To be submitted to the qualified electors of the County of Solano at the Consolidated Primary Election to be held on June 5, 1984.

The people of the County of Solano do ordain as follows:

Section 1. Purposes and Findings. The people of Solano County hereby find as follows:

A. It is critically important to the present and future residents of Solano County that existing agricultural land be protected and preserved.

B. To avoid unnecessary loss of farm land, air pollution, water pollution, noise and other nuisances associated with extensive agricultural use, a 200-acre minimum area may be applied. Without the above, one residence may be built on lots of record of less than twenty acres existing as of January 1, 1984. Planned unit developments are inconsistent with all of the Agricultural and Open Space designations adopted in Section 2 herein.

Part B. Redesignations

Section 4. Redesignations.

Land within the Agriculture designations on the Land Use and Circulation Plan and Map adopted by the Board of Supervisors on December 19, 1980 as amended through August 4, 1981 may be redesignated to a more intensive agricultural designation, or to a rural residential designation (with a maximum density of 2.5 to 10 acres per unit) by the County Board of Supervisors upon the recommendation of the County Planning Commission, if and only if the Board finds each of the following:

A. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

B. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

C. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

D. That the use proposed is compatible with commercial farm uses, does not interfere with accepted farming practices, does not alter the stability of land use patterns in the area; and

E. That the subject land is unsuitable for agriculture due to terrain, adverse soil characteristics, drainage, flooding, parcel size or other reasons, such as that it has no reasonable remaining market or rental value in agricultural use.

Agricultural lands may be redesignated to open space designations, but only for a use which results in less density than permitted under the Agriculture Designation. Any redesignations pursuant to this section shall be limited to 15 acres for any one landowner in any calendar year. Landowners with any unity of interest are considered one landowner for purposes of this limitation. Redesignation may also occur if a court of competent jurisdiction has determined that the absence of a redesignation would constitute unenforceable taking of private property or is otherwise unconstitutional.

Section 5. Incorporation of These Policies into the General Plan and Maps.

Upon passage of this Ordinance, the General Plan and the County Zoning Code shall be interpreted so as to give effect to the provisions of this Ordinance. The provisions of this Ordinance shall prevail over any revisions to the General Plan and any Specific Plans made between the approval of the General Plan and Land Use and Circulation Map on December 19, 1980 as amended on August 4, 1981 and the passage of this Ordinance which are inconsistent with this Ordinance. Any amendments to the General Plan and the County Zoning Ordinance made subsequent to the passage of this Ordinance, shall be consistent with the provisions of this Ordinance as of the date of the passage of this Ordinance, all specific plans, tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other entitlements for use shall be consistent with the policies and provisions of this Ordinance.

Section 6. Implementation and Conclusory.

This Ordinance may be amended or repealed only by the voters of Solano County. The General Plan may be amended pursuant to regular procedures, except that such amendments may not alter the limits of urban growth area, the Land Use Designation or the Agricultural and Open Space Designation, or to a rural residential designation (with a maximum density of 2.5 to 10 acres per unit) by the County Board of Supervisors upon the recommendation of the County Planning Commission, if and only if the Board finds each of the following:

A. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

B. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

C. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

D. That the use proposed is compatible with commercial farm uses, does not interfere with accepted farming practices, does not alter the stability of land use patterns in the area; and

E. That the subject land is unsuitable for agriculture due to terrain, adverse soil characteristics, drainage, flooding, parcel size or other reasons, such as that it has no reasonable remaining market or rental value in agricultural use.

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Section 7. Duration.

This Ordinance shall remain in effect until December 31, 1995.

Section 8. Amendment and Repeal.

This Ordinance may be amended or repealed only by the voters of Solano County. The General Plan may be amended pursuant to regular procedures, except that such amendments may not alter the limits of urban growth area, the Land Use Designation or the Agricultural and Open Space Designation, or to a rural residential designation (with a maximum density of 2.5 to 10 acres per unit) by the County Board of Supervisors upon the recommendation of the County Planning Commission, if and only if the Board finds each of the following:

A. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

B. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

C. That the land is immediately adjacent to existing comparably developed areas able to accommodate the development and provide it with adequate public services;

D. That the use proposed is compatible with commercial farm uses, does not interfere with accepted farming practices, does not alter the stability of land use patterns in the area; and

E. That the subject land is unsuitable for agriculture due to terrain, adverse soil characteristics, drainage, flooding, parcel size or other reasons, such as that it has no reasonable remaining market or rental value in agricultural use.

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Section 9. Severability.

If any portion of this Ordinance is declared invalid, the remaining portions are to be considered valid.

I, LINDA L. TERRA, Clerk of the Board of Supervisors of the County of Solano, Supervisors of the State of California, do hereby certify that the above and foregoing ordinance was adopted at a regular meeting thereof held on the 3rd day of July, 1984 on motion of Supervisor Hewitt, seconded by Supervisor Pippo.

Ayes: Supervisors Davis, Hewitt, Pippo and Chairman Cunningham
Noes: Supervisors None

Witness: Supervisors Brand

WITNESS my hand and official seal as such Clerk this 3rd day of July 1984.

LINDA L. TERRA,
Clerk of the Board of Supervisors