AN ORDINANCE OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA,

INSTRUCTING THE COUNTY PLANNING COMMISSION OF SAID COUNTY TO PREPARE
A ZONING OR DISTRICTING PLAN AS A PART OF THE MASTER PLAN OF SAID
COUNTY; APPOINTING CERTAIN REGULATIONS TO THE USE OF LAND, BUILDINGS,
AND STRUCTURES AND TO THE ERECTION, CONSTRUCTION AND ALTERATION OF
BUILDINGS, STRUCTURES AND IMPROVEMENTS, PRESCRIBING THE ADOPTION BY THE
BOARD OF SUPERVISORS OF A ZONING OR DISTRICTING PLAN; AND PRESCRIBING
PENALTIES FOR THE VIOLATION OF ANY OF THE PROVISIONS HEREOF.

THE BOARD OF SUPERVISORS OF THE COUNTY OF SOLANO DO ORDAIN AS FOLLOWS:

SECTION 1. The County Planning Commission of the County of Solano, as soon as the
same shall have been appointed, shall proceed to prepare a zoning or districting plan as a
part of the master plan of said County, in the manner prescribed by law, and shall submit to
the Board of Supervisors of said County the reports thereon which are required by law. Said
Board of Supervisors hereby declares it to be its intention to proceed with the consideration
of the aforesaid proposed plan and reports thereon, when the same shall have been made, and
to adopt a zoning or districting plan for said County in the manner prescribed by law. Said
Board of Supervisors hereby finds that owing to the great territorial extent of said County
and the necessity for careful studies and thorough analyses of facts in the preparation of
the aforesaid zoning or districting plan, considerable time will necessarily elapse before
said plan or any substantial part thereof will be before said Board for consideration, and
that certain regulations of an interim nature are necessary to be adopted at this time in
order to assure the orderly and harmonious development of said County, to protect the char­
acter and stability of residential areas and of sound land uses in general and otherwise to
protect the public health, safety, comfort, convenience and general welfare pending the
preparation and adoption of the aforesaid zoning or districting plan. Said regulations are
hereinafter in this ordinance set forth.

SECTION 2. Within any Interim Land Use District, as hereinafter in this ordinance
set forth, no use of any land, building or other structure shall hereafter be established or
established and conducted, and no building or other structure shall hereafter be erected,
constructed, moved or converted, if such use of such building or structure or the erection,
construction, moving or conversion of the same would be detrimental to property and improve­
ments in the neighborhood or injurious to persons residing or working in the neighborhood
or hazardous to traffic on adjacent streets or highways or if the same would otherwise ad­
versely affect the welfare of the neighborhood or impair the orderly and harmonious develop­
ment thereof or of said County.

SECTION 3. No use of any land, building or other structure, which use is other than
one-family residential or two-family residential in character or accessory and incidental
thereto shall hereafter be established or established and conducted, and no building or other
structure which is designed and/or intended to be used for any purpose other than one-family
residential or two-family residential in character or accessory and incidental thereto shall
hereafter be erected, constructed, moved or converted within any Interim Land Use District,
as hereinafter in this ordinance set forth, unless and until, in any such case, a permit for
such establishing or establishing and conducting or for such erection, construction, moving
or conversion shall first have been secured from the Board of Supervisors of said county.
Application for any such permit shall be made to the County Clerk of said County and shall be
accompanied by plans of any proposed building or structure together with drawings or sketches
showing the front, sides and rear elevations thereof. Said application shall be transmitted
by said County Clerk to the County Planning Commission, which shall consider the same and
shall report its recommendations with respect thereto to the Board of Supervisors. Said
Board of Supervisors shall consider such application and report at its next succeeding meet­
ing following receipt of such report from the County Planning Commission. Said Board of
Supervisors may issue such permit if, in the opinion of said Board the proposed building,
structure or use will not be in conflict with the purposes of this ordinance; or said Board
of Supervisors may refuse to issue such permit or may issue such permit subject to specified
conditions designed to accomplish the purposes of this ordinance.
SECTION 4. Interim Land Use District Number One is hereby established, consisting of the following described territory:

All that portion of the unincorporated territory of the County of Solano which is situated within Vallejo Township.

SECTION 5. Interim Land Use District Number Two is hereby established, consisting of the following described territory:

All that portion of the unincorporated territory of the County of Solano which is situated within a distance of six hundred (600) feet from the exterior boundaries of the right of way of that portion of State Highway Route Solano-Mapa 7, F, G, H and A, as designated by the Division of Highways of the Department of Public Works of the State of California, which portion is commonly known as the American Canyon Cut-off, beginning at the beginning of said American Canyon Cut-off near the Cordelia Bridge; excepting from such territory that portion thereof which, under the terms of this ordinance, is included in Interim Land Use District Number One. Provided, however, that no permit, as provided in this ordinance, shall be required for any agricultural use or for any building or structure used, designed or intended to be used in connection with any agricultural use in Interim Land Use District Number Two.

SECTION 6. All departments, officials and public employees of the County of Solano which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance and shall issue no such permit or license for uses, buildings, or purposes if the same would be in conflict with the provisions of this ordinance, and any such permit or license, if issued in conflict with the provisions of this ordinance, shall be null and void.

It shall be the duty of the Sheriff of the County of Solano and of all officers of said County charged by law with the enforcement of this ordinance to enforce this ordinance and all the provisions of the same.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Three Hundred ($300) Dollars or by imprisonment in the County Jail of said County for a term not exceeding three (3) months or by both such fine and imprisonment. Such persons, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this ordinance and/or any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this ordinance shall be and the same is hereby declared to be unlawful and a public nuisance and the District Attorney of said County shall, upon order of the Board of Supervisors, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate and remove such building or structure and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining or using any such building or structure or using any property contrary to the provisions of this ordinance.

The remedies provided for herein shall be cumulative and not exclusive.

SECTION 7. If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of the County of Solano hereby declares that it would have passed this ordinance and each section, sub-section, sentence, clause and phrase thereof, irrespective of the fact that anyone or more sections, sub-sections, sentences, clauses or phrases be held invalid.
SECTION 8. This ordinance is hereby declared to be an urgency measure and shall take effect and shall be in full force immediately upon its adoption and within fifteen (15) days after said adoption shall be published in the VALLEJO MORNING TIMES-HERALD, a newspaper of general circulation printed and published in said County. The conditions constituting said urgency are as follows, to wit: Certain uses of land, buildings and structures would, if established and conducted within any Interim Land Use District established by this ordinance, be a menace to the public health, safety and general welfare. Said Board of Supervisors hereby finds that various persons intend to erect buildings or structures and to use the same and to use land for such purposes, and will do so unless restrained therefrom. The immediate operation of this ordinance is therefore necessary in order to protect the public health, safety and general welfare.

The foregoing Ordinance was passed and adopted by the Board of Supervisors of the County of Solano at a regular meeting of said Board of Supervisors held on the 20th day of October 1936, by the following vote:

YES: Supervisors Brown, Danielson, Demmon, Foley and Schmeiser.
NOES: Supervisors: None
ABSENT: Supervisors: None

G. E. Halliday
County Clerk and an official Clerk of the Board of Supervisors of the County of Solano, State of California.