cleanup shall be allowed between the hours of 8:00 a.m. to 11:00 p.m. The public and all guests of an event shall be off the property by 10:30 p.m.

~~(5)~~**e. Nuisance.**

i.(1) Fugitive Dust. All events located on sites with access from unpaved dirt roads and events which proposed unpaved on-site access roads and parking areas shall require the use of water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, in sufficient quantities to prevent airborne dust.

~~ii.~~**(2) Noise.** Outdoor amplified sound may only occur on sites which demonstrate through an acoustical analysis that noise generated during proposed events will not exceed 65 dB when measured at the property lines.

~~iii.~~**(3) Light and Glare.** Any proposed outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.

~~iv.~~**(4) Odor.** Must take steps to minimize odor on adjacent properties.

~~(6)~~**f. Sanitation.** Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees and food vendors, including restrooms, refuse disposal receptacles, potable water, and wastewater facilities.

~~(7)~~**g. Screening of Parking.** Shall provide a minimum six-foot solid board fence or masonry wall separating parking areas from abutting R district parcels.

~~(8)~~**h. Setbacks.** Must be set back 300 feet from any property line. Parking areas shall not be located any closer than 200 feet to an adjoining property.

~~(9)~~**i. Use of Existing Structures.** The use of existing permanent structures is limited to existing structures that are permitted for commercial and public assembly occupancy and are in compliance with Americans with Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.

~~(10)~~**j. Construction of New Structures.** All new structures proposed for an agritourism facility shall be located off prime agricultural land.

~~(a)~~**k. Other Permits and Licenses.** Must obtain any other required permits from federal, state or local agencies.

~~(b)~~**l. Traffic Control.** For any agritourism facility accommodating 500 people or more, the applicant shall prepare a diagram of proposed traffic routing and direction signs, along with an estimate of traffic volume expected for the event. This shall be submitted with the land use permit application.

28.75.30 VACATION HOUSE RENTALS

- A. **General Requirements.** Vacation house rentals shall comply with the following **general** standards:
1. **Zoning District Development Standards.** A dwelling used as a vacation house rental shall meet all of the development standards for ~~dwelling specified in Section 28.72.10(A)(1) and in Tables 28.21B, 28.23B, and 28.31B as applicable to the zoning district~~the zoning district in which it is located. If the dwelling includes a guest house, the guest house shall also meet those development standards.
 2. **Allowable Structures.** ~~Space used for overnight accommodations as part of a vacation house rental must be located entirely within a dwelling or a dwelling in combination with an approved guest house. Other accessory buildings, recreational vehicles, recreational vehicle parking space, or tents may not be used as a vacation house rental. A vacation house rental shall be limited to one single-family dwelling, or one single-family dwelling plus a legally established guest house, on the parcel. None of the following shall be used as or included as part of a vacation house rental:~~
 - a. An accessory structure other than a legally established guest house.
 - b. Non-habitable structures, tents, RVs, or other provisions intended for temporary occupancy.
 - c. A dwelling subject to a recorded governmental restriction, including covenants or agreements for affordable housing.
 - d. A dwelling approved for limited types of occupancy, including employee housing or a companion living unit.
 - e. A timeshare.
 - f. Any dwelling unit on a lot created pursuant to Government Code § 66411.7 or local ordinance adopted to implement Government Code § 66411.7.
 - g. Any dwelling unit created pursuant to Government Code § 65852.21 or local ordinance adopted to implement Government Code § 65852.21.
 - h. An accessory dwelling unit or junior accessory dwelling unit.
 - i. A second single-family dwelling on the same parcel as the vacation house rental.

