

Agenda Submittal

Agenda #:	2	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 24-002	Contact:	Nedzlene Ferrario
Agenda date:	01/11/2024	Final Action:	
Title:	ALUC-23-17 (Solano County's Housing Element Update)		
	Determine that Application No. ALUC-23-17 (Solano County's Housing Element Update) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - Airport Compatibility Zones Criteria , B - Compatibility Zones Map , C - Solano County Public Draft Housing Element , D - Addendum to the EIR , E - Draft Resolution		

Date:	Ver.	Action By:	Action:	Result:
-------	------	------------	---------	---------

RECOMMENDATION:

Determine that Application No. ALUC-23-17 (Solano County's Housing Element Update) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP).

DISCUSSION:

Section 21676 (d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any general plan amendment within an Airport Influence Area.

Solano County proposes to take the 2023-2031 6th Cycle Housing Element update to the Board of Supervisors for adoption on February 6, 2024, following a January 18, 2024 Planning Commission hearing. The Draft Housing Element determined that there are adequately zoned lands for the County to accommodate its Regional Housing Needs Allocation (RHNA) by identifying capacity for units on vacant sites and anticipates the construction of Accessory Dwelling Units (ADUs) to meet the County's RHNA. After accounting capacity for projected ADUs, projected manufactured/mobile homes, and the capacity of vacant sites, the County has sufficient capacity to meet the RHNA (Table 1-1 of Addendum to the EIR, Attachment D), and therefore, no changes to land use designations are proposed in conjunction with the update. The Draft Housing Element does not propose any changes to regulations that affect the density, intensity, height, or form of development and the update focuses on policies that provide financial assistance and establishing partnerships for housing rehabilitation, affordable housing, special needs housing such as the elderly, disabled and homeless, and farmworker housing.

The Draft Housing Element is consistent with the Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans and adoption of the Housing Element is not anticipated to have potential effects on aviation safety. The Draft Housing Element is included in Attachment C.

AIRPORT PLANNING CONTEXT & ANALYSIS

General Plan amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed policies, as adopted will apply to the unincorporated areas and staff evaluated the proposal using the Compatibility Zone criteria for Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans as it applies to the unincorporated area. Certain compatibility zones lie within the respective City Limits; therefore, criteria evaluation is not applicable and consistency findings for those situations are not required.

Staff evaluated the County's project using the Compatibility Zone criteria as applied to the unincorporated area. Staff analysis of the project is summarized in Attachment A.

Analysis Finding

Based on the review, staff finds that the proposed changes comply with the requirements of the zones to protect flight and are consistent with the Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans.

Housing Element Update ALUC-23-17 (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 policies do 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
Zone B1			
Maximum residential density – 0; Indoor uses – 15 people/acre; Outdoor – 20 people/acre; Max people per single acre – 30 /acre	X		The proposed policies do 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 policies do not apply to such uses
Within Bird Strike Hazard Zone WHA required for projects that have potential to attract wildlife	X		The proposed policies do not attract wildlife
Additional Zone B1 Criteria			
Locate structures maximum distance from extended runway centerline	X		The proposed policies do not impact the runway
Minimum NLR of 40 dB in buildings	X		The proposed policies do not impact noise
All new objects >35 feet AGL; Avigation easement required	X		The proposed policies do 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
Zone B2			
Maximum residential density - see Policy 4.2.1; Indoor – 25 people/acre, Outdoor – 40 people/acre Max people/single acre - 60	X		The proposed policies do not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive uses (e.g. outdoor theaters), above	X		The proposed policies do not apply to such uses

Housing Element Update ALUC-23-17 (County of Solano)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
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 policies do 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 policies do 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 policies do 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 policies do not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight	X		The proposed policies do not apply to such uses
Minimum NLR of 20dB in residences and buildings, Deed Notice required	X		The proposed policies do 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 policies do 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 operations, and land uses that may attract birds to increase in the area shall be permitted."	X		The proposed policies do not propose hazards to flight

Housing Element Update ALUC-23-17 (County of Solano)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
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 policies do not propose hazards to flight
Zone D			Portions of the unincorporated area lie within Zone D
Max Densities – No limits	X		The proposed policies do not increase densities
Prohibited uses: hazards to flight	X		The proposed policies do 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 policies do 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 policies do not propose hazards to flight
Zone E			
Max Densities – No limits	X		The proposed policies do 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
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 policies do not propose hazards to flight

Housing Element Update ALUC-23-17 (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 acres, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed policies do 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 policies do not propose such uses
Locate structures at a maximum distance from extended runway centerline.	X		The proposed policies do not propose structures
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed policies do not impact noise sensitive uses
ALUC review required for objects ≥ 35 feet AGL.	X		The proposed policies do 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 policies do 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	X		The proposed policies do not propose hazards to flight

Housing Element Update ALUC-23-17 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
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 acres, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed policies do 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 policies do 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 policies do not impact noise sensitive uses
ALUC review required for objects ≥ 50 feet AGL.	X		The proposed policies do 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 policies do 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 policies do 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 acres, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed policies do 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 policies do 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 policies do not impact noise sensitive uses
ALUC review required for objects ≥ 100 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 100 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required

Housing Element Update ALUC-23-17 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
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 policies do 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 policies do 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 policies do 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 policies do 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 policies do 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 policies do not impact noise sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do 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 policies do 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 policies do 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 policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
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 policies do not increase densities

Housing Element Update ALUC-23-17 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Prohibited uses: hazards to flight	X		The proposed policies do 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 policies do not impact noise sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do 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 policies do 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 policies do 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 policies do 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 policies do not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed policies do 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 policies do 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 Environmental Quality Act (CEQA) (see Policy WH-3).	X		The proposed policies do not propose hazards to flight
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose towers over 200 feet.
See Policy RE-1 pertaining to all proposed wind turbines.	X		The proposed policies do 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 policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or	X		The proposed policies do not proposed towers over 200 feet

Housing Element Update ALUC-23-17 (County of Solano)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
permanent, require ALUC review (see Policy H-1).			

Housing Element Update ALUC-23-17 (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

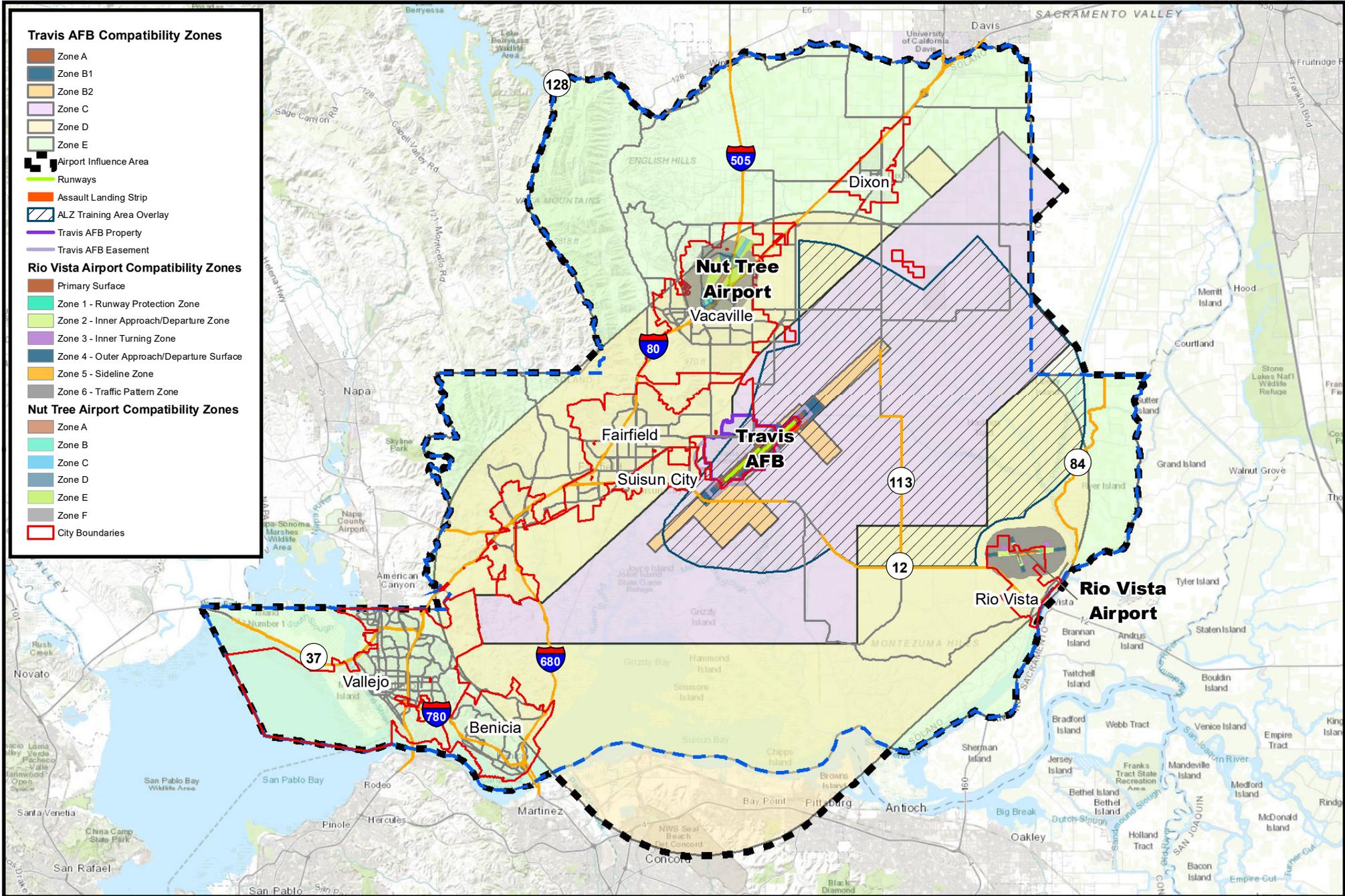
Housing Element Update ALUC-23-17 (County of Solano)

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Overflight easement	X		Same as above
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 policies do not increase densities
Overflight easement dedication	X		Not required

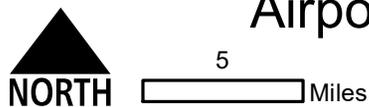
Housing Element Update ALUC-23-17 (County of Solano)

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 policies do not change densities or intensities
Identification of Prohibited Uses	X		The proposed policies do 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 policies do not propose height or hazards to flight
Buyer Awareness Measures	X		Not applicable
Non-conforming Uses and Reconstruction	X		Not applicable



Airport Compatibility Zones & and Travis AFB Influence Area





Housing | County of Solano Housing Element Update

2023-2031 HOUSING ELEMENT

Adoption Draft | January 2024
Tracked Changes Version





Housing | County of Solano Housing Element Update

2023-2031 HOUSING ELEMENT

Adoption Draft | January 2024
Tracked Changes Version



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 200

Folsom, California 95630

t 916.245.7500

CHAPTER

9

HOUSING
ELEMENT

TABLE OF CONTENTS

Chapter 1. Introduction	HE-1
Housing Element Organization	HE-2
General Plan Consistency	HE-3
Regional Housing Need	HE-3
Public Participation.....	HE-4
Review of Previous Element.....	HE-106
Chapter 2. Goals, Objectives, Policies, and Programs.....	HE-117
Goal.....	HE-117
Quantified Objectives	HE-3527

Tables

Table 9-1. Regional Housing Need, 2023–2031	HE-4
Table 9-2. Summary of Quantified Objectives	HE-3527

Appendices

- Appendix A – Review of Previous Housing Element
- Appendix B – Housing Constraints
- Appendix C – Housing Resources and Opportunities
- Appendix D – Public Outreach and Engagement
- Appendix E – Regional Housing Needs Assessment
- Appendix F – Regional and Local Assessment of Fair Housing

"Planning for a Sustainable Solano County"

CHAPTER 1. INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and each of the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional housing needs assessment and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The County recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the County will implement and/or facilitate to solve our identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

According to state law, the Housing Element is one of eight elements that must be included in a California General Plan, along with any number of optional elements that a jurisdiction may wish to include. The County organized the 2008 General Plan by chapters that combine some of the required elements with non-required elements. The following chapters include mandated elements: Chapter 2 – Land Use, Chapter 4 – Resources, Chapter 5 – Public Health and Safety, Chapter 7 – Transportation and Circulation, and Chapter 9 – Housing Element. In addition to the mandated elements, the County's General Plan includes the following chapters that contain optional element content: Chapter 3 – Agriculture, Chapter 6 – Economic Development, Chapter 8 – Public Facilities and Services, and Chapter 10 – Park and Recreation Element. The Housing Element covers an eight-year time frame and replaces the Housing Element adopted in May 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

"Planning for a Sustainable Solano County"

Housing Element Organization

In addition to identifying the Housing Element as one of the required General Plan elements, state law also includes specific guidance as to the contents and preparation of Housing Elements and Housing Element updates. As mandated by state law, the Housing Element was prepared in consideration of an extensive Housing Needs Assessment that evaluates local and regional conditions and needs regarding housing demand, supply, and affordability. Further, based on the Needs Assessment, Housing Element law requires that the County establish a set of goals, objectives, and policies with regard to housing in the local community and specify a series of programs and activities that the County will implement to work toward achieving its goals.

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the unincorporated area of Solano County, with a focus on meeting the housing needs of all economic segments of the community, including low- and moderate-income households, which may have trouble affording market-rate housing and populations with special housing needs that may not necessarily be met through conventional housing products. This Housing Element update is intended to address the County's housing needs for the planning period of January 31, 2023, through January 31, 2031. This planning period was established for Solano County and other Bay Area jurisdictions by state law. This Housing Element will remain in effect until such time as the County adopts an updated Housing Element.

Solano County prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly different than the last Housing Element. Sections of the Housing Element were prepared on a regional level and others were focused solely on Solano County. The following sections describe the organization of the sections of the Housing Element.

The Solano County Housing Element is organized into the following sections:

Chapter 1 – Introduction: This section provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, General Plan consistency, summary of the Regional Housing Need, and the public participation process.

Chapter 2 – Goals, Objectives, Policies, and Programs: This section sets forth the County's goals, objectives, policies, and programs that are designed to address the housing needs in Solano County. Based on the findings of all the previous sections, the Goals, Policies, and Actions section identifies actions the County will take to meet local housing goals, quantified objectives, and address the housing needs in the unincorporated area.

Appendix A – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Appendix B – Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in the unincorporated county. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability.

Appendix C – Housing Resources and Opportunities: This section describes the County's housing resources as well as the County's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs in the county.

Appendix D – Public Outreach and Engagement: Describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

Appendix E – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix F – Regional and Local Assessment of Fair Housing: Includes a regional and local Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

General Plan Consistency

The Housing Element has been reviewed for consistency with the County's other General Plan elements. The Solano County General Plan has been periodically amended since the last comprehensive update was adopted in 2008. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, during future updates.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022, the County is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

Regional Housing Need

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Solano County, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano

County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.

The County of Solano's share of the regional housing need was determined by a methodology prepared by Solano County as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between January 31, 2023 and January 31, 2031. Table 9-1 shows the County's RHNA by income category. Of the 315 total units, the County must plan to accommodate 80 units for very low-income households, 50 units for low-income households, 56 units for moderate-income households, and 129 units for above moderate-income households.

Table 9-1. Regional Housing Need, 2023–2031

Income Category	Allocation
Very Low*	80
Low	50
Moderate	56
Above Moderate	129
Total	315

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

*It is assumed that 50% of the very low-income category is allocated to the extremely low-income category.

Summary of Housing Needs and Conditions

Housing Needs Assessment

As part of the Housing Element, the County prepared a detailed Housing Needs Assessment (Appendix E) analyzing Unincorporated County's demographics. The Housing Needs Assessment identified a number of trends that informed the goals, policies and programs of the updated Housing Element, including:

- The total population in Unincorporated Solano County decreased by 4.0 percent between 2000 and 2021, for an average annual decrease of 0.2 percent. The Unincorporated Area was the only jurisdiction in Solano County to experience a decrease during this time period.
- The median age could not be calculated for the Unincorporated Area. However, the distribution of residents by age groups is most comparable to the distribution in Benicia, where the median age is 46.1 years.
- Unincorporated Solano County has the highest percentage of married couple households (59.5 percent) in the county, and as compared to the county overall with a percentage of 51.2 percent.
- In contrast to the higher percentage of married couple households, the Unincorporated Area had the second largest proportion of households without children at 74.4 percent, behind only Rio Vista (94.1 percent).
- The Unincorporated Area exceeded the County average for homeownership, at 68.3 percent and 61.5 percent of residents, respectively.

