



Solano County

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Agenda Submittal

Agenda #: 2 **Status:** PC-Regular
Type: PC-Document **Department:** Planning Commission
File #: PC 24-002 **Contact:** Matt Walsh
Agenda date: 01/18/2024 **Final Action:**

Title: Conduct a noticed public hearing and consider adopting a resolution which recommends that the Board of Supervisors approve an Addendum to the Solano County General Plan Final Environmental Impact Report and adopt the 2023-2031 Housing Element

Governing body: Planning Commission

District:

Attachments: [A - Draft Resolution](#), [B - Addendum to General Plan EIR](#),
[C - Housing Element Development Timeline](#), [D - Link to Draft Housing Element - January 2024](#),
[E - HCD Conditional Approval Letter](#), [F - Public Notice](#), [G - Land Inventory and RHNA Summary](#)

Date:	Ver.	Action By:	Action:	Result:
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Published Notice Required? Yes No
Public Hearing Required? Yes No

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing; and
2. Adopt a resolution (Attachment A), which recommends:
 - a. That the Board of Supervisors approve an Addendum to the Solano County General Plan Final Environmental Impact Report, and
 - b. That the Board of Supervisors adopt the 2023-2031 Housing Element.

SUMMARY:

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through the adoption of a Housing Element, which is one of seven required components of a local government's General Plan. The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the unincorporated area of Solano County and it is required to address the housing needs of all economic segments of the County including low- and moderate-income households and populations with special housing needs. The current draft of the Solano County Housing Element includes goals, policies and programs, in addition to a housing sites inventory and analysis and a discussion of potential constraints to the development of housing.

Unlike other Elements of the General Plan, which may be updated at the discretion of each jurisdiction, California Government Code Sections 65580-65589.8 require local jurisdictions to update the Housing Element of their General Plans every eight years, subject to the review and approval of the California Department of Housing and Community Development (HCD). The County's current Housing Element, the 5th

Cycle, was adopted in April 2015 and covers the period from 2015 to 2023. The proposed updated Housing Element covers the period of 2023 to 2031. The draft 2023-2031 Housing Element can be found on the County's website at:

https://www.solanocounty.com/depts/rm/planning/regional_housing_needs_allocation_and_housing_element.asp

DISCUSSION:

Background

The Housing Element is considered the primary policy document for any given jurisdiction to guide the development, rehabilitation, and preservation of housing for all economic segments of the County's population. Accordingly, the County's Housing Element includes the identification and analysis of the existing and projected housing needs of the County. The document also contains a sites inventory, fair housing assessment, and goals, policies, and objectives along with implementation programs for the preservation, improvement, and development of the range of housing needs.

Attachment C provides a detailed timeline for the ultimate development of the 2023-2031 Housing Element including notable dates and approvals for the development of the County's housing allocation.

Regional Housing Needs Allocation (RHNA)

Typically, under state housing law, the Association of Bay Area Governments (ABAG) is tasked with determining how many housing units a city or county must plan for over an eight-year period within its Housing Element. This is known as the Regional Housing Needs Allocation (RHNA). However, the law also allows adjacent cities and counties to form a Subregion, which would allow the subregion to allocate a countywide allocation among its member agencies. As such, Solano County and each of its cities formed a Subregion for the purpose of allocating ABAG's countywide housing unit allocation of 10,992 units among its member agencies. The Subregion allocated a total of 315 housing units to the unincorporated area of the County in the following household income categories: very low-income (80), low-income (50), moderate-income (56), and above moderate-income (129). The Housing Element is required to discuss and analyze how the County can accommodate these housing units over the next eight years. Housing Element law does not require that the RHNA units be constructed. It simply requires the local agency to identify sites and provide the necessary zoning to allow for the development of the units.

Attachment G provides a land inventory summary and brief explanation of the County's RHNA obligation. While most cities rely on higher density housing to satisfy their lower income RHNA, the County does not have the available municipal services to provide high density residential development. As such, the County is primarily relying on additional accessory dwelling units (ADU) and manufactured housing to meet its RHNA needs over the course of the next eight years.

Housing Programs

In addition to identifying sites to accommodate the RHNA, the 2023-2031 draft Housing Element lists various housing related programs. These programs are intended to facilitate and encourage additional housing development by minimizing constraints, seeking additional financial resources, encouraging housing for different population needs, and ensuring zoning code definitions and permitting are consistent with current state law. While some of the programs carry over from the current 2015-2023 Housing Element, others are revised or consolidated to allow for easier implementation. New programs are also proposed.