- j. A dwelling or guest house that is the subject of an enforcement action pursuant to any provision of this code.
3. **Maximum Occupancy.** ~~Overnight occupancy is limited to two persons per bedroom plus two additional persons, not to exceed a total of 10 persons. Unless further restricted by other standards of this section, the maximum occupancy for a vacation house rental is up to two (2) guests per bedroom, plus two (2) additional guests per property, up to a maximum of ten (10) guests, not including children under three (3) years of age.~~
4. **Parking.** ~~Three off-street parking spaces shall be provided for all guests. One on-site parking space for each bedroom in the vacation house rental, including any guest house, must be provided and available for use by guests. If fewer than four on-site parking spaces are available, the maximum occupancy allowed for the vacation house rental is reduced accordingly. On-street parking is prohibited for any property on which a vacation house rental is located.~~
5. **Events Prohibited.** A vacation house rental may not be advertised, offered, or used as a special events facility ~~that includes, including use for~~ events such as weddings, parties and similar events. No outdoor amplified sound is allowed.
6. ~~A dwelling or guest house may not be used as a vacation house rental if it is the subject of an enforcement action pursuant to any provision of this code.~~ **Water and Wastewater.** ~~If the potable water supply is from an on-site well, the water quality must be approved by Environmental Health. A vacation house rental shall not exceed the design capacity of any on-site sewage treatment and disposal system, if so connected.~~
- 7. Fire Safety.**
- a.** Except as provided in paragraph (b), below, a dwelling shall not be approved for use as a vacation house rental if, as of the date a complete permit application for such use is submitted, the property is located in an area designated as a High or Very High Fire Hazard Severity Zone by the State Fire Marshal.
- b.** A dwelling on property located in an area designated as a High Fire Hazard Severity Zone by the State Fire Marshal may be approved for use as a vacation house rental if the following findings can be made:
- (1)** The dwelling complies with the requirements in Sections 705A through 709A of the California Building Code, 2022 edition;
- (2)** Access roads and driveways to the dwelling comply with the requirements of the State Minimum Fire Safe Regulations;

- (3) On parcels not served with a fire hydrant within 1000 feet of the dwelling, a minimum of 2500 gallons of water storage is provided in addition to amounts required for domestic use or for sprinkler systems; and
- (4) Defensible space around the dwelling is provided and will be maintained at all times in accordance with Section 4291 of the Public Resources Code and implementing regulations.
- c. A fire pit, fireplace, or other outdoor fire area or feature, if present, shall not be available for use by guests.
- d. The dwelling and each bedroom shall be equipped with functional smoke and carbon monoxide alarms. At least one functional fire extinguisher shall be available and readily marked.
- e. The operator shall inform guests of area fire risks and what to do in the event of wildfire, including information regarding evacuation routes from the property.
- 78. Taxes and Business License.** ~~Transient occupancy tax registration and payment are required, pursuant to Chapter 11. A business license is required, pursuant to Chapter 14. The operation of hosted rental is subject to transient occupancy tax (Chapter 11, art. II) and requires a business license (Chapter 14). The transient lodging registration certificate and business license shall be posted in a conspicuous place on the premises prior to operation of the business. The operator or authorized agent shall include the TOT certificate number and business license number on all contracts or rental agreements, and in any advertising or websites.~~
- 89. Insurance.** ~~The property shall be covered by commercial property insurance.~~
- 10. Good Neighbor Measures.** ~~The operator shall take reasonable measures to ensure guests at the vacation house rental will not cause excessive noise or otherwise adversely impact neighboring properties during their stay, and that guests are aware Solano County is a “right to farm” jurisdiction. Quiet hours are between 9 p.m. and 8 a.m. A Good Neighbor Flyer, developed by the Department, shall be posted within the interior of the rental unit by the front door and on the interior of each bedroom door.~~
- 11. Minimum Rental Term.** ~~The minimum rental term for a vacation house rental is two (2) consecutive nights.~~
- ~~**9.** The property owner shall obtain the required permit and complete transient occupancy tax registration prior to advertising or operating the vacation house rental. Online advertisements and/or listings for the vacation house rental shall include the following:~~