- Seniors headed households made up nearly one third (32.7 percent) of the households in Unincorporated Solano County, while seniors comprise approximately 21.5 percent of the total population.
- Approximately 86.4 percent of senior headed households were owner-occupied, and 13.6 percent were renter-occupied. Of the total senior households, 31.0 percent were overpaying (paying more than 30 percent of their income on housing) for housing.
- Unincorporated Solano County had a slightly higher than average proportion of the population with a disability (12.7 percent) compared to the county as a whole (12.3 percent), though according to the California Department of Developmental Services, the third largest number of persons with a developmental disability in Solano County reside in the Unincorporated Area (439 persons) in the county, behind Vallejo (1,110 persons) and Vacaville (819 persons).
- Large households (households with 5 or more persons) in Unincorporated Solano County made up 11.8 percent of the population, while housing units with 3 or more bedrooms made up 65.9 percent of the housing stock, showing that the housing stock is sufficient to meet the need of large households.
- Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year and 42 percent work less than 150 days per year. From 2016 to 2020, the migrant worker student population in Unincorporated Solano County was zero, showing a lower need for farmworker housing in the Unincorporated Area.
- Lower-income households (households making 80 percent or less than the median income, or a maximum of \$99,300 in 2021) made up 31.5 percent of the households in Unincorporated Solano County. Of those, 53.0 percent owner households and 47.0 percent were renter households. Of the 31.5 percent of lower-income households, 56.4 were extremely low-income households (households earning 30 percent or less of the median income, or \$29,150 in 2021).
- Extremely low-income residents made up 8.4 percent of the total households in Rio Vista. Of those, 41.4 percent were renter households, and 58.6 percent were owner-occupied households.
- According to the 2022 Point-in-Time count, 11 persons were experiencing homelessness in Unincorporated Solano County, all of whom were considered sheltered. This is the smallest homeless population in the county.
- The County's housing stock is primarily single-family housing (90.3 percent), with only 2.9 percent made up of multifamily units.
- Approximately 14.7 percent of all households were overpaying for housing (paying more than 30 percent of their income towards housing) and 4.9 percent were severely overpaying (paying more than 50 percent of their income towards housing).
- Approximately 7.9 percent of households in Unincorporated Solano County are female-headed, compared to 14.2 percent countywide.

As shown, in many respects, demographic characteristics in the Unincorporated County reflect the county as a whole, with most characteristics falling in the middle range when compared to cities in the county. However, the decline in population since 2000 is a unique trend that may reflect households moving to incorporated cities where services and resources are more readily accessible. Further, the relatively high vacancy rate (8.9 percent) in Unincorporated Solano County and lower rates in cities likely reflect these trends as well. To improve access to opportunities and services in the unincorporated area, the County has included Program D.6 to

"Planning for a Sustainable Solano County"

"Planning for a Sustainable Solano County"

meet with school districts, transit agencies, and other agencies to address gaps and promote existing resources.

Extremely low-income households, while only 8.4 percent of total households in Unincorporated Solano County, comprise 11.5 percent of renter households and 7.0 percent of owner households. This indicates a greater need for rental housing to support extremely low-income households. Further, 80.5 percent of all extremely low-income households are overpaying for housing, a higher rate than very low-income households (70.4 percent) and low-income households (50.1 percent). From 2010 to 2017 there was a significant decrease in ELI households, decreasing by five percent, from 13.6 in 2010 to 8.4 percent in 2017 years. As stated, 14.7 percent of households in the Unincorporated County are overpaying. Given the significantly higher rates of overpayment among extremely low-, very low-, and low-income households, there is a great need for financial support and affordable units to meet the needs of these populations. In response to these needs, the County has included Programs C.4 and D.2 to incentivize and support construction of affordable units, Program D.1 to support construction and rehabilitation of farmworker housing which often targets these income populations, and Program D.4 to encourage, facilitate, and incentivize construction of housing for extremely low-income households.

As stated, it is estimated that approximately 11 residents in Unincorporated Solano County were homeless in 2022, which was an increase from the 2013 PIT count when no individuals were identified. These 11 residents accounted for approximately 4.2 percent of the sheltered homeless population in Solano County at the time, and 0.9 percent of the total homeless population. While this population is relatively small, several services are available to homeless residents locally and in the region, including those provided by Resource Connect Solano, and 211 Solano, among others. A comprehensive list and description of resources is included in Appendix F and the County has included Program D.3 to cooperate with incorporated cities in the county and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the small size of the farmworker population in Unincorporated Solano County, the housing needs for this group can likely be met through programs identified to serve extremely low-, very low-, and low-income households, as well as other special needs groups. Looking at recent trends, the 2017 Ag Census, the number of farmworkers in Solano County have been on a steady decline since 2002, with a slight increase in 2012 for seasonal workers. However, to account for farmworkers who may not report their place of residence or may live in incorporated areas but work in unincorporated areas, the County has included Program D.1 to seek funding to expand the Dixon Migrant Center and support construction of additional farmworker housing, as needed.

Looking closer at special needs groups within the unincorporated county, seniors saw a significant increase from 2010 increasing from 16 percent to 21.6 percent in 2019. However, large households, persons with disabilities, and female headed households all saw anywhere from a 2 percent to a 5 percent decrease. While the need may not be as high as it was in previous years, the need is still there. The county has included several programs under Goal D to address the needs of special needs groups.

The primary industries in 2019 in Unincorporated Solano County are health and educational services (28.7 percent of jobs), manufacturing, wholesale, and transportation (17.7 percent of jobs), and financial and professional services (14.9 percent of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over ten years. While unemployment in the county as a whole increased from 3.8 percent in 2019 to 5.4 percent in 2021, this is likely due, at least in part, to the COVID-19 pandemic that resulted in high unemployment rates nationwide.

The unit composition of Unincorporated Solano County's housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 87.0 percent of the housing stock in 2010 and 86.6 percent in 2020. In contrast to this decrease, between 2010 and 2020, the percentage of mobile homes has increased from 5.9 percent of the housing stock to 6.4 percent. The number of single-family attached and multifamily units did not change between 2010 and 2020. As stated previously, homeowners account for 68.3 percent of households in Unincorporated Solano County. Of these households, only 0.3 percent live in multifamily units and 6.5 percent live in mobile homes, compared to 14.9 percent and 4.2 percent of renters, respectively. When compared to the housing stock, it appears that mobile homeowners, and possibly renters, have experienced a slight increase in housing options in the county while owners and tenants of single-family units still compete for the same housing stock in 2020 as in 2010. This is consistent with prior data regarding tenure which shows owner occupied units made up 68 percent of the housing stock in 2010, and renter occupied housing units made up 32 percent.

Further, approximately 75.8 percent of owners live in units with three or more bedrooms compared to 44.6 percent of renters, suggesting more ownership opportunities for large families, despite there being a higher rate of large households that are renters (21.3 percent of renters) than homeowners (7.1 percent of homeowners). While overcrowding rates are low in the unincorporated area, with only 5.4 percent of households experiencing overcrowding and 1.5 percent experiencing severe overcrowding, overpayment rates are higher. Overcrowding has slightly increased since 2010, where overcrowded households accounted for just two percent and severely overcrowded households accounted for one percent, as compared to 2019 where overcrowded households represented 5.4 percent of all households with 1.5 percent being severely overcrowded. This trend could show that there is an increased need for affordable housing with larger units. Program D.2 where the county will provide incentives to builders who provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households.

Approximately 16.8 percent of renters are overpaying, compared to 13.8 percent of owners. When considering overpayment rates, unit type by tenure, and recent development trends, renters appear to have a disproportionate housing need for adequately sized and priced housing opportunities in the county. When comparing 2019 overpayment rates to 2010 rates from the 5th cycle Housing Element, overpayment for both owners and renters has increased quite significantly. Owner occupied households increased from 7 percent of households overpaying to 13.8 percent overpaying, while renter occupied households increased from 9 percent overpaying to 16.8 percent overpaying. This shows a need for affordable housing. In response to this need, the County has included Programs B.1 to help facilitate the development of multifamily housing, and B.2 and B.3 to encourage construction of ADUs as a potential future affordable housing opportunity, Program C.1 to support affordable development in a range of sizes, and Program C.4 improve access to Section 8 housing opportunities for renter.

Public Participation

Public Workshops

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element" (Government Code Section 65583). The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

"Planning for a Sustainable Solano County"

Housing Element

The Housing Element update was prepared with a goal of incorporating broad-based community input, particularly in the areas of housing needs and updating housing policies. To this end, Solano County completed public outreach at both the local level and as part of the regional Solano County Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Board of Supervisor Study Sessions
- Planning Commission and Board of Supervisor Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in Appendix D, Regional and Local Housing Element Public Outreach.

For all public meetings, the County offers translation and reasonable accommodation services by request. Information on how to request this service is available on the County's website and is included on meeting agendas.

Local Stakeholder Consultations

To solicit feedback from all segments of the community, the County conducted consultations with service providers and other stakeholders who represent different socioeconomic groups. Many of the stakeholders that serve the unincorporated areas also serve incorporated jurisdictions within Solano County and are therefore discussed in Appendix D. However, in January and February 2022, staff consulted with two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs for the county. Representatives from the following stakeholders were interviewed:

- Solano County Housing Authority (SCHA), January 19, 2022
- Travis Air Force Base, February 28, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

SCHA and Travis Air Force Base representatives emphasized the shortage of rental housing in the unincorporated area as a barrier to housing, particularly for lower- and moderate-income households. They identified the high cost of housing, and the limited funding available for assistance, as constraints for many households to secure housing in the unincorporated area. SCHA also noted that the shortage of transportation impacts for those seeking housing, who are unable to get to potential units to view them. According to the Housing Authority, there are over 2,000 applicants on the Housing Choice Voucher list, but only 368 vouchers are allocated to Housing Authority. While SCHA offers a homeownership assistance program, that includes a regularly updated list of available accessible units, there are still limited opportunities, particularly for lower- and moderate-income households. They expressed that identifying more project-based voucher opportunities may help to alleviate some of the pressure.

The county also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and

Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The county has included specific policies to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

The County has identified several programs in Chapter 2, Goals, Objectives, Policies, and Programs to address concerns raised by stakeholders during this consultations process, as well as during regional consultations.

Study Sessions

On March 8, 2022, the County held a virtual study session for the Board of Supervisors to introduce the 2023-2031 Housing Element update and to review new state laws. The public was invited to attend and participate in the study session. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the County's RHNA, reviewed new state laws, and solicited feedback from the Board of Supervisors and community members on these strategies and other housing needs in the unincorporated area. No comments or questions were received.

Board of Supervisors Meeting

On December 13, 2022, county staff presented the Public Review Draft Housing Element to the Board of Supervisors. This was an opportunity for the Board and the public to provide feedback and comment on the draft during the 30-day mandatory review period (per AB 215). Questions regarding cost of construction were brought up and staff directed the board to where this was located in the Housing Element.

Responses to Input Received

All comments received as a result of the County's efforts to encourage public participation in development of the 2023-2031 Housing Element have been taken into consideration, ~~and, where appropriate, Revisions have been made to the sites inventory, fair housing assessment and to the programs. additional analysis, programs, and policies have been incorporated into the Housing Element. The County will continue to consider public comment and incorporated edits where applicable.~~

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from November 15, 2022 to December 16, 2022. The County provided an additional 10 business days to consider and incorporate public comments into the draft revision before submitting to HCD on January 6, 2023. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate group, service providers, and other stakeholder organizations and interested parties, that represent all income groups and special needs groups.

"Planning for a Sustainable Solano County"

Review of Previous Element.

Government Code Section 65588(a)(2) "Review and Revision" requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. For a complete list of the status of all programs in the Housing Element, see Appendix A, Review of Previous Housing Element.

"Planning for a Sustainable Solano County"

CHAPTER 2. GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This portion of the Housing Element establishes the County's policy direction for housing within its jurisdiction. This chapter first states the County's housing goal and then describes a series of objectives, policies, and programs that are intended to focus the County's efforts to achieve that goal.

Goal

It is the County's goal to promote and ensure adequate housing in a satisfying environment for all residents of Solano County.

To achieve the intent of this statement, it is necessary to establish short-term objectives and policies that will overcome the major obstacles that prevent realization of the goal. In addition to listing a set of policies that can serve as a general framework for County planning and decision making on a range of issues (e.g., land use, public services, capital improvements), the Housing Element also includes a set of programs that call for the County to undertake or promote specific actions that will help to achieve Housing Element objectives.

The objectives, policies, and programs that follow are organized under one of nine subject areas, as follows:

- A. Housing Conservation and Rehabilitation
- B. Opportunities for Housing Production
- C. Affordable Housing Assistance
- D. Special Housing Needs and Equal Housing Opportunity
- E. Governmental and Nongovernmental Housing Constraints
- F. Housing Location, Density, and Timing
- G. Public Facilities and Services
- H. Environmental Quality
- I. Energy Conservation

For each subject area, there is a discussion of related housing issues followed by an outline of the policies and programs that the County intends to implement to address the identified housing issues. At the heart of each issue area are the following core program themes:

Financial Assistance. Providing financial assistance is one of the County's mechanisms to help increase the supply of affordable housing in the current planning period. In exchange for contributing public financial assistance to affordable housing projects, the County will also seek agreements to keep assisted units permanently affordable, so that the units remain a part of the County's affordable housing stock for the long term. Furthermore, an injection of locally controlled public funds is often the catalyst that allows an affordable housing project to leverage additional public and private funds that are necessary to expand the local affordable housing stock.

Housing Element

"Planning for a Sustainable Solano County"

Program Partnerships. Due to its limited resources, the County will seek to implement housing assistance programs through actively developing and participating in program partnerships with other local public and private organizations. The County's existing partnership with an outside agency/organization to operate the County's Community Development Block Grant (CDBG) and HOME housing rehabilitation programs and its participation in the Solano County Continuum of Care are all examples of program partnerships that allow the County to use its available resources in the most efficient manner possible. The County also has a partnership with the City of Vacaville Housing Authority to manage the County's Department of Housing and Urban Development (HUD) Section 8 program.

Housing Assistance Outreach. Although housing assistance resources are almost always in short supply relative to the need, it is important that the County make efforts to publicize the available assistance programs to those individuals and households who are most likely to need help. Effective outreach can help to ensure that limited resources can get to those who need them most. Housing assistance outreach is another example of an activity that should be implemented through program partnerships.

These three core program themes can be found throughout the nine subject areas. This provides opportunities for the County to streamline its implementation activities by consolidating related activities under a single program. For example, a Financial Assistance program includes components for rehabilitation projects and for new affordable housing production. In addition to the core program themes that deal with general implementation needs, there are programs and activities that deal with specific regulatory requirements, such as specific local housing needs that have been identified in Appendix E, Regional Housing Needs Assessment.

A. Housing Conservation and Rehabilitation

Objective A. Conserve existing affordable housing units and rehabilitate the existing housing stock of unincorporated Solano County.

Policies

A.1 The County shall work to conserve its existing affordable housing stock and reduce substandard housing through ongoing housing rehabilitation programs targeted to assist extremely low-, very low-, low-, and moderate-income households.

A.2 The County shall seek to coordinate its housing conservation and rehabilitation plans and programs with those of other public and private agencies.

Programs

A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will pursue CDBG funds and other funding sources annually as available, and as public demand necessitates, including funding from the federal HUD, the HCD, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans, they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies. The County will advertise the programs on the County's website, add social media posts to the County's account, and make printed informational materials available in County buildings. The County will also distribute information in multiple languages on the available programs in areas with an older housing stock where the need for rehabilitation may be greater, such as in the unincorporated islands within Vallejo.

Responsibility:	Resource Management, County Housing Authority, city housing authorities adjoining project areas.
Target Date:	The County will apply for funds annually, and as Notice of Funding Availability (NOFAs) are released, or as community demand requires. Post information on the County's website and in County buildings on existing programs by January 2024, updating at least annually, as needed.
Funding Source:	CDBG, HOME, Rehabilitation Loan Pool.
Quantified Objective:	Facilitate place-based revitalization and reduce displacement risk due to housing condition by seeking funding to assist 20 lower-income households complete repairs to their home, prioritizing marketing of these programs in communities with older housing stock or low resource areas. <u>The County will focus efforts in the eastern and southern portions of the unincorporated county.</u>

A.2 Code Enforcement. The County will continue to use Code Enforcement and Building and Safety staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. To ensure the County has an accurate percentage of the homes in need of rehabilitation and replacement, the County will analyze the data from the recent Homeacres survey to determine where to focus rehabilitation efforts. Based on findings of the focused evaluation, the County will identify measures to encourage housing preservation, conservation,

"Planning for a Sustainable Solano County"

"Planning for a Sustainable Solano County"

and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Expedite permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see A1).

