

DEPARTMENT OF RESOURCE MANAGEMENT

JAMES BEZEK
Director

MISTY KALTREIDER
Assistant Director

ALLAN CALDER
Planning Services Manager



675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.gov
planning@solanocounty.gov

Planning Services Division

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of Solano, as Lead Agency in accordance with the California Environmental Quality Act (CEQA), is circulating an Initial Study/ Negative Declaration (ND) for a proposed ordinance that would amend Chapter 28 of the Solano County Code (Zoning Regulations) as it relates to Home Based Businesses. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts.

Proposed Project: Amendment to § 28.72.40 of the Solano County Code (Home Based Businesses).

Project Location: Unincorporated Solano County in Rural Residential (RR), Exclusive Agriculture(A), Suisun Valley Agricultural (A-SV), and Suisun Marsh Agricultural (A-SM) Zoning Districts

Project Description: Solano County is considering an amendment to its Zoning Regulations related to Home Based Businesses. As defined in the current Zoning Regulations, Home Based Businesses include different types of home occupations and cottage industries, with different standards and permit requirements. The proposed changes would clarify the definitions of “home occupation” and “cottage industry,” and reorganize and clarify the regulations related to home occupations (Type I and II) and cottage industries (Type I and II) to promote readability and internal consistency. The proposed changes would also add Type III Cottage Industry land use as allowed with a conditional use permit in certain zoning districts, with corresponding regulations. Aside from the proposed addition of a Type III Cottage Industry land use, the proposed amendment to the Zoning Regulations does not alter prior regulations for the intensity or location of development or otherwise compel any physical disturbance to the existing physical environment. Cottage Industry is defined as a home-based business involving the limited provision or sale of goods or services, or the limited manufacturing of goods or services, incidental to the rural residential use of the property. Type III would be limited to the Exclusive Agricultural and Rural Residential (RR) zoning districts and would require a Use Permit.

Public Review: The 30-day public review and comment period for the Draft IS/ND will take place from February 11, 2026 to March 13, 2026 The Draft IS/ND will be available for public review at the Solano County Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield, California, and on the County of Solano’s website <https://www.solanocounty.com/depts/rm/documents/eir/default.asp>).

Comments: Any person who wishes to comment on the County’s intent to adopt the ND must submit written comments no later than 5:00 p.m. on Friday, March 6, 2026. Written comments may be sent to: **Travis Kroger, Senior Planner, 675 Texas Street, Suite 5500, Fairfield CA 94533** Comments may also be sent by e-mail to tjkroger@solanocounty.gov.

SAEED IRAVANI
Building Official
Building & Safety

ALLAN CALDER
Program Manager
Planning Services

EDMOND STRICKLAND
Manager
Environmental Health

NATALIA SMITH
Administrative Services
Manager

(VACANT)
Engineering Manager
Public Works Engineering

MATTHEW HARDY
Operations Manager
Public Works
Operations

CHRIS DRAKE
Parks Services
Manager
Parks

(VACANT)
Water & Natural
Resources Program
Manager

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment.

Hearing: The date, time, and place of future public hearings will be appropriately notified per Solano County and CEQA requirements.