Section 1.3.3.2 of the Addendum (Attachment B) provides a detailed explanation of the consolidated and amended programs in the draft Housing Element. These programs primarily relate to housing rehabilitation

(A.1.), preservation of existing housing units (C.3.), program partnerships (C.4.), fair housing (D.5.), and energy conservation (H.1.).

Section 1.3.4 of the Addendum provides a summary of newly proposed programs. The programs include the following:

Program A.2.: Provides for utilizing information derived in the code compliance process to evaluate areas or sites in need of resources for housing rehabilitation.

Program B.3.: Provides for an accessory dwelling unit (ADU) incentive program. The County relies on ADUs to help meet its low and moderate income RHNA obligations. This program will incentivize and encourage the construction of additional ADUs by providing financial incentives.

Program B.4.: Consistent with requirements in the Government Code, continue to allow housing development with at least 20% affordable units by-right that have been counted as available sites in previous Housing Element cycles.

Program B.5.: County will continue to support multifamily development opportunities in the cities and unincorporated areas where feasible and continue to analyze the Benicia Road corridor in the Homeacres area for opportunities to facilitate and add new multifamily housing options.

Program B.6.: Continue to provide for a variety of housing types and designs (duplexes, triplexes, townhomes, etc.) to provide for greater flexibility and affordability options in the housing stock.

Program D.4.: Encourage and support additional housing resources for extremely low-income residents, such as financial support and identification and removal of barriers to development.

Program E.2.: Continue to find ways to streamline permit review and processing.

Program E.3.: Update the zoning ordinance, where needed, to bring definitions and permitting requirements consistent with state law, such as allowing emergency shelters by-right in at least one zoning district.

Fair Housing Assessment (Attachment D, Appendix F)

One of the new requirements for Housing Element is to provide an assessment of fair housing. Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

California Government Code Section 65583(10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Solano, Government Code Section 65583(subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c)) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, the Solano County Housing Element Collaborative, comprised of the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and the County of Solano prepared a regional Assessment of Fair Housing and each participating jurisdiction prepared a local AFFH.

ENVIRONMENTAL ANALYSIS: The Housing Element update primarily provides high level policy revisions

to encourage, facilitate, and maintain housing development in the County. The Housing Element identifies and inventories sites suitable for residential development, assesses current county programs to encourage housing, and develops objectives to ensure that existing and projected housing needs are met. It has determined that there are adequately zoned lands for the County to accommodate its RHNA and no changes to land use designations are proposed in conjunction with the update.

The County prepared an Addendum to the Solano County 2008 General Plan Environmental Impact Report (EIR), which was certified in July 2008. The Addendum demonstrates that the EIR adequately addresses the potential physical impacts associated with implementation of the 2023-2031 Housing Element, and the Housing Element will not trigger any of the conditions described in the CEQA Guidelines Section 15162 calling for further environmental review.

The Addendum is attached as Attachment B. The 2008 General Plan Final EIR can be found at the following link: https://www.solanocounty.com/depts/rm/planning/general_plan.asp

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed this item and concurs with the findings and recommendation.

APPROVAL PROCESS AND NEXT STEPS:

The first iteration of the draft Housing Element was submitted to HCD on January 6, 2023 for its initial 90-day review period. In response to both formal and informal comments received from HCD, the draft Housing Element has been revised multiple times over the last year to ensure consistency with state law. A more specific timeline is included as Attachment C. The timeline includes the development of the County's RHNA, document submittal dates to HCD, and meetings and workshops that provided opportunity for public input. The most recent comments received by HCD on December 14, 2023 (Attachment E) indicate that the current draft of the Housing Element complies with state Housing Element law and, once adopted by the County, can be submitted to the state for final certification.

The Airport Land Use Commission (ALUC) reviewed the draft Housing Element update on January 11, 2024 and determined that it is consistent with the Airport Land Use Compatibility Plan.

At the conclusion of the Planning Commission's public hearing, the Commission will be asked to recommend approval to the Board of Supervisors of the draft 2023-2031 Housing Element. The Board is scheduled to consider this item on February 6, 2024. The Board will conduct a public hearing prior to its consideration of the Housing Element. Once adopted, the Housing Element will then be submitted back to HCD for final certification that the Housing Element is consistent with the requirements of State Law.

PUBLIC HEARING NOTICE:

Consistent with Government Code Sections 65090 and 65094, a public hearing notice was published in the Daily Republic at least 10 days prior to the January 18, 2024 public hearing (Attachment F).

RECOMMENDATION:

Based on the discussion above, staff recommends that the Planning Commission to adopt the draft resolution which recommends that the Board of Supervisors approve an Addendum to the Solano County General Plan Final Environmental Impact Report and adopt the 2023-2031 Housing Element.