Targeted efforts to improve housing and environmental conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Responsibility:	Resource Management
Target Date:	Make informational materials available by December 2023 to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received. <u>Evaluate the Homeacres Survey by August 2023 and determine next steps by January 2024. Seek funding to develop a housing rehabilitation program and to offer relocation assistance on an annual basis, and establish these programs within six months of receiving funding.</u>
Funding Source:	General Fund
Quantified Objective:	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of County codes on available assistance programs, and annually promote available assistance programs in areas of concentrated lower-income households <u>and target efforts in the eastern and southern portions of the unincorporated county.</u>

B. Opportunities for Housing Production

Objective B. The County will continue to have sufficient land to accommodate Solano County's projected housing needs.

Policies

B.1 The County shall seek to achieve coordination of housing goals, objectives, policies, and programs between the County and the cities in the county. The County shall maintain an inventory of sites adequate to satisfy its remaining unmet need for housing production through the remainder of the Housing Element planning period. Should the County satisfy all of its housing need allocations through production in the unincorporated area or by transferring responsibility to cities, the County shall maintain information regarding vacant land in the unincorporated area, such as English Hills and Homeacres, that is available and appropriate to accommodate additional housing development.

B.2 The unincorporated county's principal housing role shall be to accommodate future residential development that constitutes an accessory use to agriculture (farm residence and farm labor quarters) and a moderate amount of rural residential development.

B.3 Housing units in the unincorporated county shall consist primarily of single-family homes. These include conventional stick-built homes as well as manufactured dwellings certified under the National Mobile Home Construction and Safety Standard Act that meet minimum County architectural and development standards.

B.4 Manufactured homes may be used in the unincorporated county as permanent structures for secondary living units, farm labor, and caretaker housing.

B.5 The County shall actively encourage and facilitate the development of secondary dwelling units as a means to expand the overall supply of housing, especially as a means of providing relatively affordable housing, e.g., for people employed in the agricultural areas, or for the elderly or disabled, who may need to receive assistance from a relative or caregiver residing on the same property.

B.6 The County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Government Code Section 95589.7).

B.7 Rural residential development within the unincorporated county shall be accommodated on 2.5- to 10-acre building sites zoned Rural Residential.

B.8 Rural residential development in areas without public water systems shall occur on building sites of 5 acres or larger.

B.9 Rural residential development in areas with public water systems shall occur on building sites of 2.5 acres or larger.

B.10 The County shall phase future residential development giving first priority to those undeveloped areas zoned and designated for residential use and where residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use but thus far undeveloped.

B.11 The County shall seek to achieve coordination between the County and the cities to ensure the proper location and timing of future residential development.

Programs

B.1 Promoting Multifamily Housing Choices and Affordability Work with Incorporated Municipalities. Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines and other urban services. County staff will work with incorporated municipal staff to increase the supply of affordable housing in a range of sizes within their spheres of influence, in areas designated as Urban Residential, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. To encourage the development of these sites, the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will support the annexation process of these sites into the cities when the cities are ready to annex. The County will continue to streamline annexation applications to assist with the development of

"Planning for a Sustainable Solano County"

"Planning for a Sustainable Solano County"

housing. The County will also continue to coordinate with cities regarding sites in the sphere of influence as part of a countywide collaborative effort to align County zoning with planned city pre-zoning to encourage higher-density, multifamily development. The County will also engage with cities during any General Plan and Zoning updates or other planning efforts, to encourage any areas in the sphere of influence to be pre-zoned for higher-density, multifamily development and streamlined annexation.

Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites.

The County will identify opportunities to facilitate affordable, higher-density residential and mixed-use development in commercial corridors by preparing information for developers about development regulations under AB 2011 and proactively reaching out to developers with this information at least twice during the planning period.

Additionally, the County will develop a brochure online and in print to inform residents about their development rights under SB 9 and will provide this information within property tax bills to homeowners in single-family zoned areas at least twice during the planning period.

The municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Solano County Housing Authority, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program. Additionally, the County will continue to facilitate the development of multifamily housing and affordability within cities' boundaries by providing ARPA funding as it is available. The County will also continue to provide home rehabilitation funding to enable current residents to stay in their current homes and will evaluate the feasibility of both a JADU incentive program and permitting JADUs beyond the requirements of State law to encourage increased density in built-out areas. The County will maintain the availability of existing housing by continuing its existing home rehabilitation program and, as part of its JADU evaluation, will evaluate the possibility of using home rehabilitation funding to fund the addition of JADUs into existing units.

Responsibility: Resource Management

Target Date: Solano County will set up an annual meeting to discuss potential projects with the Housing Authority and incorporated cities beginning in ~~2023~~2024. Streamline annexation on an ongoing/as-needed basis and provide ARPA and home rehabilitation program funding as available. Evaluate a JADU incentive program, permitting JADUs beyond the requirements of State law, and using rehabilitation funding to fund the addition of JADUs within one year of adoption and implement within six months whichever is determined to be feasible. At least twice during the planning period, conduct proactive outreach to homeowners in single-family-zoned areas about SB 9 and to developers about development opportunities under AB 2011.

Funding Source: General Fund

Quantified Objective: 130 lower-income units, of a variety of types, including multifamily, JADU, and rehabilitation, within cities and spheres of influence to promote construction of new housing opportunities in proximity to services, transit, and other amenities.

B.2 Promote Development of Accessory Dwelling Units. The County shall promote accessory dwelling units (ADUs) as an affordable housing option and an economic mobility opportunity in Solano County through the following actions:

- Continue to implement streamlined permitting processes for ADUs.
- Continue to make information available at the public counter about ADU options and standards.
- Provide guidance and educational materials for building ADUs on the County's website and present the permitting procedures and construction resources at least two public meetings, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
- The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and upon assessment will adjust or expand the focus of its education and outreach efforts ~~and incentives, which may include the addition of pre-approved plans~~ through the 2023–2031 planning period. The County will evaluate ADU approvals and affordability every other year, beginning in 2024, and identify additional site capacity for other affordable housing opportunities, if needed, by 2026. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility:	Resource Management
Target Date:	Make ADU materials available by June 2023; evaluate effectiveness of ADU approvals and affordability every other year, beginning in 2024 and enhance education, outreach and incentives as needed, within six months of evaluation. and identify additional site capacity, if needed, by twice during the planning period, in 2026 and 2029.
Funding Source:	County General Fund
Quantified Objective:	152-126 lower-income ADUs, 76-63 moderate-income ADUs, and 25-21 above moderate-income ADUs; promote construction of lower-income units in high-resource areas and where it is not suitable for multifamily development due to infrastructure constraints.

B.3 Accessory Dwelling Unit Incentive Program. The County is in the process of creating an accessory dwelling unit incentive program and the County Board of Supervisors has earmarked \$2 million dollars toward implementation. The program will offer homeowners financial assistance to help offset the cost of constructing the ADU in exchange for placing a deed restriction (50 percent of the AMI or lower) on the unit for the duration of the loan. The allocated loan amount would be contingent on the accessory dwelling unit size.

Responsibility:	Resource Management
-----------------	---------------------

"Planning for a Sustainable Solano County"

Housing Element

"Planning for a Sustainable Solano County"

Target Date: Start program grants by June 2023, provide program information on the County's website by June 2023. Market availability of this program to homeowners through at least annual notices in community newsletters or newspapers, emphasizing marketing in areas of concentrated affluence and eastern and southern portions of the unincorporated county, and through printed materials in county buildings.

Funding Source: County General Fund

Quantified Objective: 30 ADUs for very low -income households with at least 10 of these in areas of concentrated affluence to promote housing mobility for very low-income households and combat income segregation

B.4 Use of Sites from Previous Cycles. The County will continue to allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

Responsibility: Resource Management

Target Date: Upon adoption of the Housing Element.

Funding Source: County General Fund

B.5 Facilitate Multifamily Housing. The County will continue to facilitate multifamily development within the incorporated cities by coordinating to prezone parcels before initiating the LAFCO process and provide funding as available. The County will annually reach out to cities with parcels in the SOI to discuss funding availability.

The County will also prepare a community plan that will serve as a basis to rezone several sites along the Benicia Road corridor within the Homeacres community. This plan will be to promote commercial uses along the commercial corridor as well as higher dense housing.

Responsibility: Resource Management

Target Date: Prepare the community plan that will serve as a basis for rezoning by December 2024, complete rezoning as determined by the plan by June 2025. Prepare plan by December 2024, determine next steps by June 2025. Reach out to cities with parcels in the SOI to discuss funding availability on an annual basis and apply for funding as opportunities become available.

Funding Source: County General Fund

Quantified Objective: 50 units affordable to lower income households in areas of concentrated affluence, and eastern and southern portions of the unincorporated county, to promote housing mobility for very low-income households and combat income segregation.

B.6. Innovative Housing Options. To provide for a variety of housing types the county will continue to permit duplexes, triplexes, townhomes and will research innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This would include further reduction in regulatory barriers for tiny houses, microhomes, housing cooperatives, and

other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

The County will use this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities.

Responsibility: Resource Management

Target Date: Complete research of innovative and alternative housing options to help further affordable housing production by December 2024, amend the zoning ordinance by October 2025.

Funding Source: County General Fund

Quantified Objective: 50 units affordable to lower income households in areas of higher income, and eastern and southern portions of the unincorporated county, to promote housing mobility for very low-income households, combat income segregation and address overpayment.

C. Affordable Housing Assistance

Objective C. Provide housing to meet the needs of all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households. While the County will address its full housing need allocation for the RHNA projection period through the sites inventory analysis, it is recognized that the County does not directly participate in production of most new housing units and that the ultimate number of new housing units is highly dependent on factors beyond the **County's control**.

Policies

C.1 The County shall make every effort to reduce the cost of housing to lower- and moderate-income groups through local, state, and federal housing assistance programs.

C.2 The County shall support the construction of new subsidized housing units in those areas that are best equipped to provide the necessary services and facilities to support such development, such as the Homeacres area.

C.3 Manufactured, modular, and innovative housing designs that make use of new technologies and materials that bring about cost and energy efficiency shall be encouraged by the County.

C.4 The County shall work and coordinate with public and nonprofit housing groups to maintain the County's existing supply of assisted housing.

C.5 The County shall work and coordinate with public and nonprofit agencies and the private sector in seeking solutions to providing affordable housing.

C.6 Consistent with state laws, the County shall provide regulatory concessions for qualifying affordable housing developments.

"Planning for a Sustainable Solano County"

Housing Element

Programs

C.1 Financial Assistance - Affordable Housing Production. The County will use available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.

The County is increasing, and will continue to increase, its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying County resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

- Responsibility: Resource Management
- Target Date: Apply for funding on an annual basis, or as public demand necessitates. Organizations will be contacted annually regarding available funding. Board of Supervisors will receive an update at least once a year as part of the annual reporting process (Government Code Section 65400).
- Funding Source: General Fund, HOME funds, CDBG funds, Technical Assistance Grants
- Quantified Objective: Identify funding to assist in the development of 30 lower-income units, encouraging projects using this funding to be located near services, such as within the spheres of influence of incorporated cities, and in areas with concentrations of overpayment, and eastern and southern portions of the unincorporated county.

C.2 Regulatory Incentives for Affordable Housing. The County will amend the Zoning Code to comply with changes in California's density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.

- Responsibility: Resource Management
- Target Date: Update density bonus ordinance by December 2024.
- Funding Source: General Fund

Quantified Objective: 10 lower-income units to facilitate housing mobility opportunities, particularly as part of income-integrated developments in areas with high rates of overpayment and eastern and southern portions of the unincorporated county. ~~10 lower income units to facilitate housing mobility opportunities, particularly as part of income integrated developments and in areas with high rates of overpayment and eastern and southern portions of the unincorporated county.~~

C.3 Preservation of Existing Assisted Housing Units. Though there are not currently any affordable units at -risk of converting to market- rate, the County shall maintain and develop an affordable housing database, if needed, as a mechanism to monitor and identify units at risk of losing their

"Planning for a Sustainable Solano County"

affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: Resource Management

Target Date: The County does not currently have any units at-risk but will continue to annually monitor units at risk of converting; coordinate noticing as required by California law.

Funding Source: General Fund, state and federal grants

Quantified Objective: Preserve lower-income units as funding expires to reduce displacement risk.

C.4 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production and notifying the public of available affordable housing programs.

The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County will also work with the City of Vacaville Housing Authority to provide assistance, by request, for lower-income families that use housing choice vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas, by request. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

The County will also work with the Housing Authority to apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee and will promote the availability of down payment assistance from the Golden State Finance Authority. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, by providing informational materials at public buildings and locations and will maintain information on the programs on the County's website.

Responsibility: Resource Management, County Administrator, and City of Vacaville Housing Authority

Target Date: Develop informational materials to distribute by May 2024, update at least annually. Meet with Housing Authority staff by December 2023 to identify opportunities to apply for funding annually, or as available.

Housing Element

Funding Source: General Fund, Golden State Finance Authority, California Debt Limit Allocation Committee

Quantified Objective: Connect 15 eligible residence with assistance programs to reduce displacement risk and assist in housing mobility for eligible households. Target the eastern and southern portions of the unincorporated county.

D. Special Housing Needs and Equal Housing Opportunity

Objective D. Provide housing to meet the special needs of the elderly, disabled (including developmentally disabled), large family, single female-headed, homeless, military, and farmworkers.

Policies

D.1 The County shall support and comply with Federal Civil Rights law on discrimination in housing on the basis of race, color, ancestry, national origin, citizenship status, immigration status, primary language, age, religion, mental or physical disability, sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, and military or veteran status.

D.2 The County shall give priority in providing housing assistance to those groups with demonstrated special needs, including elderly, disabled (including developmentally disabled), large family households, single female-headed households, extremely low-income households, and farmworkers.

D.3 The County shall continue to coordinate and monitor emergency shelters through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency.

D.4 The County shall support emergency housing programs through existing public and private service agencies. The County shall coordinate and support the provision of both emergency shelter and transitional housing to respond to the housing needs of the existing homeless population and those most at risk of becoming homeless.

D.5 The County shall promote the development of emergency shelters and homeless housing in locations near the homeless population and where essential services are readily available to the homeless community.

Programs

D.1 ~~Farmworkers Housing – Housing Needs and~~ Production. The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. To assist the needs of farmworkers, who are typically extremely low-income households, the county will complete the following:

- he County will Coordinate with service providers, nonprofit organizations, employers, developers, Dixon and Yolo Housing Authorities, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Farmworker development opportunities will be identified at least twice during the planning period. Seek partnerships, and work to identify funding for solutions such as financing through USDA. meet with the Dixon and Yolo County Housing Authorities

"Planning for a Sustainable Solano County"

At least every other year, beginning in 2024, to ~~explore~~ provide opportunities for expanding the Dixon Migrant Center as demand necessitates.

- ~~The County Coordinate with~~ through the County Housing Authority, ~~will to~~ provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under U.S. Department of Agriculture (USDA) Rural Development and HCD programs and other funding sources that may become available.
- Work with HCD to apply for Joe Serna Jr. Farmworker Housing Grant Program.
- Coordinate with service providers, nonprofit organizations, employers, developers, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA.
- Monitor the migrant student population in the schools in the unincorporated county and take additional actions to serve the farmworker population if an increase in population occurs.
- Provide regulatory incentives for construction of farmworker housing and include a requirement to prioritize a portion of new units for farmworkers.
- Annually reach out to affordable housing developers to gather interest and input on the need for farmworker housing and provide information on available funding.
- Conduct a farmworker housing needs survey Coordinate a farmworker housing needs survey working with Solano County jurisdictions to identify the needs of farmworkers. After completion of the survey, the County will prepare an action plan.
- ~~The County will De~~velop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing by December 2024.
- ~~he County will also Ce~~ntact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2024. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. ~~In addition, the County will~~
- ~~formulate and provide development incentives, as funding permits, by December 2024 for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible.~~

Responsibility: Resource Management and HCD.

Target Date: Ongoing; develop an informational brochure explaining options, permitting process, and possible funding sources for the development of farmworker housing by December 2024. The County will reach out to stakeholders at least every other year to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed, at least annually, as part of regular meetings with the Ag Advisory Committee and the Farm Bureau. Assist with grant applications as NOFAs are released. Conduct a farmworker survey by December 2025 and prepare an action plan by June 2026. Identify

"Planning for a Sustainable Solano County"

potential development opportunities for farmworker housing at least twice during the planning period.