- ~~a. — Maximum occupancy, not including children under three;~~
 - ~~b. — Maximum number of vehicles;~~
 - ~~c. — Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;~~
 - ~~d. — Notification that no outdoor amplified sound is allowed; and~~
 - ~~e. — The transient occupancy tax certificate number for that property.~~
- ~~10. — Vacation house rentals shall meet all building and fire codes at all times and shall be inspected by the Fire Department before any short term rental can occur.~~
- 112. Signs.** An exterior display with the name of the property owner or manager and a current contact phone number shall be located near the front door of the rental unit. Where the front door is not easily accessible from the road, a duplicate display sign shall be located on a fence or post near the entrance to the property. While a vacation house is rented, the owner or a property manager shall be available 24 hours per day, seven days per week, for the purpose of responding within 45 minutes to complaints regarding the condition of the property; ~~operation;~~ or the conduct of ~~occupants of the guests using~~ the vacation house rental ~~or their guests.~~ ~~Items in need of repair may take longer to correct.~~
- 1213. Access.** Shall have direct access from a public or private road that complies with county road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to county roads shall meet the encroachment permit requirements of the director of resource management, which generally include, but shall not be limited to, paving of the connection within the county road right-of-way.
- 14. Duration of Permit.** A vacation rental house shall be permitted only in compliance with the requirements and standards of this section and all other requirements of the applicable zoning district, subject to the issuance of a land use permit. The permit shall expire upon sale or transfer of the property. Reuse of the dwelling as a vacation house rental by a new property owner shall require approval of a new land use permit.
- 15. For purposes of the administrative penalty provisions in Chapter 10 and the business license requirements in Chapter 14, this Section 28.75.30 is part of the County’s short-term rental ordinance.**

B. ~~Specific Requirements.~~ ~~Vacation house rentals listed below shall comply with the general requirements in subdivision (A) of this section and the following specific standards:~~

1. ~~Vacation House Rental, Hosted~~

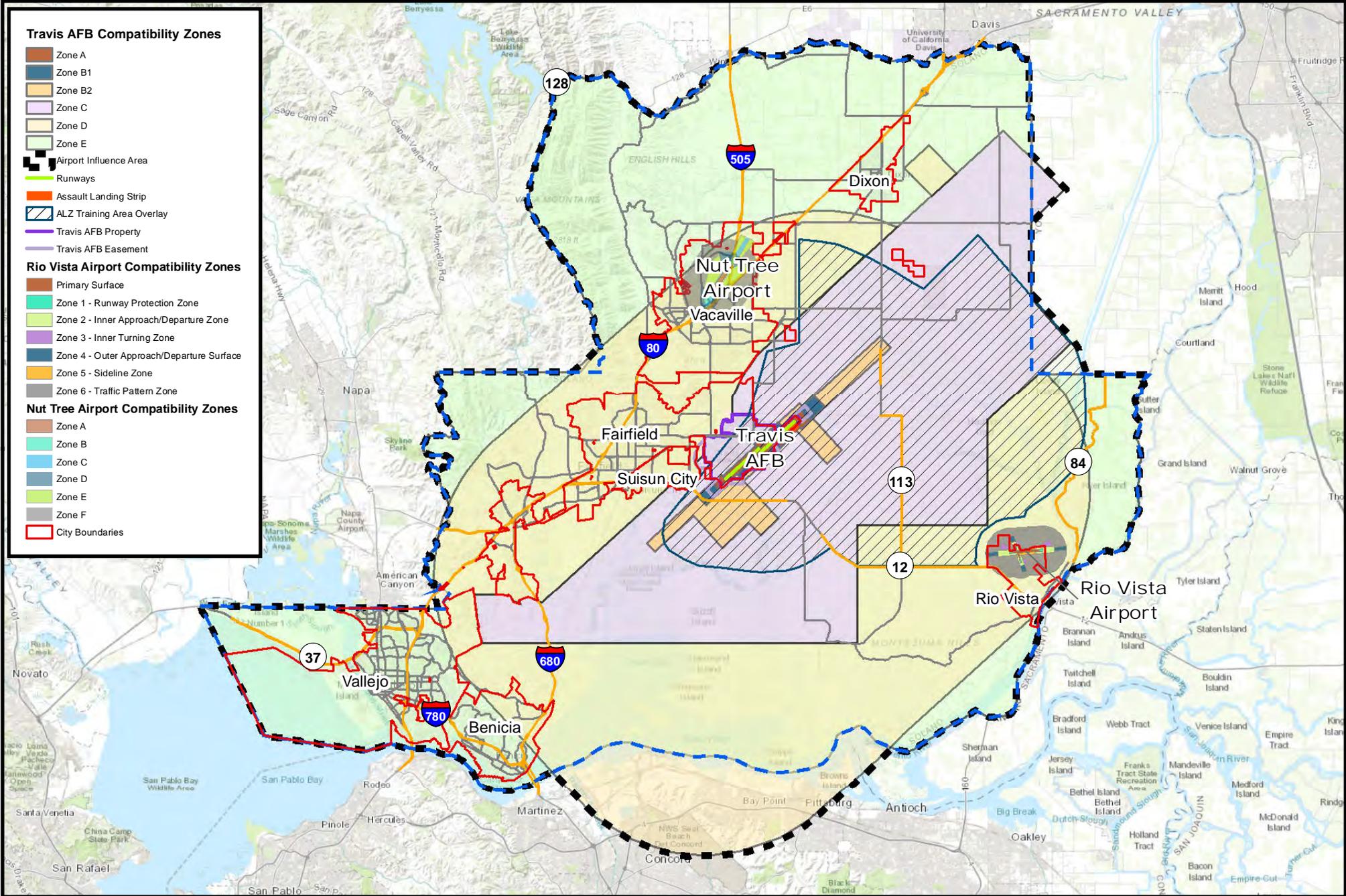
- a.** ~~A hosted vacation house rental requires the property owner to reside on the property during the vacation house rental period.~~
- b.** ~~Only one dwelling may be used as a vacation house rental and the property owner must reside in the other dwelling.~~