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

RESOLUTION OF THE SOLANO COUNTY PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT THE 2023- 2031 HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the Solano County Board of Supervisors adopt an updated Housing Element of its General Plan for the eight-year period 2023-2031 to accommodate the regional housing need allocation (RHNA) of 315 housing units for the unincorporated County of Solano. The 315 housing units includes 80 very-low income units, 50 low-income units, 56 moderate-income units, and 129 above-moderate income units; and

WHEREAS, the County prepared the 2023-2031 Housing Element (the Housing Element or Project) in compliance with State Housing Element Law, and has identified sites that can accommodate housing units to meet the County's RHNA; and

WHEREAS, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS, as provided in Government Code Sections 65352-65352.5, the County mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed. The Yocha Dehe Tribe requested consultation on June 8, 2022 at 1 pm; and

WHEREAS, the County conducted extensive community outreach since December 2021, which included providing a Project website, consultations with 10 stakeholders from 8 organizations that provide services in the Solano County region, 2 Housing Element Introduction Workshops, 2 Housing Needs Assessment Workshops, 2 Fair Housing Workshops, and a Community Survey. There were also 2 public meetings at the Board of Supervisors; and

WHEREAS, 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; and

WHEREAS, in accordance with Government Code Section 65585(b), the public review draft Housing Element was made available for public comment for 30 days from November 15, 2022 to December 16, 2022; and

WHEREAS, on December 13, 2022, the County 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 review period. On January 6, 2023, after responding to public comments, the County submitted the initial draft 2023-2031 Housing Element to the State Department of Housing and Community Development (HCD) for its 90-day review; and

WHEREAS, in response to comments received during public review and hearings on the draft 2023-2031 Housing Element, including comments from HCD, revisions were incorporated into a revised

draft 2023-2031 Housing Element; and

WHEREAS, on December 14, 2023, the County received a letter from HCD stating that the revised draft 2023-2031 Housing Element, attached hereto as Exhibit A, meets the statutory requirements and will comply with State Housing Element Law when it is adopted, submitted to, and approved by HCD in accordance with Government Code Section 65585; and

WHEREAS, the County prepared an Addendum to the Solano County 2008 General Plan Environmental Impact Report (certified in July 2008, State Clearinghouse Number 2007122069) (EIR) to demonstrate the EIR adequately addresses the potential physical impacts associated with implementation of the 2023-2031 Housing Element, and the Housing Element would not trigger any of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for further environmental review. The Solano County Planning Commission has considered both the Addendum and the EIR; and

WHEREAS, on January 18, 2023, the Solano County Planning Commission held a duly noticed public hearing to consider forwarding a recommendation to the Board of Supervisors regarding the 2023-2031 Housing Element. During the public hearing, the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the 2023-2031 Housing Element; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the 2023-2031 Housing Element and the Addendum.

RESOLVED, the Planning Commission makes the following findings, based on substantial evidence in the record:

- A. As required by Government Code Section 65585(e), the Planning Commission has considered the findings made by HCD that were included in HCD’s letter to Solano County dated December 14, 2023.
- B. Adoption of the 2023-2031 Housing Element update is consistent with the goals and objectives of the General Plan.
- C. The Housing Element substantially complies with State Housing Element Law, as provided in Government Code Section 65580 et seq., and contains all provisions required by State Housing Element Law.

RESOLVED, the Planning Commission recommends that the Board of Supervisors APPROVE the Addendum to the 2008 Solano County General Plan EIR and ADOPT the 2023-2031 Housing Element attached as Exhibit A to this resolution.

RESOLVED, the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Solano County Department of Resource Management, 675 Texas Street, Fairfield, CA 94534.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on January 18, 2024 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By: _____
Kay Fulfs Cayler, Chairperson
Solano County Planning Commission

Attest:

By: _____
James Bezek, Secretary

December 2023 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2007122069

FOR THE

2023–2031 HOUSING ELEMENT UPDATE

Solano County

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Solano County

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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.

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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	Projected 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

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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.

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■ 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

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systems, and larger development would be permitted for the construction of small-scale treatment 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

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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.

■ 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 2005~~ In 2024 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.~~

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~~ABAG provided a new RHINA in 2007 for the next Housing Element update in 2009. This allocation calls for only 99 additional units during the 2007-2014 RHINA 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 for all planning periods from 2008 to present RHINA. ~~However, the RHINA 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

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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.

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.

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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 Program numbers 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 number B.1.</p>

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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 number 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 number 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 number 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 number E.3.</p>

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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 number 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 number 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 numbers 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 number D.1

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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 number 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</p>

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<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>	<p>and New Program number D.3.</p>

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	\$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 number 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 number 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 number 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 number H.1

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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 number 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 number H.1.</p>

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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

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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

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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.