Funding Source: General Fund, USDA Rural Development, and state CDBG and HOME funds

Quantified Objective: Encourage the development of 4020 farmworker housing units near agricultural uses, to increase housing opportunities near employment.

D.2 Addressing Special Housing Needs. The County will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Provide incentives to builders to provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes.
- Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments.
- Apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.
- Pursue grants, such as HOME matching grants, CDBG, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
- Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.

Responsibility: Resource Management, Health and Social Services, Housing Authority, Continuum of Care, and Solano Safety Net Consortium – Community Action Agency.

Target Date: Identify funding opportunities annually, or as funding becomes available.

Funding Source: General Fund, HUD, FESG, EHAP, CDBG, United Way, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups.

"Planning for a Sustainable Solano County"

Quantified Objective: Incentivize, support, and encourage the construction of 25 accessible units near services in high resources areas, and eastern and southern portions of the unincorporated county, to facilitate mobility opportunities.

D.3 Addressing Homelessness. The County will cooperate with incorporated cities within the county and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the County will determine what efforts to take, such as providing education on the financial assistance and programs available.

Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also explore the feasibility of using its use available CDBG funding to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.

- Responsibility: Solano County Health and Human Services (H&SS) and CAPSolano JPA
- Target Date: Meet with cities annually to discuss homeless issues and identify actions to address homelessness. Attend and participate in meetings to implement homelessness strategies.
- Funding Source: General Fund, Continuum of Care
- Quantified Objective: Assist with program development and funding identification that will assist at least 10 homeless persons.

D.4 Extremely Low-Income Housing. The County will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the County's identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.

"Planning for a Sustainable Solano County"

Housing Element

"Planning for a Sustainable Solano County"

- Reach out to developers at least every other year annually to identify barriers to constructing housing for extremely low-income households, opportunities to address those barriers, and opportunities for development of extremely low-income housing.

Responsibility: Resource Management

Target Date: Ongoing, as projects are processed by Resource Management. By December 2024, outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications as they are submitted. Reach out to developers annually starting April 2024.

Funding Source: General Fund

Quantified Objective: Assist 10 extremely low-income households to reduce displacement risk, encourage 10 units for extremely low-income households in high opportunity areas near services, employment opportunities, and other resources. Target the eastern and southern portions of the unincorporated county.

D.5 Fair Housing Program. Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with Assembly Bill (AB) 686, the County has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: A.1, A.2, H.1, I.1
 - Actions to encourage new affordable housing opportunities: B.1, B.2, C.1, C.2, D.1, D.2
 - Actions to facilitate housing mobility opportunities: B.2, C.4, D.2, E.1
 - Actions to reduce displacement risk: A.1, A.2, C.4, D.3, E.1, I.1
- Continue to provide fair housing services in the unincorporated area through the Solano County and City of Vacaville housing authorities. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. Should the number of complaints increase, or the Housing Authority does not have capacity to provide fair housing services, the County will seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC). Provide fair housing support and assistance to at least 20 households annually, or as needed.
- Promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire county by December 2024. Through the Housing Counseling Program, the County will continue to promote fair housing education through fair housing workshops, landlord training, and tenant credit repair workshops and tenants'

rights clinics at various locations throughout the county, with each being offered at least every other year.

- By December 2025, provide information on the County's website about affordable homeownership and rental options in the county and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Ensure all public outreach materials and information on program availability and funding announcements are accessible for all persons, including translation and dictation as needed, by June 2023. Information on translation services, and information on program availability and funding announcements will be made available on the County's website in English, Spanish, Asian and Pacific Islander languages, and any other dominant languages, as needed, by June 2023.
- Annually work with schools and transit agencies to ensure all students have equitable access to educational opportunities, therefore removing any barriers to residing in more rural unincorporated areas.

Responsibility: Resource Management, Solano County Housing Authority, Vacaville Housing Authority.

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

D.6 Improve Low-Resource Areas Access to Opportunities. The County shall take the following actions to improve access to opportunity for residents of ~~in~~ low-resource areas, with a priority on nonagricultural areas with low populations densities to encourage residential uses near services and resources:

- Meet with school district representatives and transit agencies by July 2025 to ensure busing meets the needs of the student population residing in the unincorporated county. The County will also address the following with the school district:
 - Developing a program to assist school districts in training classroom aides through the Health and Social Services Department programs such as CalWorks; and
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Promote CalWorks in rural areas of the unincorporated County on an annual basis to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, and will implement strategies within six months of establishing strategies. ~~which~~ ~~These strategies~~ may include:
 - Continue to support small business establishment so interested residents in rural areas can secure home occupation permits; and
 - Providing at least annual events where Solano County Health and Social Services staff go to communities of need to connect residents with resources and training.

"Planning for a Sustainable Solano County"

"Planning for a Sustainable Solano County"

- Work with Solano Mobility and incorporated cities to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the County's website, social media, and in public buildings by January 2025, updated at least annually thereafter as needed, to help connect seniors and other residents to services throughout the county.
- Continue to annually incorporate public input into the County's 5-Year Capital Improvement Plan to prioritize areas of need and prevent concentrated investment in any one area of the unincorporated county, with the intent of reducing investment-driven displacement risk.

Responsibility: Resource Management, Solano County Health and Social Services

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

Quantitative Objective: Reduce investment-driven displacement risk for 50 lower-income households by incorporating public input into the County's 5-Year Capital Improvement Plan.

E. Governmental and Nongovernmental Housing Constraints

Objective **E. Where consistent with Solano County's local "smart growth" philosophy to direct most development to the cities, minimize constraints to the production of housing within the unincorporated areas of the county where limited residential development is appropriate.**

Policies

E.1 Periodically review the County's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

E.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

E.3 Clustering of development meeting overall density standards shall be applied in the unincorporated area to protect farmable units in agricultural areas.

E.4 The County shall provide for residential development in an orderly manner within the time frame of the General Plan and the goals and objectives of the County capital improvement program.

E.5 The County shall ensure that policies and programs of the Solano County Housing Element are consistent with other elements of the County's General Plan.

Programs

E.1 Reasonable Accommodation. Pursuant to Government Code Section 65583(c)(3), the County will encourage universal design in all multifamily development by making a brochure on universal design, resources for design, and compliance with County requirements available at County buildings by December 2024 and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The County will also review the current reasonable accommodation procedure to ensure the required findings, specifically the findings stating “Whether the requested accommodation would reduce barriers and increase ~~visitability~~ visibility on the site, in light of physical attributes of the property and its structures”, to ensure consistency with State and Federal requirements and that they are not potential barriers to housing for persons with disabilities. The County will continue to provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the HCD. This information will be available through postings and pamphlets at the County and on the County's website.

Responsibility:	Resource Management
Target Date:	Review and revise the existing reasonable accommodations ordinance by November 2023; create brochures on universal design and the reasonable accommodations ordinance by July 2024 and update biannually, or as needed.
Funding Source:	General Fund
Quantified Objective:	The County will encourage the development or modification of at least 25 accessible units, aiming for at least four in areas with a higher concentration of special-needs groups and two in high-opportunity areas.

E.2 Streamline Processing. The County will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings and streamlining the approval process of affordable residential units. The County will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsibility:	Resource Management
Target Date:	Develop an SB 35 streamlining approval process by January 2024 and implement as applications are received. Provide pre-applications by request.
Funding Source:	General Fund
Quantified Objective:	The County continue to help to streamline the permit processing procedure, aiming to encourage the development of at least 30 affordable units.

E.3 Zoning Ordinance Amendments. Amend the County's Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- Accessory Dwelling Units: Amend the Zoning Code as necessary to be consistent with the latest state legislation related to ADUs, ~~ensuring that ADUs are permitted in all zones that permit single family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU~~, in accordance with California Government Code Section 65852.2.

"Planning for a Sustainable Solano County"

Housing Element

"Planning for a Sustainable Solano County"

- Employee Housing: Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5, ~~and~~ 17021.6, ~~and~~ 17021.8).
- Transitional and Supportive Housing: Define and permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651 (AB 2162)).
- Definition of Family: Review and amend the definition of "family," in the Solano County Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- Emergency Shelters: Permit Emergency Shelters in the Residential-Traditional Community Multifamily (R-TC-MF) by-right without discretionary review and a Allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii). Expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The County will also review existing capacity in the R-TC-MF zone on an ongoing basis and ensure that sufficient capacity for development exists to allow for potential emergency shelter development in proximity to necessary services and resources.
- Low-Barrier Navigation Centers: Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).
- Residential Care Facilities. Allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons, in compliance with the state definition of "family."
- Parking Standards. General Parking Standards. The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development.

Responsibility:	Resource Management
Target Date:	Complete Zoning Ordinance Amendments by December 2024; annually review Zoning Code and revise as needed. <u>Complete ADU amendments, as necessary to comply with State Law by June 2024.</u>
Funding Source:	General Fund

F. Public Facilities and Services

Objective G. Provide for residential development that is generally self-sufficient regarding water supply and sewage disposal, requiring only minimal public facilities and services essential for health, safety, and welfare.

Policies

F.1 Rural residential development should be designed and located in a manner that minimizes the need for increased County services.

F.2 Domestic water for rural development shall be provided principally through on-site individual wells. When individual well systems in an area of the unincorporated county become marginal or inadequate for serving domestic uses, public water service may be permitted in conformance with the General Plan. In such cases, public water service shall be provided and managed through a public agency. If lands proposed for water service are not within the boundaries of an existing public water agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the water service. Water facilities shall be designed to provide water service only to the developed areas and those designated for potential development. Such facilities shall be designed to prevent any growth-inducing impacts on adjoining designated agricultural and open space lands.

F.3 The County shall continue to work with the local school districts in implementing mechanisms and procedures for mitigating impacts on school facilities resulting from future County development.

F.4 Urban density single-family development and multifamily development in the unincorporated county shall be in those areas with infrastructure and services best suited to provide the level of services necessary to support such urban development, such as Homeacres.

F.5 Clustering of development meeting overall density standards shall be applied in the unincorporated area when necessary to preserve open space and environmental quality, to provide for the efficient delivery of services and utilities, and to mitigate potential health and safety hazards.

Programs

F.1 Capital Improvements. Annually review and update the Capital Improvement Plan (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied.

Responsibility:	Resource Management, Capital Projects Management Division
Target Date:	Annually review and update the CIP, apply annually for funding for infrastructure projects, as needed.
Funding Source:	Redevelopment set-aside funds, grant funding, General Fund

G. Environmental Quality

Objective H. Enhance and preserve the environmental quality of residential areas.

Policies

G.1 The County shall support programs that seek to reduce community blight.

G.2 The County shall seek to preserve the rural character, flavor, and identity of its residential communities.

G.3 The County shall encourage the design and construction of residential dwellings that minimize the adverse visual, social, and environmental impacts upon the residents of the dwellings and the surrounding community.

G.4 The County shall ensure consistency between residential designated areas in the General Plan and residential zoning districts.

Programs

G.1 Blight Removal. The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns.

Responsibility: Resource Management

Target Date: Apply for HOME or CDBG funds annually.

Funding Source: General Fund

Quantified Objective: Facilitate place-based revitalization through providing assistance for upgrades to at least 10 blighted homes. The County will target promotion of this program in low-resource areas and areas with a relatively low median income.

G.2 Architectural Review. The County will amend the Zoning Code within one year of Housing Element adoption to establish ministerial design review standards for development in the A-SV-20, A-T-C, and A-T-C-NC zone districts for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4, ~~and transitional and supportive housing, and low barrier navigation centers as defined by Government Code Section 65660.~~

Responsibility: Resource Management

Target Date: Adopt objective design standards within one year of Housing Element adoption, implement as projects are processed through the Resource Management Department.

Funding Source: General Fund

H. Energy Conservation

Objective I. Promote energy conservation in new and existing residential units.

Policies

H.1 The County shall encourage the use of siting, construction, and landscaping of structures to minimize energy consumption in housing.

H.2 The County shall encourage improvements in the energy efficiency of existing residential structures through the installation of cost-effective conservation measures.

H.3 The County shall promote reduction of energy use and cost through energy conservation assistance programs for low-income households.

Programs

H.1 Energy Conservation Outreach and Assistance. The County will continue to promote energy efficiency in existing and new residential development:

- Continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. As part of the committee, conduct at least quarterly public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.
- Provide information on the County's website and through printed materials County buildings on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - PG&E's California Alternate Rates for Energy (CARE) program which offers monthly discounts on electric and natural gas bills for lower-income households and individuals enrolled in certain public assistance programs such as Medicaid.
 - PG&E's Family Electric Rate Assistance (FERA) program which offers monthly discounts on electric bills for lower-income households with three or more persons.
 - PG&E's Relief for Energy Assistance through Community Help (REACH) program, which provides energy credits for low-income households.
 - California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.
 - Rising Sun Opportunity Center, which provides energy and water efficiency services at no-cost while through employment and training of local youth.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

Responsibility: Resource Management.

"Planning for a Sustainable Solano County"

Housing Element

Target Date: Quarterly public outreach efforts. Make information easily available on the County's website by June 2023 and print materials and make available at public facilities by August 2023.

Funding Source: General Fund.

Quantified Objective: Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs and facilitate place-based revitalization through home improvements. Target the eastern and southern portions of the unincorporated county.

H.2 Standards and Guidelines for Energy Efficiency and Conservation. *(Continued, previously Program I.2)* The County will ensure that all new residential construction meets or exceeds the state Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the state Solar Shade Control Act through the County's subdivision ordinance to ensure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance, as needed, with site planning, landscaping, and vegetation plantings for new residential units.

Responsibility: Resource Management

Target Date: Ongoing as projects are processed

Funding Source: General Fund

"Planning for a Sustainable Solano County"

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in Table 9-2.

Table 9-2. Summary of Quantified Objectives

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	40	40	50	56	129
New Construction					
Program B.1	40	40	50		
Program B.2		76	76	76	25
Program C.1	5	10	15		
Program C.2		5	5		
Program C.4	5	5	5		
Program D.1	5	5	10		
Program D.2	5	10	10		
Program D.4	10				
Program E.2		10	20		
Rehabilitation					
Program A.1	5	5	10		
Program A.2		2	3	5	
Program G.1		5	5		
Conservation					
Program H.1		2	3		
<u>Program A.2</u>		<u>2</u>	<u>3</u>	<u>5</u>	
<u>Program C.4</u>	<u>5</u>	<u>5</u>	<u>5</u>		
<u>Program D.6</u>	<u>10</u>	<u>20</u>	<u>20</u>		

Source: Solano County, August 2022

Notes:

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

"Planning for a Sustainable Solano County"



101 Parkshore Drive, Suite 200

Folsom, California 95630

† 916.245.7500

www.placeworks.com

December 2023 | **General Plan EIR Addendum**

ADDENDUM TO THE GENERAL PLAN EIR
SCH No. 2007122069
FOR THE
2023–2031 HOUSING ELEMENT UPDATE
Solano County

Prepared for:

Solano County

Matt Walsh, Principal Planner
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Prepared by:

PlaceWorks

Miles Barker, Associate
101 Parkshore Drive, Suite 200
Folsom, California 95630
info@placeworks.com
www.placeworks.com

Table of Contents

Section	Page
1. ADDENDUM TO THE ADOPTED GENERAL PLAN EIR	1
1.1 BACKGROUND.....	1
1.2 GENERAL PLAN EIR.....	2
1.3 PROJECT SUMMARY	6
1.4 PURPOSE OF AN EIR ADDENDUM.....	28
2. CEQA ANALYSIS	30
2.1 ENVIRONMENTAL ANALYSIS.....	30
2.2 FINDINGS	34
2.3 REFERENCES.....	37

Table	Page
TABLE 1-1 LAND INVENTORY SUMMARY AND ABILITY TO MEET RHNA	2
TABLE 1-2 SUMMARY OF PROGRAM CHANGES BETWEEN EXISTING HOUSING ELEMENT AND 2023-2031 HOUSING ELEMENT	9

1. Addendum to the Certified General Plan EIR

1.1 BACKGROUND

The proposed 2023–2031 Housing Element (proposed project) would replace the existing 2015–2023 Housing Element which serves as Solano County (County’s) guiding policy document that meets future needs of housing for all the County’s economic levels as expressed by the state required regional housing needs assessment (RHNA). The County’s General Plan was adopted on November 4th, 2008, and contains nine elements, including the Housing Element (Solano County, 2008b). The Housing Element, which was last updated in April 2015, is a stand-alone document but remains part of the General Plan (Solano County, 2015).

The General Plan is the foundation development policy document of Solano County. It defines the framework by which the physical, economic, and human resources of the County are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the County with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the County and the responsibilities of all sectors in meeting these.