	A-20	A-40	A-80	A-160
Guest House	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Hosted Rental	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>
Bed and Breakfast Inn				
Agricultural Homestay	<u>AAP</u>	<u>AAP</u>	<u>AAP</u>	<u>AAP</u>
Vacation House Rental	MUP			
Hotel				
Resort Hotel				
Boarding House				
Residential Hotel				

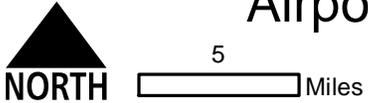
	ASV-20	ATC	ATC-NC
Guest House	<u>A</u>		
Hosted Rental	<u>AP</u>		
Bed and Breakfast Inn	AP	A	A
Agricultural Homestay	<u>AAP</u>		
Vacation House Rental	MUP	MUP	
Hotel	UP	UP	UP
Resort Hotel	UP	UP	UP
Boarding House			
Residential Hotel			

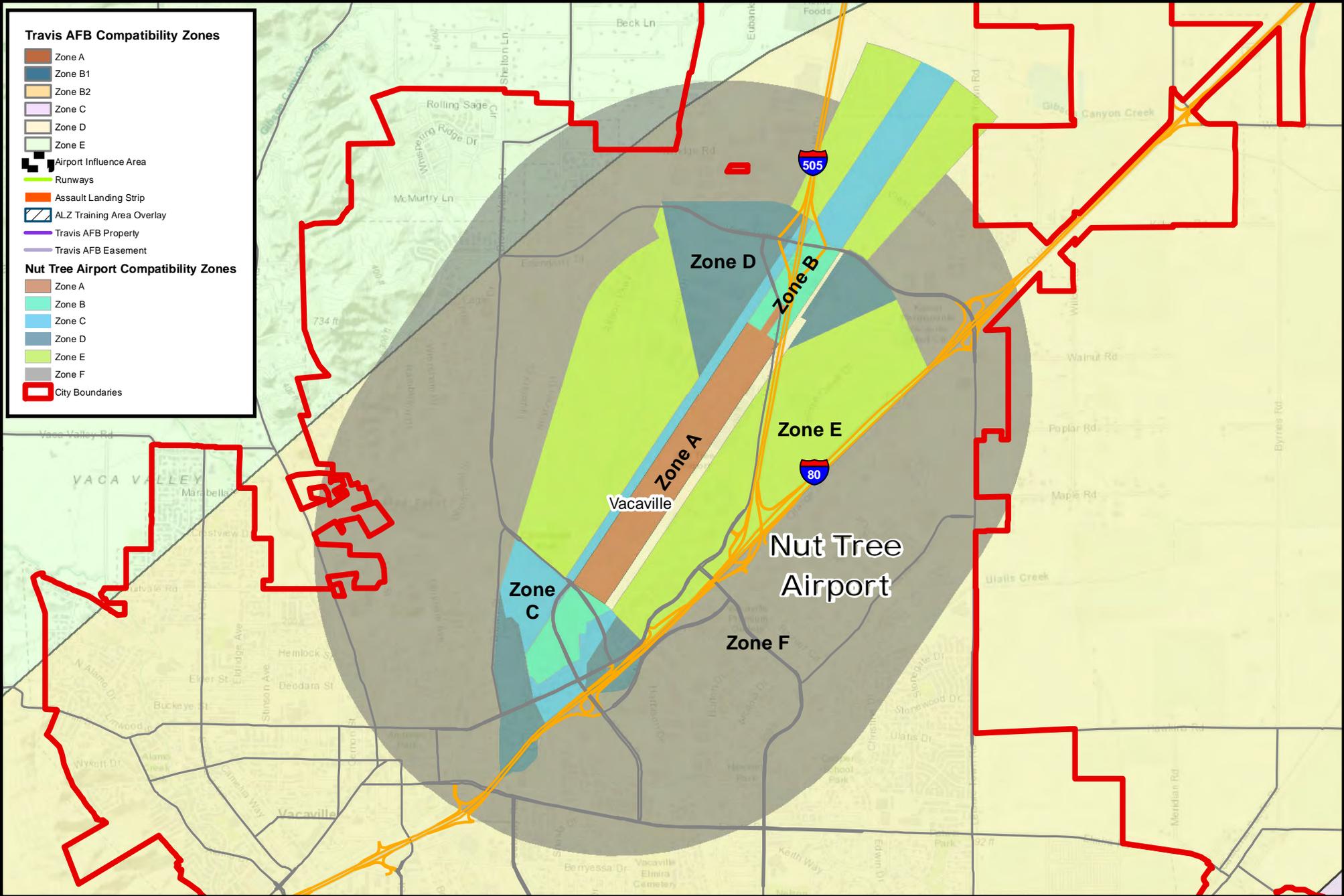
	RR – 2.5	RR-5	RR-10
Guest House	<u>A</u>	<u>A</u>	<u>A</u>
Hosted Rental	<u>AP</u>	<u>AP</u>	<u>AP</u>
Bed and Breakfast Inn			
Agricultural Homestay			
Vacation House Rental	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>
Hotel			
Resort Hotel			
Boarding House			
Residential Hotel			

	RTC#	RTC-MF	RTC-MU	C-H	W
Guest House					<u>A</u>
Hosted Rental	<u>AP</u>				<u>AP</u>
Bed and Breakfast Inn					
Agricultural Homestay					
Vacation House Rental					<u>MUP</u>
Hotel				UP	
Resort Hotel					
Boarding House		A	<u>A</u>		
Residential Hotel		A			