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~~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.~~

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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.~~

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- **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:

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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

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- 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.

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- 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

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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

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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

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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.

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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. 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

Housing Element Development Timeline

January 14, 2020: Solano County, by resolution, became a member of the Solano County Subregion to administer the Regional Housing Needs Allocation (RHNA) for Solano County in the 6th Cycle Housing Element update (2023-2031). The County as a whole was assigned 10,992 units throughout the four income ranges to plan for as part of the update. All local jurisdictions worked together under the authority of the Solano City County Coordinating Council (4Cs) to develop methodology to allocate the housing needs amongst its member jurisdictions.

March 23, 2021: The county joined the County Collaborative, a partnership with the other jurisdictions in Solano County to jointly select, and fund, a single consultant (Placeworks) to prepare the Housing Elements for jurisdictions in the county.

November 18, 2021: The 4Cs submitted the Solano Subregion 6th Cycle RHNA plan and methodology to HCD, which established the housing needs that each jurisdiction in the subregion needed to plan for as part of the 6th Housing Element Cycle. For Solano County, the total RHNA assigned is 315 units (of the 10,992 units assigned to the County as a whole).

December 21, 2021: HCD approved the Subregion's RHNA plan and methodology, establishing the County's RHNA allocation for the 6th Cycle Housing Element update.

January 26 & 27, 2022; March 30 & June 1, 2022: The Solano Collaborative conducted six publicly noticed sessions on the Housing Element update, findings of the joint housing needs assessment, and review of the fair housing findings.

March 8, 2022: The Board of Supervisors held a publicly noticed study session to introduce the 2023-2031 Housing Element update and review new state laws. The public was invited to attend and participate in the study session.

November 15, 2022: The County released a public draft of the updated Housing Element with a 30-day review period, ending on December 16, 2022.

December 13, 2022: Presentation of the public review draft to the Board, to allow Board member and public feedback during the 30-day review period.

January 6, 2023: County submitted the initial draft of the 2023-2031 Housing Element update to HCD for its 90-day review period, ending on April 6, 2023.

June 23, 2023: The County revised the draft Housing Element in response to comments received by HCD (April 6, 2023) and submitted the revised Housing Element to HCD for a 60-day review period, ending on August 22, 2023.

October 19, 2023: In response to additional comments from HCD, the County further revised the draft of the Housing Element and resubmitted to HCD for another 60-day comment period, ending on December 18, 2023.

December 14, 2023: Comments received from HCD indicating that the current draft of the Housing Element complies with state Housing Element law and, once adopted by the County, can be submitted to the state for final certification.

Due to file size, the Draft Housing Element Update document can be accessed via the link below:

[D –2023-2031 Solano County Housing Element Update \(January 2024\)](#)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 14, 2023

Mathew Walsh, Senior Planner
Department of Resource Management
County of Solano,
675 Texas Street, Suite 5500,
Fairfield, CA 94533-6342

Dear Mathew Walsh:

RE: County of Solano's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the County of Solano's (County) revised draft housing element received for review on October 19, 2023. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements that were described in HCD's August 22, 2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any draft revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, the County must submit an electronic sites inventory with its adopted housing element. The County must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The County can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Mathew Walsh, Senior Planner
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Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication and effort that was provided throughout the housing element update and review. HCD looks forward to receiving the County's adopted housing element. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING (Planning Commission)

NOTICE IS HEREBY GIVEN that the Solano County Planning Commission will hold a public hearing to consider a recommendation to the Board of Supervisors regarding the **draft 2023-2031 Housing Element Update** for Solano County (as mandated by Sections 65580 - 65589.11 of the Government Code). The purpose of the Housing Element is to provide 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 who may have trouble affording market rate housing and populations with special housing needs that may not necessarily be met through conventional housing products. The County's current Housing Element was adopted in May 2015. An Addendum to the Solano County 2008 General Plan Environmental Impact Report was prepared pursuant to the California Environmental Quality Act. (Project Planner: Matt Walsh, 707-784-6765)

The hearing will be held on **Thursday, January 18, 2024 at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please contact the Department of Resource Management at 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. **Phone:** You may provide comments verbally from your phone by dialing **1-415-655-0001** and entering **Access Code 2632 666 6680**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. **Email/Mail:** Written comments can be emailed to PlanningCommission@SolanoCounty.com or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Meeting Solano County’s RHNA

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 the table below, *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 the table, 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.

Land Inventory Summary and Ability to Meet RHNA

Income Category	RHNA	Vacant Site Capacity	Projected ADUs	Projected 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