Although General Plan Environmental Impact Report (EIR) did not address the proposed project, the policies in the General Plan address the potential physical environmental impacts resulting from future development anticipated by the Solano County General Plan. The proposed project would not result in the rezoning of land or approval of any development project. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR. New development resulting from the proposed project’s programs would occur on land currently designated for residential development under the County’s General Plan. Thus, the certified EIR will be amended to include the proposed project as all physical impacts are covered by the General Plan EIR.

As a policy document, the Housing Element encourages the provision of housing within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within the county must comply with the General Plan, Zoning Ordinance, state and federal regulations, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the County’s proposed project. This addendum to the Solano County’s General Plan EIR, certified on August 5th, 2008 (State Clearinghouse Number 2007122069), demonstrates that the analysis in the EIR adequately addresses the potential physical impacts associated with implementation of this proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for further environmental review.

1. Addendum to the Certified General Plan EIR

1.1.1 Meeting Solano County's RHNA

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. The Association of Bay Area Governments (ABAG) prepares the Regional Housing Needs Assessment (RHNA) for the region based on existing and projected regional trends in population growth, household sizes, job accessibility, and transportation access. Solano County's share of the regional housing need was determined by a methodology prepared by Solano County Subregion as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between January 31, 2023, and January 31, 2031.

The County must plan to accommodate 315 housing units between January 31, 2023, and January 31, 2031. Because projects often vary in size and density, and to comply with the state No-Net-Loss housing law, the County has included a surplus of sites available to meet its RHNA allocation. As shown in Table 1-1, *Land Inventory Summary and Ability to Meet RHNA*, the County's surplus unit capacity is 139 units, composed of 18 lower-income units, 77 moderate-income units, and 44 above moderate-income units..

As shown in Table 1-1, *Land Inventory Summary and Ability to Meet RHNA* the Solano County's Housing Element sites inventory identifies capacity for 171 units on vacant sites and anticipates the construction of 210 Accessory Dwelling Units (ADUs) to meet the County's RHNA. After accounting capacity for projected ADUs, projected manufactured/mobile homes, and the capacity of vacant sites, the County has sufficient capacity to meet the RHNA.

Table 1-1 Land Inventory Summary and Ability to Meet RHNA

Income Category	RHNA	Vacant Site Capacity	Projected ADUs	Project Mobile Homes	Total Capacity	RHNA Surplus
Extremely Low	40	0	126	22	148	18
Very Low	40					
Low	50					
Moderate	56	26	63	44	111	77
Above Moderate	129	145	21	7	173	44
Total	315	171	210	73	455	139

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology, Solano County, July 2022

Notes:

¹ The extremely low-, very low-, and low-income categories have been combined in this table to make up the lower-income RHNA. This approach is acceptable per HCD guidance.

² Additional capacity for housing on Urban Residential sites is not counted toward the RHNA.

1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to land use, air quality, noise, transportation and circulation, hydrology and water resources, biological resources, agricultural resources, public services and utilities, cultural and paleontological resources, aesthetic resources, recreation, and climate

1. Addendum to the Certified General Plan EIR

change (Solano County, 2008a). The mitigation measures from the General Plan EIR reduce potentially significant impacts to a less-than-significant level related to biological resources and recreation (Solano County, 2008a).

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts related to the following environmental topics (Solano County, 2008a):

■ Land Use

- Implementation of the 2008 Draft General Plan would result in changes in land use type, density, and scale in existing agricultural areas and in areas adjacent to incorporated cities and unincorporated communities. These changes would result in land use conflicts and incompatibilities.
- Inducement of Population Growth. Implementation of the 2008 Draft General Plan would induce population growth in unincorporated portions of Solano County.

■ Air Quality

- Emissions of Reactive Organic Gases (ROGs) and NO_x during construction consistent with the 2008 Draft General Plan would exceed Bay Area Air Quality Management District's (BAAQMD's) significance threshold of 80 lb/day and Yolo-Solano Air Quality Management District's (YSAQMD's) significance threshold of 10 tons per year (TPY) for ROG and NO_x and 80 lb/day for PM₁₀. Construction-related emissions of criteria air pollutants and precursors could violate an ambient air quality standard, contribute substantially to an existing or predicted air quality violation, and/or expose sensitive receptors to substantial pollutants.
- Future development in Solano County would generate emissions of criteria air pollutants (PM₁₀) and ozone precursors, both of which affect regional air quality. Anticipated population and development consistent with the 2008 Draft General Plan could lead to operational (mobile-source and area-source) emissions that exceed thresholds.
- Long-term operational activities consistent with the 2008 Draft General Plan would result in emissions of ROG, NO_x, and PM₁₀ that exceed BAAQMD's and YSAQMD's significance thresholds of 80 lb/day and 10 TPY. Thus, operational emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation and/or expose sensitive receptors to substantial pollutant concentrations.
- Based on BAAQMD's and YSAQMD's screening criteria, implementation of the 2008 Draft General Plan could result in LOS levels being lowered to LOS E or LOS F at some county intersections resulting in long-term operational, local mobile-source emissions of CO that substantially contribute to emissions concentrations or exceed the 1-hour ambient air quality standard of 20 ppm or the 8-hour standard of 9 ppm.
- With implementation of the 2008 Draft General Plan, new or modified sources of TACs could be placed near existing sensitive receptors, and new sensitive receptors could be developed near existing sources of TACs. As a result, sensitive receptors could be exposed to substantial concentrations of TACs.
- Implementation of the 2008 Draft General Plan could result in the exposure of sensitive receptors to emissions of objectionable odors.

1. Addendum to the Certified General Plan EIR

■ **Noise**

- Implementation of the 2008 Draft General Plan would result in greater traffic volumes on county roadways than currently exists. The greater traffic volumes would result in increased traffic noise on county roadways.

■ **Transportation and Circulation**

- With implementation of the 2008 Draft General Plan, operation of numerous roadways currently operating at LOS C or better would degrade to LOS D, LOS E, or LOS F. Additionally, numerous roadways currently operating at LOS D, LOS E, and LOS F would degrade further.

■ **Hydrology and Water Resources**

- When levees fail, people and structures are exposed to inundation, and death, injury, or loss of property could result. The aging, fragile levee system in the Delta, which includes much of southeastern Solano County, protects farmland, highways, a railroad, natural gas and electric transmission facilities, and aqueducts. The Delta's levees also protect the residents of Rio Vista and multiple communities and rural areas in unincorporated Solano County. Such a levee could fail because of earthquake-induced slumping, landslides, and liquefaction.

■ **Agricultural Resources**

- Buildout of the 2008 Draft General Plan would result in the conversion of Important Farmland to nonagricultural uses. Approximately 21,971 acres of existing agricultural land uses in Solano County, including approximately 4,131 acres of Important Farmland, would be converted to urban uses.
- Buildout of the 2008 Draft General Plan under the Maximum Development Scenario would result in the conversion of Important Farmland to nonagricultural uses. Approximately 32,727 acres of existing agricultural land uses in Solano County, including approximately 4,131 acres of Important Farmland, would be converted to urban uses.
- Buildout of the 2008 Draft General Plan would result in the development of urban land uses on lands under a Williamson Act contract. Approximately 1,682 acres of land in Solano County are under a Williamson Act contract and would be converted to urban uses as envisioned in the 2008 Draft General Plan. To allow for urban development, these agricultural land uses would be removed from protection under the Williamson Act.

■ **Public Services and Utilities**

- Land uses and development consistent with the 2008 Draft General Plan would increase the demand for water. Available water sources would be insufficient to serve some of the unincorporated areas of the county with buildout of the 2008 Draft General Plan. New methods to obtain water and additional sources of supply would be required.
- Expansion and extension of water supply and distribution facilities is required for buildout of the 2008 Draft General Plan. Although goals and policies have been identified to reduce impacts, construction of these facilities could result in significant effects on the environment.
- Land uses and development consistent with the 2008 Draft General Plan would generate additional wastewater flows that would be served by city municipal treatment facilities and individual sewer systems, and larger development would be permitted for the construction of small-scale treatment

1. Addendum to the Certified General Plan EIR

facilities. The County does not have quantifiable data available showing total demand and capacity of these individual systems; therefore, the ability to serve the buildout of the 2008 Draft General Plan is unknown. Although some uncertainty exists about the long-term ability to serve the county's future wastewater needs, current regulations and policies would provide a mechanism to provide wastewater services to areas where future development is expected.

- Land uses and development consistent with the 2008 Draft General Plan would result in an increased need for wastewater facilities. Construction of these facilities could result in site-specific impacts.
- Solano County's library facilities are not currently meeting any of the existing service standards. Implementation of the 2008 Draft General Plan would result in the demand for new or expanded County Library facilities to maintain acceptable service levels.

■ Cultural Resources and Paleontological Resources

- Development within Solano County in accordance with the 2008 Draft General Plan may result in the removal of historical built-environment resources.
- Alteration of Historical Built Environment Resources. Development within Solano County in accordance with the 2008 Draft General Plan may result in the alteration of historical resources.

■ Aesthetic Resources

- Prominent views in Solano County include marshlands and Delta waters, the Coast Range, meandering hills, and expanses of agricultural lands. Views of the Coast Range and nearby hills are considered a scenic vista in Solano County. Views of the Coast Range could be partially or totally blocked by future urban land uses in Solano County. Further, urban development in Solano County would permanently alter the foreground and middle ground views from vehicles traveling along Interstate 80 (I-80), I-505, SR 37, and I-680.
- Development of urban land uses in Solano County, specifically the area surrounding the city of Rio Vista, would be visible from SR 160, which is a state-designated scenic highway in Sacramento County. The 2008 Draft General Plan identifies extensive agricultural land uses surrounding the existing urban development in Rio Vista. Caltrans has identified agricultural areas and small towns viewable from SR 160 as scenic resources. The 2008 Draft General Plan identifies continuation of existing agricultural land uses surrounding existing urban development in Rio Vista. However, the 2008 Draft General Plan also promotes development of electricity-generating wind-powered facilities that would be viewable from SR 160.
- Implementation of the 2008 Draft General Plan would substantially alter the visual character of Solano County through conversion of agricultural and open space lands to developed urban uses. Urban development projects within Solano County would require nighttime lighting and could construct facilities with reflective surfaces that could inadvertently cast light and glare toward motorists on area highways and roadways under day and nighttime conditions. However, the degree of darkness experienced in the eastern portion of Solano County would not substantially diminish as a result of implementing the 2008 Draft General Plan and would effectively retain views of stars and other features of the night sky. Although urban development envisioned in the 2008 Draft General Plan would increase the amount of nighttime light and daytime glare primarily adjacent to existing urban communities in Solano County, a Specific Project Area would introduce a new source of nighttime lighting in a rural portion of the county.

1. Addendum to the Certified General Plan EIR

■ Climate Change

- Per-capita rates of CO₂ emissions would not meet the levels required to meet the goals of AB 32 (9 TPY per capita). Emissions would increase considerably compared with existing levels.
- Climate change is expected to result in a variety of effects on Solano County: reduced agricultural production, changes to terrestrial and aquatic ecosystems, reduced hydroelectric energy production, increased energy demand, decreased water supply, increased risk of flooding and landslide, increased frequency and intensity of wildfire, and the inundation of low-lying areas caused by rising sea levels. Substantial negative effects on the county's residents, resources, structures, and the economy could result.

1.3 PROJECT SUMMARY

1.3.1 Modifications to the Certified EIR

The following text is modified to indicate changes to the certified EIR using underline for revised or new language or ~~strikeout~~ for deletions). The paragraph describing the Housing Element appearing on page 4.1-6 of the certified EIR will be amended as follows:

In ~~2024~~ ~~2005~~ the County Board of Supervisors adopted the ~~General Plan 2023-2031~~ Housing Element. ~~There are no proposed changes to the Housing Element.~~ The entire Housing Element ~~would be~~ is incorporated into the 2008 Draft General Plan ~~upon adoption.~~ ~~Because the County's Housing Element has already been adopted by the County Board of Supervisors, it will not be analyzed in this EIR.~~ The goal of the Housing Element is to promote and ensure adequate housing in a satisfying environment for all residents of Solano County. The specific objectives that the element addresses are as follows:

The last paragraph on page 4.1-20 of the certified EIR will be amended as follows:

~~2005~~ 2023-2031 Housing Element

~~In 2005, the Solano County Housing Element was adopted by the County Board of Supervisors. The element was intended to address the county's housing needs through June 30, 2007, but will remain in effect until the County updates the element. The Regional Housing Needs Allocation (RHNA) used during the 2023-2031 Housing Element planning period was for 2,749, 315 dwelling units. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between January 31, 2023, and January 31, 2031. Because projects often vary in size and density, and to comply with the state No-Net-Loss housing law, the County has included a surplus of sites available to meet its RHNA allocation. As shown in Table C-8, Land Inventory Summary and Ability to Meet RHNA, the County's surplus unit capacity is 139 units, composed of 18 lower-income units, 77 moderate-income units, and 44 above moderate-income units.~~

~~As part of the 2005 Housing Element, the County negotiated housing transfer agreements with the cities of Benicia, Fairfield, Vacaville, and Rio Vista, leaving a remaining allocation of 434 units. Based on the transfer of regional housing need to the cities and construction of housing units within the unincorporated county during this time period, the County has no remaining unmet housing need under 2005 Housing Element. ABAG provided a new RHNA in 2007 for the next Housing Element update in 2009. This allocation calls for only 99 additional units during the 2007-2014 RHNA planning period.~~

The 2008 Draft General Plan has a buildout potential of more than 7,543 additional housing units under the assumption that average densities will persist into the future. This is considerably more than required by the

1. Addendum to the Certified General Plan EIR

~~RHNA. However, the RHNA allocation only covers the period through 2014, whereas the 2008 Draft General Plan Housing Element is intended to address housing needs through 2030 2031.~~

~~Additionally, the plan provides diverse rural and suburban sites for the development of these units. The 2008 Draft General Plan presents sufficient area for the development called for in the 2007 ABAG allocations.~~

Therefore, the plan is consistent with the element and HCD and ABAG requirements.

The first mitigation measure discussed on page 4.1-21 of the certified EIR will be amended as follows:

Mitigation Measure

No feasible mitigation is available to reduce this impact. This impact would remain significant and unavoidable without a reduction in acreage devoted to residential use, a decrease in residential densities to reduce the projected number of dwelling units, or the regulation of the number of residential building permits that may be issued annually. These potential mitigation measures could increase the cost of housing in Solano County, thereby conflicting with Objective C.1 and Policy C.1 of the ~~2008 Draft General Plan~~ 2023-2031 Housing Element, which promote the production of housing for all segments of the population at all income levels.

Impact 4.1-6a discussed on page 4.1-22 of the certified EIR will be amended as follows:

Impact 4.1-6a: Displacement of Substantial Existing Housing – Preferred Plan. Buildout of the 2008 Draft General Plan under the Preferred Plan would not result in the displacement of substantial existing housing units; therefore, it would not necessitate the construction of housing units elsewhere. This impact would be less than significant.

The 2008 Draft General Plan does not include any redevelopment areas and does not explicitly convert developed residential areas to nonresidential designations; however, it is possible that existing dwelling units in Agriculture designated areas could be displaced through proposed conversions of agricultural lands to other uses and buildout of the plan. It is also possible that the establishment of Neighborhood Agricultural Tourism Centers in Suisun Valley could cause the displacement of existing dwelling units.

The ~~2005~~ 2023-2031 Housing Element contains policies that seek to prevent the displacement of dwelling units. Housing Element Policy A.1 directs the County to conserve its affordable housing stock and reduce substandard housing through ongoing rehabilitation programs. Policy A.2 states that the County will coordinate housing conservation and rehabilitation plans and programs with other public and private agencies. General Plan Goal LU.G-2 encourages the County to maintain existing communities.

California Public Resources Code Section 7260(b), the California Relocation Law, establishes “a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity.” The law would require the County to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that is to be displaced by a public project.

Although it is possible that buildout of the 2008 Draft General Plan would result in the displacement of existing dwelling units, the occurrence of such displacement would be rare. As stated previously, the 2008 Draft General Plan does not include any redevelopment areas and does not explicitly convert designated residential areas to nonresidential designations. Incidents of displacement would occur primarily as existing dwellings on agricultural land are displaced as the land is converted to a nonagricultural use. The number of dwelling units displaced by such conversions would be limited. Therefore, this impact would be less than significant.

Mitigation Measure

No mitigation beyond the 2008 Draft General Plan policies and programs is required.