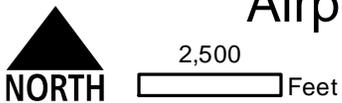


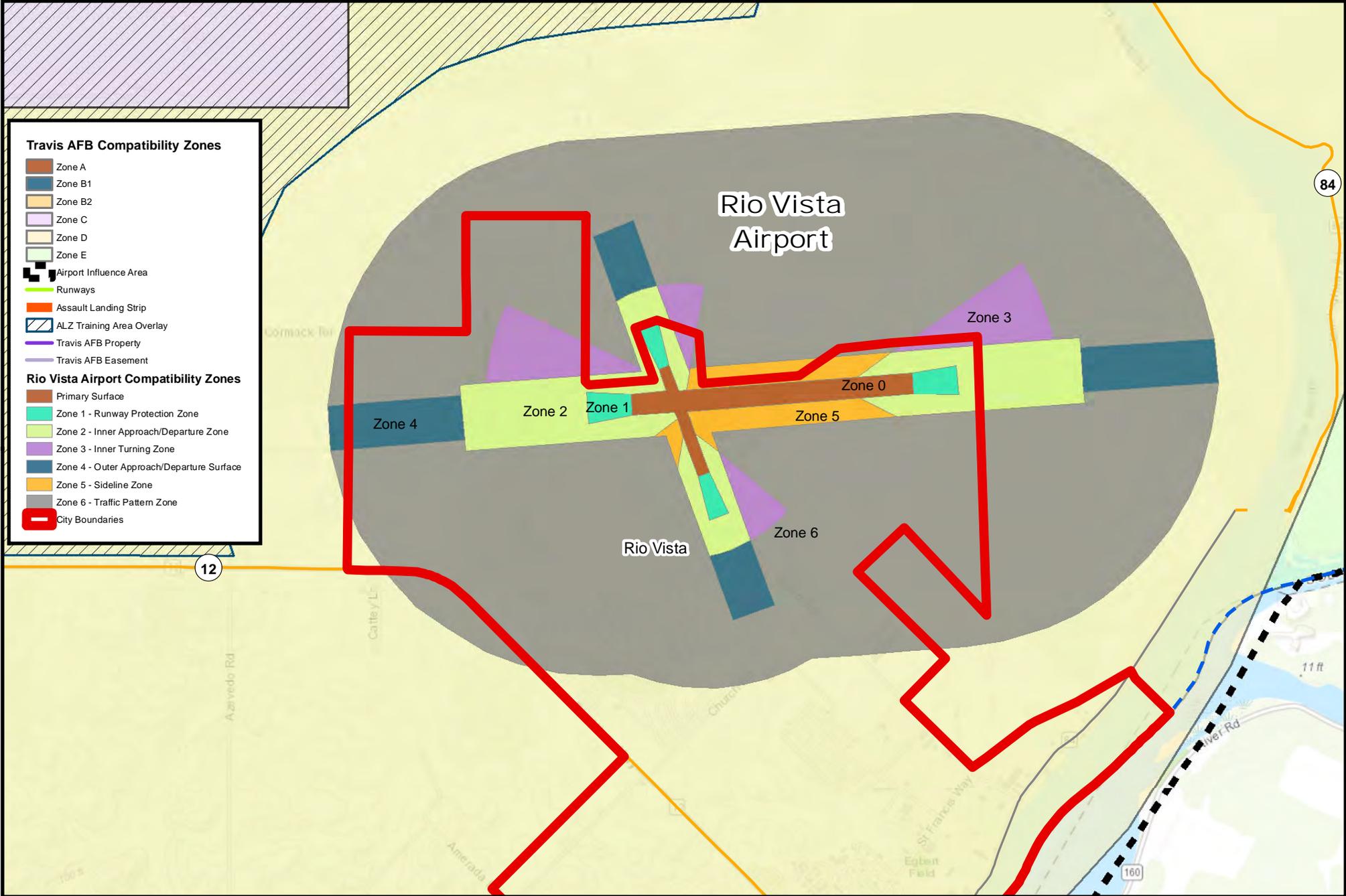
Airport Compatibility Zones & and Travis AFB Influence Area



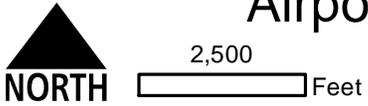


Airport Compatibility Zones & and Travis AFB Influence Area





Airport Compatibility Zones & and Travis AFB Influence Area



**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 23-__**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Solano Vacation House Rental Ordinance – County of Solano)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the County of Solano ("**Local Agency**") is considering approving the following project (the "**Project**"), as set forth in greater detail in the Staff Report and its Attachments concerning "Item AC 23-014" of the Commission's March 9, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-03 (Solano Vacation House Rental Ordinance) is consistent with the Travis Air Force Base (TAFB), Rio Vista Airport, and Nut Tree Airport Land Use Compatibility Plans," and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan, the Rio Vista Airport Land Use Compatibility Plan, and the Nut Tree Airport Land Use Compatibility Plan.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on March 9, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary to the Commission