1. Addendum to the Certified General Plan EIR

The paragraph describing the residual significant impacts appearing on page 4.1-23 of the certified EIR will be amended as follows:

4.1.4 Residual Significant Impacts

As described in Impacts 4.1-4a and 4.1-4b, implementation of the 2008 Draft General Plan would result in changes in land use type, density, and scale in existing agricultural areas and in areas adjacent to incorporated cities and unincorporated communities. The changes are likely to result in land use conflicts and incompatibilities. The 2008 Draft General Plan contains policies and programs to reduce incompatibilities, but the plan would not fully mitigate these impacts. Mitigation Measures 4.1-4a and 4.1-4b attempt to further minimize these impacts by amending Program AG.I-1 to have a farmland conversion mitigation ratio of 1.5:1 or greater. The increased ratio would help compensate for the adjacency impacts of the proposed nonagricultural uses. Although the mitigation measures would help reduce such impacts to an extent, the mitigation would not reduce the impacts to a less-than-significant level. For this reason, Impacts 4.1-4a and 4.1-4b would remain significant and unavoidable.

No feasible mitigation is available to reduce Impacts 4.1-5a and 4.1-5b. These impacts would remain significant and unavoidable without a reduction in acreage devoted to residential use, a decrease in residential densities to reduce the projected number of dwelling units, or the regulation of the number of residential building permits that may be issued annually. These potential mitigation measures could increase the cost of housing in Solano County, thereby conflicting with Objective C.1 and Policy C.1 of the ~~2008 Draft General Plan~~ 2023-2031 Housing Element, which promote the production of housing for all segments of the population at all income levels.

1.3.2 2023-2031 Housing Element Update

CEQA requires the County to evaluate the environmental impacts associated with direct and reasonably foreseeable indirect physical changes to the environment. Many of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2023–2031 Housing Element. Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2023-2031 Housing Element*, includes the changes in programs between the existing 2015–2023 Housing Element and the proposed 2023–2031 Housing Element. Modifications to the existing programs are identified in the text following Table 1-2.

1. Addendum to the Certified General Plan EIR

Table 1-2 Summary of Program Changes Between Existing Housing Element and 2023-2031 Housing Element

Programs	Implementation Status	Continue/Modify/Delete
<p>A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will consider applying for Community Development Block Grant funds and other funding sources as available including funding from the federal Department of Housing and Urban Development, the California Department of Housing and Community Development, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans, they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies.</p>	<p>Due to local wildfires and COVID-19, the County was unable to operate the rehab program and apply for CDBG or HOME funds. The County continues to look for opportunities to use funds from the Homeacres program and work with nonprofit organizations to develop more housing.</p>	<p>Continue; incorporate the rehabilitation part of Program A.2. New Program A.1.</p>
<p>A.2 Program Partnerships – Rehabilitation and Preservation. The County will seek to maintain its existing supply of assisted housing through the development of programs in coordination with other public and private nonprofit housing agencies. The County will seek to expand rehabilitation opportunities by coordinating and working with financial institutions and nonprofit agencies to expand the supply of funding available and by recycling program income from existing programs into future rehabilitation programs.</p> <p>The County currently contains no deed-restricted affordable units and therefore there are no “at-risk” units at this time. Should the County have any affordable units prior to the end of the planning period, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary, in the future.</p>	<p>The County does not have any units at risk of converting to market rate. Due to local wildfires and COVID-19, the County was unable to operate the rehab program and apply for CDBG or HOME funds.</p>	<p>Modify. New Programs A.1 and C.3.</p>
<p>B.1. Countywide Housing Production and Coordination. The County will coordinate its planning and program efforts with the cities to ensure that adequate quantities of various housing types are provided to meet the County's total projected housing needs. The County inventoried its available sites for housing development and identified sites by zoning category that are available to meet its housing need allocation for the Housing Element planning period. The inventory is summarized in Appendix A and includes sites for housing by income category.</p> <p>In addition to meeting the RHNA, the County has additional sites to accommodate a variety of housing types. The County General Plan identifies an Urban Residential designation which allows for up to 25 units per acre but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, current General Plan policies maintain that “what is urban should be municipal,” meaning that development requiring urban services should occur within an incorporated city.</p> <p>To encourage the development of these sites the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will facilitate the annexation process of these sites into the cities when</p>	<p>The County continues to coordinate programs to ensure there are a variety of housing types to meet the county's RHNA. The County approved a total of 142 units over the 2015- 2020 timeframe with an annual breakdown as follows:</p> <ul style="list-style-type: none"> ○ 2015: Approved 11 units affordable to the low-income category, 7 units affordable to moderate incomes, and 14 units affordable to above moderate incomes. ○ 2016: Approved 3 very low-income units, 8 low-income unit, 5 moderate income units and 16 above moderate units. ○ 2017: Approved 6 low-income units, 5 moderate income units, and 9 above moderate-income units. ○ 2018: Approved 1 very low-income unit, 17 low-income units, 3 moderate-income units, and 13 above moderate units. 	<p>Modify. New Program B.1.</p>

1. Addendum to the Certified General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>the cities are ready to annex. Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites. The County has negotiated successful RHNA transfers in the past and will continue to work with the neighboring cities to facilitate compact development to address climate change and energy conservation and maximize land resources to preserve agricultural and open space resources.</p>	<ul style="list-style-type: none"> ○ 2019: Approved 1 very low-income unit, 18 low-income units, 5 moderate-income units, and 6 above moderate units. ○ 2020: Approved 10 low-income units, 5 moderate-income units, and 11 above moderate units. <p>Since the RHNA is based on lands in the sphere of influence being credited to the city, no transfers of RHNA were necessary during RHNA cycle.</p>	
<p>B.2 Secondary Dwelling Unit Program. To maximize the potential for housing development on its existing residentially zoned land, the County will continue to implement streamlined permitting processes for these types of units. The County will continue to make information available at the public counter about secondary dwelling unit options and standards.</p>	<p>The County made information available at the public counter and the County's website relating to second unit permitting. In addition, the County updated the ordinance to reflect recent statutory requirements of accessory dwelling units (ADUs) through 2021. The County approved a total of 73 ADUs over the 2018-2021 timeframe. Of the 73 approved for permits, 13 were completed.</p>	<p>Modify. New Program B.2.</p>
<p>C.1 Financial Assistance - Affordable Housing Production. The County will utilize available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. Because of the competitive nature of the CDBG, HOME, and the Section 8 programs, it is not possible to estimate the amount of funding that could be obtained from these sources through the remainder of the Housing Element planning period. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.</p>	<p>The County continues to support affordable housing sponsors by providing funds to subsidize the production of affordable housing. Annually, from 2016-2021, 368 vouchers were provided to assist extremely low-, very low-, and low-income households.</p> <p>To assist special-needs housing groups such as veterans, the County was awarded 45 veterans' vouchers (VASH) and 50 Mainstream Vouchers. The Housing Authority was also approved as a Move to Work agency, providing greater flexibility with administration of the program.</p> <p>In 2021, the County provided 19 tenant protection vouchers and 3 Mainstream CARES vouchers to assist non-elderly person with a disability that has been impacted by COVID-19.</p>	<p>Continue. New Program C.1.</p>
<p>C.2 Regulatory Incentives for Affordable Housing. The County will continue to work with developers to comply with Sections 65915 and 65917 (density bonuses) of the California Government Code and AB 1866 (secondary dwelling units).</p> <p>The County will also amend the Zoning Code to adopt a density bonus ordinance in compliance with Government Code Sections 65915 and 65917.</p>	<p>As of 2020, no developers had requested a density bonus and the County has not adopted a density bonus ordinance.</p>	<p>Continue. New Program C.2.</p>
<p>C.3 To Encourage and Facilitate Alternative Housing. To create opportunities for the private marketplace to produce additional affordable housing for extremely low-, very low-, low-, and moderate-income households, including farmworkers and the elderly, the County will continue to implement building and zoning codes to accommodate manufactured dwelling units and secondary dwelling units in all residential zoning districts by right. Based on trends in the last five years the County is projecting the market will construct</p>	<p>The County continues to create opportunities to produce additional affordable housing for extremely low-, very low-, low-, and moderate-income households through accommodating secondary dwelling units.</p> <p>The County approved a total of 73 ADUs from 2018-2021, that are affordable to low-income households and occupied by renters. The</p>	<p>Continue. New Program E.3.</p>

1. Addendum to the Certified General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
approximately 41 additional secondary dwelling units and 14 manufactured homes during the RHNA projection cycle.	County's ADU Ordinance was updated to reflect state ADU requirements through 2020.	
C.4 Preservation of Existing Assisted Housing Units. Currently, there are no lower income assisted units in the Unincorporated area of Solano County. Should other publicly assisted affordable housing units be produced during the Housing Element planning period and become at risk of conversion to market rate within 10 years of the beginning of the next planning period (2025), the County will monitor its status, identify any units at risk of conversion to market rate, and work proactively to preserve them. The County would work with interested affordable housing developers and make preservation activities a priority use of available federal, state, and local financing sources in cases where it is more cost-effective to preserve affordable units than to build replacement affordable units.	During the 5th cycle planning period, there were no low-income assisted units at risk of conversion to market rate in the unincorporated area of Solano County.	Continue. New Program C.3.
C.5 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production. The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County may also apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee, with the program administered by the City of Fairfield for first-time homebuyers.	During the 5th cycle planning period, the County continued to work with the City of Vacaville to manage the Section 8 Housing Choice Voucher Program aiding over 251 households.	Continue. Modify combine with C.6 and promote use/acceptance of vouchers in high resource areas. Include quantified objectives. New Program C.4.
C.6 Housing Assistance Outreach – Affordable Housing. The County will notify the public of available affordable housing programs in coordination with city housing authorities and other public and private agencies.	To ensure affordable housing information is available, the County continues to work with the City of Vacaville to promote the Section 8 Housing Choice Voucher.	Modify; combine with Program C.5. New Program C.4.
D.1 Farmworker Housing – Production. The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. The County will work with the Dixon Housing Authority to explore opportunities for expanding the Dixon Migrant Center as demand necessitates. The County, through the County Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development (HCD) programs and other funding sources that may become available. The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing. The County will also contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2016. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. In addition, the County will formulate and provide development incentives as funding permits for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible. Farmworker housing, permitted by HCD, is an	Within the 5th planning period, the Migrant Center became operated by the Yolo Housing Authority. To encourage farmworker housing, the County continued to make farmworker housing permitting information relating to zoning requirements available at the public counter. Zoning continues to be very flexible and permits farmworker housing on all agriculturally zoned property. As of 2020, 1 mobile home unit was approved as a farm labor unit. Due to low demand for farmworker housing, a loan program to assist developers to build farmworker housing has not been developed.	Continue. New Program D.1

1. Addendum to the Certified General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>allowed use without the necessity of obtaining a use permit from the County. HCD will continue site inspections of migrant farm labor camps to ensure proper maintenance.</p>		
<p>D.2 Addressing Special Housing Needs. The County has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The County will seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Solano County Housing Authority. Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.</p> <p>Through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency (SSNC-CAA), the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. The SSNC-CAA receives funding from CDBG, HUD, FESG, EHAP, United Way, and other sources. Funds are used to provide housing assistance (in the form of rental assistance), hotel vouchers, tenant rights assistance, credit clean-up, budget sessions, job developing, etc. These services are in place to keep housing clients in their homes.</p> <p>Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women’s shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all of its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.</p>	<p>In 2018, to assist special-needs populations, the County provided the following funds for special-needs populations:</p> <ul style="list-style-type: none"> \$87,000 to the Community partnership (CAP) budget \$40,000 in emergency funding to Mission Solano homeless shelter plus an additional \$270,000 when Mission Solano became Shelter Solano Financial relief of \$700,000 in the form of loan forgiveness \$1 million to two projects that assisted homelessness and adults with mental health issues \$689,000 in CA Emergency Solutions and Housing Program funding \$3.5 million to three projects that will include 26 supportive housing units <p>In 2019, Community partnership (CAP) budget awarded \$87,000 to the CAP Solano budget. The Solano County Board of Supervisors Joint Exercise of Powers (JPA) awarded \$605,000 to County’s Coordinated Entry System (CES), which assisted victims of domestic violence. JPA also awarded \$215,000 to support homeless families, employment supportive services, and case management for individuals experiencing homelessness.</p> <p>To further assist special-needs groups, JPA awarded the County \$856,000 to assist 79 homeless individuals and 5-7 households by providing shelter beds and supportive services. The funds were also used to rehouse and provide homeless prevention services to 123 individuals/households.</p> <p>As part of a prevention approach to homelessness, JPA awarded the County \$4.9 million to fund a layered project assisting homeless individuals and households with extremely low incomes. The additional funds were to expand shelter capacity and outreach/drop-in centers for homeless youth. The youth received housing support services to reunite them with their families or locate appropriate alternative permanent housing.</p>	<p>Continue. New Program D.2.</p>
<p>D.3 Housing Assistance Outreach – Special Housing Needs. Consistent with state law, the County has identified sites that can accommodate development of new farmworker housing, new emergency shelters, and new transitional housing. In addition to the primary residence</p>	<p>In 2020, the County provided \$4 million in CARES Act funding for emergency rental assistance due to the COVID-19 pandemic to assist economically vulnerable renters.</p>	<p>Modify, combine with New Fair Housing D.5 Program and New Program D.3.</p>

1. Addendum to the Certified General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>on parcels under Agricultural zoning, the County provides for a “secondary dwelling unit” as an allowed use by right for either farmworker or non-farmworker housing. For additional housing above the two units allowed by right, the County’s agricultural zoning districts also includes provisions for temporary manufactured dwelling units for agricultural employee housing through the use permit process. The zoning code has been amended to allow farmworker housing permitted by the California Department of Housing and Community development by right without a use permit.</p> <p>In addition, the County will notify the public of available special housing needs and emergency shelter assistance programs and equal housing opportunity programs in coordination with the Continuum of Care /SSNC-CAA, city housing authorities, and other public and private agencies.</p>	<p>The County continued to provide \$87,000 to the CAP Solano budget. Joint Powers Authority (JPA) awarded \$494,803 in Community Services Block Grant (CSBG) CARES Act Funding Volunteers of America to provide long-term rapid rehousing and case management. JPA also awarded \$370,006 in California Emergency Solutions and Housing (CESH) funding that assisted households/ individuals. Additional funds were provided to the Solano County probation department, nonprofit organizations, and cities within Solano County to provide housing relocation and stabilization as well as homeless services. The following amounts were distributed:</p> <ul style="list-style-type: none"> • \$126,379 to Community Action North Bay that assisted individuals /households • \$243,627 to the Solano County Probation Department that assisted individuals 18 to 25 and under the supervision of probation and individuals aged 24 and older under the supervision of probation and reentering the community into homelessness • \$313,142 for homelessness prevention and rapid rehousing assistance <p>The Community Services Block Grant (CSBG) funds granted a total of \$205,339 to assist homeless shelters. The funds were distributed to the following organizations:</p> <p>Caminar: \$55,000 Mission Samoa: \$55,000 Catholic Charities: \$55,000 CANB: \$40,339</p> <p>To ensure special-needs populations were assisted, the Housing First Solano Continuum of Care (CoC) awarded \$1,486,257 in CoC funding for permanent housing as follows:</p> <p>\$35,337 to CAMINAR \$74,448 to Lutheran Social Services STOP Plus Expansion \$64,972 to Shelter, Inc. Aspire \$178,302 to Lutheran Social Services Plus \$48,824 to Caminar Laurel Gardens; \$124,409 to Caminar Sereno Village Consolidation \$123,636 to CAN-B Housing Express Expansion \$40,261 to CAN-B Fairfield VETS Program</p>	

1. Addendum to the Certified General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
	\$107,946 to Edge Community Church "Restoration Project" 2018; \$85,350 to Solano Dream Center "Solano Dream Center"	
E.1 Reasonable Accommodation for Persons with Disabilities. The County provides an administrative process for reasonable accommodations on a case-by-case basis per Policy E.1 above. In addition, any building permit applications involving employers require that the site, facility, and all buildings comply with accessibility standards. The Building Division is mandated to enforce the most restrictive of either Americans with Disabilities Act or the California accessibility standards. In addition, the County will make information available about the reasonable accommodation procedure at the public counter in the Resource Management Department	The County continued to provide information about reasonable accommodations and accessibility standards at its public counter and online in the County's zoning code.	Modify to expand efforts. New Program E.1.
E.2 Parking Requirements. The County has revised its parking standards to allow the Zoning Administrator to adjust parking requirements based on site-specific constraints and conditions. The County will consider revising its parking standards to include a sliding scale based on bedroom type (i.e., studio and one-bedroom). The County will continue to annually review its parking requirements to ensure they do not constrain the development of affordable housing.	During the 5th cycle planning period, the parking requirements did not pose a constraint to development; there is ample on-site parking available. Zoning information was made available at the public counter.	Delete. Completed.
G.1 Capital Improvements. As funding resources allow, the County shall continue ongoing implementation of capital improvements including drainage, waterline, and roadway improvements in the Homeacres community.	The funding for capital improvements in Homeacres will continue to be funded by the General fund or other funding sources.	Continue. New Program F.1.
H.1 Blight Removal. The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns.	From 2016-2018, funds from the Neighborhood Stabilization Program (NSP) were available for qualified applicants for housing rehabilitation. There were 6 households assisted through a funding pool of \$1.6 million. The funds were used to assist moderate- and below-moderate incomes in the communities of Fairfield and Unincorporated Solano County targeted neighborhoods. From 2019-2020, funding for NSP was unavailable.	Continue. New Program G.1.
H.2 Architectural Review. The County will continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.	During the 5th cycle planning period, architectural review was applied to development projects as stipulated in the County Code. The architectural review process is a discretionary process that occurs concurrently with the building permit review.	Continue. New Program G.2.
I.1 Energy Conservation Outreach. The County will continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. The committee will be doing public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.	The County participates in the Green Building Committee, Building Standards Commission, and California Building Officials Association. The County has continued to provide outreach on the Green Building program and GHG-reduction measures.	Modify. New Program H.1

1. Addendum to the Certified General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>I.2 Standards and Guidelines for Energy Efficiency and Conservation. The County will ensure that all new residential construction meets or exceeds the state Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the state Solar Shade Control Act through the County's subdivision ordinance to ensure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance, as needed, with site planning, landscaping, and vegetation plantings for new residential units.</p>	<p>The County continues to maximize energy efficiency by meeting the provisions of Title 24 standards (2019 California Building Code), the Solar Rights Act of 1978, and Solar Shade Control Act.</p>	<p>Continue. New Program H.2.</p>
<p>I.3 Energy Conservation Assistance Programs. The County will continue to partner with Pacific Gas and Electric (PG&E) on the Energy Watch program. The County is also cooperating with local cities on the Rising Sun program which will provide residents with no-cost energy and water conservation services. The County may also consider partnering with PG&E on other energy-saving programs such as the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). The County will also work with PG&E to encourage existing residents to participate in energy-efficiency retrofit programs.</p>	<p>The County participates in Pacific Gas and Electric (PG&E) on the Energy Watch program providing no-cost energy-efficiency information and services to small- and medium-sized businesses of Solano County who are PG&E customers. In cooperation with the Rising Sun, the County has helped provide water conservation services to residents.</p>	<p>Modify. Combine with Program 1.2. New Program H.1.</p>

1. Addendum to the Certified General Plan EIR

1.3.3 Modifications to Existing Programs

As shown in Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2023–2031 Housing Element* the proposed 2023–2031 Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. The programs focus on protecting existing housing stock and ensuring access to housing at all income levels. None of the programs in Table 1-2 would result in physical change in the environment. The following 12 amended programs are included in the proposed 2023–2031 Housing Element (Note: the following programs are modified to indicate changes to amended programs using underline for revised or new language or ~~strikeout~~ for deletions):

1.3.3.1 AMENDED PROGRAMS

- Program B.1. Promoting Multifamily Housing Choices and Affordability. ~~Countywide Housing Production and Coordination.~~ The County will coordinate its planning and program efforts with the cities to ensure that adequate quantities of various housing types are provided to meet the County's total projected housing needs. The County inventoried its available sites for housing development and identified sites by zoning category that are available to meet its housing need allocation for the Housing Element planning period. The inventory is summarized in Appendix A and includes sites for housing by income category. Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines and other urban services. County staff will work with incorporated municipal staff to increase the supply of affordable housing in a range of sizes within their spheres of influence, in areas designated as Urban Residential, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. In addition to meeting the RHNA, the County has additional sites to accommodate a variety of housing types. The County General Plan identifies an Urban Residential designation which allows for up to 25 units per acre but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, current General Plan policies maintain that “what is urban should be municipal,” meaning that development requiring urban services should occur within an incorporated city. To encourage the development of these sites the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will facilitate support the annexation process of these sites into the cities when the cities are ready to annex. The County will continue to streamline annexation applications to assist with the development of housing. The County will also continue to coordinate with cities regarding sites in the sphere of influence as part of a countywide collaborative effort to align County zoning with planned city pre-zoning to encourage higher-density, multifamily development. The County will also engage with cities during any General Plan and Zoning updates or other planning efforts, to encourage any areas in the sphere of influence to be pre-zoned for higher-density, multifamily development and streamlined annexation.

Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites.

The County will identify opportunities to facilitate affordable, higher-density residential and mixed-use development in commercial corridors by preparing information for developers about development regulations under AB 2011 and proactively reaching out to developers with this information at least twice during the planning period. Additionally, the County will develop a brochure online and in print to inform residents about

1. Addendum to the Certified General Plan EIR

their development rights under SB 9 and will provide this information within property tax bills to homeowners in single-family zoned areas at least twice during the planning period.

The municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Solano County Housing Authority, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program. Additionally, the County will continue to facilitate the development of multifamily housing and affordability within cities' boundaries by providing ARPA funding as it is available. The County will also continue to provide home rehabilitation funding to enable current residents to stay in their current homes and will evaluate the feasibility of both a JADU incentive program and permitting JADUs beyond the requirements of State law to encourage increased density in built-out areas. The County will maintain the availability of existing housing by continuing its existing home rehabilitation program and, as part of its JADU evaluation, will evaluate the possibility of using home rehabilitation funding to fund the addition of JADUs into existing units.

- **Program B.2 Promote Development of Accessory Dwelling Units. Secondary Dwelling Unit Program.** The County shall promote accessory dwelling units (ADUs) as an affordable housing option and an economic mobility opportunity in Solano County through the following actions: To maximize the potential for housing development on its existing residentially zoned land, the County will
 - Continue to implement streamlined permitting processes for ADUs, these types of units. The County will
 - Continue to make information available at the public counter about secondary dwelling unit ADU options and standards.
 - Provide guidance and educational materials for building ADUs on the County's website and present the permitting procedures and construction resources at least two public meetings, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
 - The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and upon assessment will adjust or expand the focus of its education and outreach efforts and incentives, which may include the addition of pre-approved plans through the 2023-2031 planning period. The County will evaluate ADU approvals and affordability every other year, beginning in 2024, and identify additional site capacity for other affordable housing opportunities, if needed, by 2026. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).
- **Program C.1 Financial Assistance - Affordable Housing Production.** The County will utilize use available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. Because of the competitive nature of the CDBG, HOME, and the Section 8 programs, it is not possible to estimate the amount of funding that could be obtained from these sources through the remainder of the Housing Element planning period. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs. The County is increasing, and will continue to increase, its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying County resources to be used as

1. Addendum to the Certified General Plan EIR

matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

- **Program C.2 Regulatory Incentives for Affordable Housing.** ~~The County will continue to work with developers to comply with Sections 65915 and 65917 (density bonuses) of the California Government Code and AB 1866 (secondary dwelling units). The County will also amend the Zoning Code to adopt a~~ comply with changes in California's density bonus law ordinance in compliance with (California Government Code Sections 65915, and 65917, , revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.
- **Program D.1 Farmworkers Housing – Housing Needs and Production.** The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. To assist the needs of farmworkers, who are typically extremely low-income households, the county will complete the following:
 - Coordinate with service providers, nonprofit organizations, employers, developers, Dixon and Yolo Housing Authorities, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA. At least every other year, beginning in 2024, to provide opportunities for expanding the Dixon Migrant Center as demand necessitates.
 - Coordinate with the County Housing Authority, to provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under U.S. Department of Agriculture (USDA) Rural Development and HCD programs and other funding sources that may become available.
 - Work with HCD to apply for Joe Serna Jr. Farmworker Housing Grant Program.
 - Coordinate with service providers, nonprofit organizations, employers, developers, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA.
 - Monitor the migrant student population in the schools in the unincorporated county and take additional actions to serve the farmworker population if an increase in population occurs.
 - Provide regulatory incentives for construction of farmworker housing and include a requirement to prioritize a portion of new units for farmworkers.
 - Annually reach out to affordable housing developers to gather interest and input on the need for farmworker housing and provide information on available funding.
 - Conduct a farmworker housing needs survey Coordinate a farmworker housing needs survey working with Solano County jurisdictions to identify the needs of farmworkers. After completion of the survey, the County will prepare an action plan.
 - Develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing by December 2024.
 - Contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2024. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary.

1. Addendum to the Certified General Plan EIR

~~The County will work with the Dixon Housing Authority, to explore opportunities for expanding the Dixon Migrant Center as demand necessitates. The County, through the County Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development (HCD) programs and other funding sources that may become available.~~

~~The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing. The County will also contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2016. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. In addition, the County will formulate and provide development incentives, as funding permits for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible. Farmworker housing, permitted by HCD, is an allowed use without the necessity of obtaining a use permit from the County. HCD will continue site inspections of migrant farm labor camps to ensure proper maintenance.~~

- **Program D.2 Addressing Special Housing Needs.** ~~The County has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The County will seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Solano County Housing Authority. Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.~~

~~Through the Continuum of Care and Solano Safety Net Consortium — Community Action Agency (SSNC-CAA), the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. The SSNC-CAA receives funding from CDBG, HUD, FESG, EHAP, United Way, and other sources. Funds are used to provide housing assistance (in the form of rental assistance), hotel vouchers, tenant rights assistance, credit clean-up, budget sessions, job developing, etc. These services are in place to keep housing clients in their homes.~~

~~Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all of its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts. The County will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities, extremely low-income households, and homeless individuals and families.~~

1. Addendum to the Certified General Plan EIR

The County will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
 - Provide incentives to builders to provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes.
 - Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments.
 - Apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.
 - Pursue grants, such as HOME matching grants, CDBG, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
 - Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.
- **~~Program E.1 Reasonable Accommodation for Persons with Disabilities.~~** The County provides an administrative process for reasonable accommodations on a case-by-case basis per Policy E.1 above. In addition, any building permit applications involving employers require that the site, facility, and all buildings comply with accessibility standards. The Building Division is mandated to enforce the most restrictive of either Americans with Disabilities Act or the California accessibility standards. In addition, the County will make information available about the reasonable accommodation procedure at the public counter in the Resource Management Department. Pursuant to Government Code Section 65583(c)(3), the County will encourage universal design in all multifamily development by making a brochure on universal design, resources for design, and compliance with County requirements available at County buildings by December 2024 and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The County will also review the current reasonable accommodation procedure to ensure the required findings, specifically the findings stating "Whether the requested accommodation would reduce barriers and increase visitability on the site, in light of physical attributes of the property and its structures", to ensure consistency with State and Federal requirements and that they are not potential barriers to housing for persons with disabilities. The County will continue to provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the HCD. This information will be available through postings and pamphlets at the County and on the County's website.

- **~~Program G.1 E.1 Capital Improvements.~~** As funding resources allow, the County shall continue ongoing implementation of capital improvements including drainage, waterline, and roadway improvements in the Homeacres community. Annually review and update the Capital Improvement Plan (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied.

1. Addendum to the Certified General Plan EIR

- **Program ~~H.1~~ G.1 Blight Removal.** The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns.
- **Program ~~H.2~~ G.2 Architectural Review.** The County will ~~continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.~~ amend the Zoning Code within one year of Housing Element adoption to establish ministerial design review standards for development in the A-SV-20, A-T-C, and A-T-C-NC zone districts for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4.
- **Program ~~I.2~~ H.2 Standards and Guidelines for Energy Efficiency and Conservation.** The County will ensure that all new residential construction meets or exceeds the state Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the state Solar Shade Control Act through the County's subdivision ordinance to ensure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance, as needed, with site planning, landscaping, and vegetation plantings for new residential units.

1.3.3.2 COMBINED AND AMENDED PROGRAMS

- Program A.1 and Program A.2 are combined and amended as one program:
Program A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will pursue CDBG funds and other funding sources annually as available, and as public demand necessitates, including funding from the federal HUD, the HCD, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans, they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies. The County will advertise the programs on the County's website, add social media posts to the County's account, and make printed informational materials available in County buildings. The County will also distribute information in multiple languages on the available programs in areas with an older housing stock where the need for rehabilitation may be greater, such as in the unincorporated islands within Vallejo.
- Program A.2 and Program C.4 are combined and amended as one program:
Program C.3 Preservation of Existing Assisted Housing Units. Though there are not currently any affordable units at -risk of converting to market- rate, the County shall maintain and develop an affordable housing database, if needed, as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:
 - Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.
 - Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
 - Reach out to agencies interested in purchasing and/or managing at-risk units.
 - Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- Program C.5 and Program C.6 are combined and amended as one program:

1. Addendum to the Certified General Plan EIR

Program C.4 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production and notifying the public of available affordable housing programs.

The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County will also work with the City of Vacaville Housing Authority to provide assistance, by request, for lower-income families that use housing choice vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas, by request. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

The County will also work with the Housing Authority to apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee and will promote the availability of down payment assistance from the Golden State Finance Authority. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, by providing informational materials at public buildings and locations and will maintain information on the programs on the County's website.

- Program D.3 is separated into two programs:

Program D.3 Addressing Homelessness. The County will cooperate with incorporated cities within the county and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the County will determine what efforts to take, such as providing education on the financial assistance and programs available.

Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also use available CDBG funding to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.

Program D.5 Fair Housing Program. Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with Assembly Bill (AB) 686, the County has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: A.1, A.2, H.1, I.1
 - Actions to encourage new affordable housing opportunities: B.1, B.2, C.1, C.2, D.1, D.2
 - Actions to facilitate housing mobility opportunities: B.2, C.4, D.2, E.1

1. Addendum to the Certified General Plan EIR

- Actions to reduce displacement risk: A.1, A.2, C.4, D.3, E.1, I.1
- Continue to provide fair housing services in the unincorporated area through the Solano County and City of Vacaville housing authorities. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. Should the number of complaints increase, or the Housing Authority does not have capacity to provide fair housing services, the County will seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC). Provide fair housing support and assistance to at least 20 households annually, or as needed.
- Promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire county by December 2024. Through the Housing Counseling Program, the County will continue to promote fair housing education through fair housing workshops, landlord training, and tenant credit repair workshops and tenants' rights clinics at various locations throughout the county, with each being offered at least every other year.
- By December 2025, provide information on the County's website about affordable homeownership and rental options in the county and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Ensure all public outreach materials and information on program availability and funding announcements are accessible for all persons, including translation and dictation as needed, by June 2023. Information on translation services, and information on program availability and funding announcements will be made available on the County's website in English, Spanish, Asian and Pacific Islander languages, and any other dominant languages, as needed, by June 2023.
- Annually work with schools and transit agencies to ensure all students have equitable access to educational opportunities, therefore removing any barriers to residing in more rural unincorporated areas.
- Program I.1 and Program I.3 are combined and amended as one program:
H.1 Energy Conservation Outreach and Assistance. The County will continue to promote energy efficiency in existing and new residential development:
 - Continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. As part of the committee, conduct at least quarterly public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.
 - Provide information on the County's website and through printed materials County buildings on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.

1. Addendum to the Certified General Plan EIR

- PG&E’s California Alternate Rates for Energy (CARE) program which offers monthly discounts on electric and natural gas bills for lower-income households and individuals enrolled in certain public assistance programs such as Medicaid.
- PG&E’s Family Electric Rate Assistance (FERA) program which offers monthly discounts on electric bills for lower-income households with three or more persons.
- PG&E’s Relief for Energy Assistance through Community Help (REACH) program, which provides energy credits for low-income households.
- California’s Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.
- Rising Sun Opportunity Center, which provides energy and water efficiency services at no-cost while through employment and training of local youth.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

1.3.4 New Programs

The following nine programs are new to the County and included in the proposed 2023–2031 Housing Element:

- **Program A.2 Code Enforcement.** The County will continue to use Code Enforcement and Building and Safety staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. To ensure the County has an accurate percentage of the homes in need of rehabilitation and replacement, the County will analyze the data from the recent Homeacres survey to determine where to focus rehabilitation efforts. Based on findings of the focused evaluation, the County will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:
 - Expedite permit review for home repairs on housing units identified during the conditions survey.
 - Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
 - Seek funding to develop a housing rehabilitation program (see A1).

Targeted efforts to improve housing and environmental conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

- **B.3 Accessory Dwelling Unit Incentive Program.** The County is in the process of creating an accessory dwelling unit incentive program and the County Board of Supervisors has earmarked \$2 million dollars toward implementation. The program will offer homeowners financial assistance to help offset the cost of constructing the ADU in exchange for placing a deed restriction (50 percent of the AMI or lower) on the unit for the duration of the loan. The allocated loan amount would be contingent on the accessory dwelling unit size.
- **B.4 Use of Sites from Previous Cycles.** The County will continue to allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).
- **B.5 Facilitate Multifamily Housing.** The County will continue to facilitate multifamily development within the incorporated cities by coordinating to prezone parcels before initiating the LAFCO process and provide

1. Addendum to the Certified General Plan EIR

funding as available. The County will annually reach out to cities with parcels in the SOI to discuss funding availability.

The County will also prepare a community plan that will serve as a basis to rezone several sites along the Benicia Road corridor within the Homeacres community. This plan will be to promote commercial uses along the commercial corridor as well as higher dense housing.

- **B.6 Innovative Housing Options.** To provide for a variety of housing types the county will continue to permit duplexes, triplexes, townhomes and will research innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This would include further reduction in regulatory barriers for tiny houses, microhomes, housing cooperatives, and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

The County will use this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities.

- **D.4 Extremely Low-Income Housing.** The County will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:
 - Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the County's identified housing needs.
 - Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.
 - Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
 - Reach out to developers annually to identify barriers to constructing housing for extremely low-income households, opportunities to address those barriers, and opportunities for development of extremely low-income housing.
- **D.6 Improve Low-Resource Areas Access to Opportunities.** The County shall take the following actions to improve access to opportunity for residents of low-resource areas, with a priority on nonagricultural areas with low populations densities to encourage residential uses near services and resources:
 - Meet with school district representatives and transit agencies by July 2025 to ensure busing meets the needs of the student population residing in the unincorporated county. The County will also address the following with the school district:
 - Developing a program to assist school districts in training classroom aides through the Health and Social Services Department programs such as CalWorks; and
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
 - Promote CalWorks in rural areas of the unincorporated County on an annual basis to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand

1. Addendum to the Certified General Plan EIR

the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, and will implement strategies within six months of establishing strategies. These strategies may include:

- Continue to support small business establishment so interested residents in rural areas can secure home occupation permits; and
 - Providing at least annual events where Solano County Health and Social Services staff go to communities of need to connect residents with resources and training.
 - Work with Solano Mobility and incorporated cities to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the County’s website, social media, and in public buildings by January 2025, updated at least annually thereafter as needed, to help connect seniors and other residents to services throughout the county.
 - Continue to annually incorporate public input into the County’s 5-Year Capital Improvement Plan to prioritize areas of need and prevent concentrated investment in any one area of the unincorporated county, with the intent of reducing investment-driven displacement risk.
- **E.2 Streamline Processing.** The County will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings and streamlining the approval process of affordable residential units. The County will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.
- **E.3 Zoning Ordinance Amendments.** Amend the County’s Zoning Ordinance to address the following development standards and barriers to special-needs housing:
- **Accessory Dwelling Units:** Amend the Zoning Code as necessary to be consistent with the latest state legislation related to ADUs, in accordance with California Government Code Section 65852.2.
 - **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).
 - **Transitional and Supportive Housing:** Define and permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651 (AB 2162)).
 - **Definition of Family:** Review and amend the definition of “family,” in the Solano County Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
 - **Emergency Shelters:** Permit Emergency Shelters in the Residential-Traditional Community Multifamily (R-TC-MF) by-right without discretionary review and allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii). Expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The

1. Addendum to the Certified General Plan EIR

County will also review existing capacity in the R-TC-MF zone on an ongoing basis and ensure that sufficient capacity for development exists to allow for potential emergency shelter development in proximity to necessary services and resources.

- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).
- **Residential Care Facilities.** Allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons, in compliance with the state definition of “family.”
- **Parking Standards. General Parking Standards.** The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development.

1. Addendum to the Certified General Plan EIR

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously certified EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation Programs or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation Program or alternative; or
 - (d) Mitigation Programs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation Program or alternative.

1.4.1 Rationale for Preparing an EIR Addendum

Sites included in the proposed project are either vacant sites or anticipated ADUs. All the sites included in the proposed project are currently designated and zoned to allow urban development and therefore the development of new housing would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. This Housing Element Update does not approve any specific development and any future project(s) would have to undergo environmental review, consistent with CEQA.

1. Addendum to the Certified General Plan EIR

Development impacts are addressed through policies in the General Plan, the County's municipal code, and adopted engineering standards. As all future development projects must be consistent with the General Plan, and physical impacts from development were anticipated in the General Plan EIR, the proposed project does not meet any of the conditions outlined in CEQA Guidelines Section 15162 that would require a subsequent EIR.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at Solano County Department of Resource Management, 675 Texas St., Suite 550, Fairfield, California 94533.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, air quality, noise, transportation and circulation, hydrology and water resources, biological resources, geological and soils, agricultural resources, public services and utilities, cultural and paleontological resources, aesthetic resources, energy, hazards and hazardous materials, recreation, climate change (Solano County, 2008b). The General Plan is largely designed to be self-mitigating by incorporating policies and implementation programs that address and mitigate environmental impacts related to implementing the General Plan, such as Zoning Ordinances and design standards.

As described in Section 1.2, *General Plan EIR*, the General Plan EIR addresses potentially significant impacts related to climate change, recreation, noise, land use, aesthetics, public services and utilities, agricultural resources, cultural and paleontological resources, biological resources, hydrology and water resources, transportation and circulation, and air quality (Solano County, 2008a). Table 1-2 shows that some of the existing Housing Element programs will remain unchanged with the proposed project. The 2023-2031 Housing Element provides a total of 26 programs; most of these programs are either informative or would result in no physical change to the environment. Overall, the programs are modified to comply with state law, respond to directives from HCD, combine programs with similar intent to aid in implementation, or eliminate programs where the County has already completed the identified task. Sections 2.1.1, *Amended Programs* through 2.1.3, *New Programs* of this Addendum describe the informational changes of the amended and new programs resulting from the proposed project. These sections do not include the programs that were deleted from the Housing Element or the programs that underwent minor changes.

2.1.1 Amended Programs

The following list identifies the eight programs in the proposed project that were included in the previous Housing Element and underwent modifications. Each program listed below describes those modifications.

- Program B.1 is amended to incorporate informational changes including the addition of the County's intent to jointly pursue state or federal funds with cities to subsidize housing in areas designated as Urban Residential within cities' spheres of influence.
- Program B.2 is amended to expand on the County's efforts to promote ADUs by directing the County to provide guidance and education for building ADUs on the County's website in addition to information available at the public counter. The amendments to this program also direct the County to track ADU approvals and affordability by using a monitoring system. The County will evaluate ADU approvals and affordability every other year, beginning in 2024, and identify additional site capacity for other affordable housing opportunities.

2. CEQA Analysis

- Program C.1 is amended to clarify the actions that the County must implement in order to increase its competitiveness for housing grant opportunities which include preparing and adopting a Housing Element that meets state laws, identifying County resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.
- Program C.2 is amended to better promote the use of density bonuses for lower-income units by directing the County to provide information through a brochure in County buildings and on the County's website.
- Program D.1 is amended to provide additional actions that support the needs of farmworkers and address farmworker housing. This program also makes updates to the existing program based on changes that have occurred regarding farmworker housing resources since the adoption of the previous Housing Element.
- Program D.2 is amended to incorporate changes that have occurred regarding housing assistance resources for special needs groups since adoption of the previous Housing Element. This updated program also includes a new strategy to provide incentives to builders to provide affordable rental housing with multiple bedrooms, aiming for construction of at least 20 units.
- Program E.1 is amended to allow the County to review the current reasonable accommodation procedure to ensure the required findings to ensure consistency with State and Federal requirements and that they are not potential barriers to housing for persons with disabilities.
- Program I.1 is amended to provide call out specific programs that promote energy efficiency resources to low-income households.

2.1.2 Combined Programs

The following list identifies the programs that are combined into one program to aid their implementation, as they were similar in intent.

- Program A.1 and Program A.2 (now Program A.1)
- Program A.2 and Program C.4 (now Program C.3)
- Program C.5 and Program C.6 (now Program C.4)
- Program D.3 (now Program D.3 and Program D.5)

These modifications to the existing programs would not result in any physical impacts on the environment. The proposed project consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy.

2.1.3 New Programs

The nine new programs represent changes that would:

- Assist the County with identifying housing units in need of rehabilitation and replacement. Based on the findings, the County will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents (Program A.2).

2. CEQA Analysis

- Support the development of ADUs by offering homeowners financial assistance to help offset the cost of construction (Program B.3).
- Encourage the development of affordable housing by allowing housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles (Program B.4).
- Continue to facilitate multifamily development within the incorporated cities by coordinating to prezone parcels before initiating the LAFCO process and provide funding as available (Program B.5).
- Continue to permit duplexes, triplexes, townhomes to provide for a variety of housing types the county, research innovative and alternative housing options that provide greater flexibility and affordability in the housing stock, reduce displacement risk in areas of concentrated overpayment, and promote inclusion and support integration of housing types based on income to facilitate mobility opportunities (Program B.6).
- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the County's identified housing needs (Program D.4).
- Improve access to opportunity in low-resource areas, with a priority on nonagricultural areas with low populations densities to encourage residential uses near services and resources (Program D.6).
- Streamline the permit and approval processes of affordable residential units (Program E.2).
- Reduce barriers to housing for special needs housing by amending the County's Zoning Ordinance to address ADUs, employment housing, transitional and supportive housing, emergency shelters, residential care facilities, parking standards, and low-barrier navigation centers (Program E.3).

2.1.4 Analysis of Programs

New development resulting from these programs would occur on land currently designated for residential development under the County's General Plan. Furthermore, all future development in the county would be required to comply with local regulations, including the County's General Plan and Zoning Ordinance. Consequently, all projects would be subject to development procedures of the County, such as the municipal code, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. The General Plan policies and County ordinances address the physical impacts associated with all development. The policies and ordinances that regulate development will not change with adoption of the proposed project.

The public service impacts associated with the potential population increase that could be associated with new housing include police and fire services, parks, water, and sewer. The water and sewer impacts would be addressed through connection fees as part of the development process. As described in Appendix B, *Housing Constraints*, of the 2023-2031 Housing Element, all sites included to meet the County's RHNA have existing or planned, water, sewer, and dry utilities infrastructure available and accessible sufficient to support housing development. Additional services for police and fire would only result in a physical impact if new facilities were required to meet the growth needs. If additional physical facilities for police and fire are needed this would be determined when the sites are identified and then included in the capital improvement program. Impact fees associated with each unit would be required.

2. CEQA Analysis

Furthermore, the units identified in this Housing Element would not exceed the County's population and housing projections that are listed in Table 3-2, *Land Use Projections of the 2008 Draft General Plan*, of the General Plan EIR. This table shows that the total housing unit buildout under the "Preferred Plan" scenario of the General Plan would be 14,923 units by 2030 and under the "Maximum Development" scenario, the housing unit buildout for the county would be 23,509 units by 2030 (Solano County, 2008). As shown in Table 1-1, the proposed project identifies capacity for 455 new residential units in the county through 2031. According to the Department of Finance's (DOF) E-5 City/County Population and Housing Estimates, the total number of housing units in the county as of May 2023 is 7,257 units, which when added to the projected units under the proposed project would be 7,712 units (DOF, 2023). Therefore, the units projected under the proposed project would not exceed the County General Plan's housing unit projections for either scenario.

Using the DOF's average persons per household in the unincorporated County of 2.69, approximately 1,224 residents would be added to the county under the units projected in the proposed project (DOF, 2023). Under the "Preferred Plan" scenario in the County General Plan, 39,455 residents are projected in the county by 2030 and 62,105 residents are projected under the "Maximum Development" scenario (Solano County 2008). When added to the unincorporated County's 2023 population of 18,102 residents, the total population of the county with the projections under the proposed project would be 19,326 residents, which does not exceed the projected populations under either General Plan scenario.

Housing developments in which at least 20 percent of the units are affordable to lower-income households are allowed for residential use by-right—as described in Program B.4: Use of Sites from Previous Cycles, would be required to be evaluated in accordance with the Zoning Ordinance. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the County requires building permit and development review process which is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts to public services and regional transportation improvements. The policies and regulations identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The Housing Element sites inventory would not result in new significant impacts not already considered in the General Plan EIR. The proposed project does not change the development pattern for the County, as shown in the Land Use Element of the General Plan and the County's zoning map. Physical change to the environment would occur from implementation of the Land Use Element of the County's General Plan, not the proposed project. Therefore, development of housing as considered in the proposed project would be consistent with what was analyzed in the General Plan EIR.

Since the proposed project does not affect the land use pattern of the county or result in any physical change to the environment, and because the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Because the proposed project does not change any land use designation or zone

2. CEQA Analysis

district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDINGS

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed project is not exempt. Rather, the determination here is that the 2023–2031 Housing Element does not require major revisions to the General Plan EIR due to the new significant environmental impacts or substantial increases to the severity of previously identified significant environmental impacts. The Housing Element is a policy document, and its adoption would not produce environmental impacts since no actual development is proposed. In addition, the proposed project would allow development on sites that were previously considered for development in the General Plan EIR. Therefore, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed project. Future housing development projects would generally be subject to project-level environmental review.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 allowing the preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. This EIR addendum has been prepared accordingly.

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project.

- 1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The program changes included in the proposed project are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the County has already completed the identified task. The proposed project would not result in the rezoning of land or approval of any development project. All development in the county must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

2. CEQA Analysis

The proposed changes to the County Zoning Ordinance (see Program C.2 Regulatory Incentives for Affordable Housing and Program E.3 Zoning Ordinance Amendments) represent modifications to either streamline urban development that is already allowed by the County's General Plan or make the development code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact on the environment associated with future development from what was evaluated in the General Plan EIR. As all projects within the county must be consistent with the General Plan, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:**
 - a. **The project will have one or more significant effects not discussed in the previous EIR.**

The General Plan EIR addresses potentially significant impacts related to impacts related to land use, noise, agricultural resources, air quality, public services and utilities, cultural and paleontological resources, hydrology and water resources, aesthetic resources, recreation, biological resources, energy, climate change, geology and soils, and transportation and circulation (Solano County, 2008a). The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project.

The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed project includes eight amended programs, four combined programs, and nine new programs. These amended and new policies and programs would not result in new significant environmental impacts. The County's General Plan provides for housing growth in the county over time. The proposed project identifies targets for housing at different income levels but does not include development of an unusual type, scale, or location that would not have been evaluated in the General Plan EIR. Because a development project must be consistent with the General Plan, zoning, and development standards of the County, the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR. Therefore, there would be no new environmental impacts.

- b. **Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The General Plan EIR addresses potentially significant impacts related to land use, noise, agricultural resources, air quality, public services and utilities, cultural and paleontological resources, hydrology and water resources, aesthetic resources, recreation, biological resources, energy, climate change, and transportation and circulation (Solano County, 2008a). The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR reduces potentially significant impacts to less-than-significant level related to biological resources and recreation (Solano County, 2008a). The policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project

2. CEQA Analysis

does not include land use changes and the new and amended programs identified in Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2023–2031 Housing Element* would not affect land use patterns in the county or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed project.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.**

The 2023-2031 Housing Element includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2023–2031 Housing Element. The County is required to adopt a Housing Element that must be reviewed and certified by HCD. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures or alternatives.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from adoption of the 2023–2031 Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed project.

2. CEQA Analysis

2.3 REFERENCES

Department of Finance (DOF). 2023, May. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023. <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/>

Solano County. 2015, April, 4. Solano County 2015-2023 Housing Element Update. <https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=21583>

_____. 2008a, April 18. Solano County 2008 Draft General Plan EIR (SCH #2007122069). <https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=15179>

_____. 2008b, November, 4. Solano County General Plan. https://www.solanocounty.com/depts/rm/planning/general_plan.asp

SOLANO COUNTY AIRPORT LAND USE COMMISSION RESOLUTION NO. 24-__

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Solano County's Housing Element Update– 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 24-002” of the Commission’s January 11, 2024 Regular Meeting (“**Staff Report**”): “Determine that Application No. ALUC-23-17 (Solano County’s Housing Element Update) is consistent with the Travis Air Force Base (AFB), Nut Tree, and Rio Vista Airport Land Use Compatibility Plans (LUCP;) 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, Nut Tree Airport and Rio Vista Airport Land Use Compatibility Plans.

///

///

///

///

///

///

///

///

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 January 11, 2024 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

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

Attest:

By: _____
James Bezek, Secretary to the Commission