ORDINANCE NO. 286

AN ORDINANCE OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, AMENDING ORDINANCE NO. 232 OF SAID COUNTY OF SOLANO, APPLYING CERTAIN REGULATIONS TO THE USE OF LAND, BUILDING AND STRUCTURES AND TO THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS IN CERTAIN AREAS, PENDING THE ADOPTION BY THE BOARD OF SUPERVISORS OF SAID COUNTY OF AMENDMENTS TO THE ZONING PLAN OF THE COUNTY FOR THE APPLICATION OF DETAILED REGULATIONS TO SAID AREAS: PRESCRIBING THE PENALTY FOR THE VIOLATION OF ANY OF THE PROVISIONS HEREOF

THE BOARD OF SUPERVISORS OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. The Board of Supervisors of the County of Solano, State of California having heretofore instructed the County Planning Commission of said County to prepare a zoning or districting plan for said County and to make tentative reports thereon, and said Board of Supervisors thereafter having adopted the Zoning Ordinance of said County, embodying the basic structure of a Zoning Plan, and applying certain detailed regulations to certain portions of the unincorporated territory of said County, said Board of Supervisors hereby declares it to be its intention to proceed with the consideration of further tentative and final reports by said County Planning Commission, when the same shall have been made, respectively, on amendments to said Zoning Ordinance, in the manner prescribed by law, for the purpose of applying the detailed regulations of said Zoning Ordinance to other portions of the unincorporated territory of said County, which other portions are now included in an "A" District, as prescribed in said Zoning Ordinance. Said Board of Supervisors hereby finds that, owing to the territorial extent of said County, the diversity of interests therein and the necessity for the making of careful studies and thorough analyses of facts in the preparation of the aforesaid amendments to the Zoning Ordinance of said County, considerable time will necessarily elapse before the adoption of said amendments covering various portions of the unincorporated territory of said County, 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 character and stability of residential areas and of sound land uses in general and otherwise to protect the public interest, health, comfort and convenience and to preserve the public peace, safety and welfare pending the preparation and adoption of the aforesaid amendments. Said regulations are hereinafter in this ordinance set forth.

SECTION 2. No use of any land, building or other structure, which use is other than one-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 in character or accessory and incidental thereto shall hereafter be erected, constructed, moved or converted, within any Interim Zoning 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 Planning Commission 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 elevation thereof. The County Planning Commission 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 meeting following receipt of such report from the Planning Commission. Said Board of Supervisors may issue such permit if, in the opinion of said Board, the proposed building or structure or use will not be detrimental to the character or development of the neighborhood thereof and will not otherwise adversely affect the welfare of said territory and/or of said County 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 3. Interim Zoning District Number Two is hereby established, consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 7 (U.S. Highway 40) from the Napa County line northeasterly to the Yolo County line.

SECTION 4. Interim Zoning District Number Three is hereby established, consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 7A-B (Benicia Road) beginning at a point near the intersection of State Route X Sol. 7A-B with Glen Cove Road at California State Highway Engineers Station 90 # 2.00 thence continuing southwesterly along State Route X Sol. 7A-B to the City Limits of the City of Benicia.

SECTION 5. Interim Zoning District Number Four is hereby established; consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 7A-B-C from Benicia to Cordelia beginning at the City limits of the City of Benicia thence northerly to the junction of State Route X Sol. 7 (U.S. Highway 40) with said State Route X Sol. 7A-B-C.

SECTION 6. Interim Zoning District Number Five is hereby established; consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 53 (from Benicia to Cordelia) beginning at the City limits of the City of Benicia thence northerly to the junction of State Route X Sol. 7 (U.S. Highway 40) with said State Route X Sol. 53.

SECTION 7. Interim Zoning District Number Six is hereby established; consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 8 (from Cordelia to Napa County Line) beginning at the intersection of State Route X Sol. 8 and State Route X Sol. 101 thence northerly to the junction of State Route X Sol. 7 (U.S. Highway 40) with said State Route X Sol. 101.

SECTION 8. Interim Zoning District Number Seven is hereby established; consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 90 beginning at the City limits of the City of Vacaville thence northerly to the Yolo County Line.

SECTION 9. Interim Zoning District Number Eight is hereby established; consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Route X Sol. 90 beginning at the City limits of the City of Vacaville thence northerly to the Yolo County Line.

SECTION 10. 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, shall be null and void.

It shall be the duty of the Planning Commission of the County of Solano to enforce
the provisions of this ordinance pertaining to the erection, construction, reconstruc-
tion, moving, conversion, alteration or addition to any building or structure.

It shall be the duty of the Sheriff of the County of Solano and of all officers
of said County herein and/or 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 other-
wise, 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 punish-
able by a fine of not more than Three Hundred Dollars ($300) 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 person, 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, con-
verted, moved 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 II. This ordinance is hereby declared to be an urgency measure and
shall take effect and be in force immediately upon its adoption, and shall be pub-
lished one time on or before the eighth day after its passage in VALLEJO TIMES-HERALD, a
newspaper of general circulation printed and published in said County. The conditions
constituting such urgency, in addition to the matters recited in Section 1 hereof, to which
reference is hereby made, are as follows: The erection or enlargement of dwellings in
Interim Zoning Districts hereby created on building sites of less than five thousand (5000)
square feet in area and having side yards less than five (5) feet in width, would, except
under unusual circumstances in particular cases and under appropriate conditions to be
prescribed in such cases, be a menace to the public health, safety and general welfare.

Said Board of Supervisors hereby finds that various persons intend so to erect or enlarge
dwellings and will do so unless prevented by the immediate adoption of this ordinance. The
immediate adoption of this ordinance is therefore necessary in order to protect public
health, safety and general welfare.

John J. O'Grady
Chairman of the Board of Supervisors
of the County of Solano, State
of California

ATTERT:
Lewis Morrill
County Clerk and ex-officio
Clerk of said Board.

I, LEWIS MORRILL, County Clerk, and ex-officio Clerk of the Board of Supervisors
of the County of Solano, State of California, hereby certify that the above and foregoing
Ordinance was regularly introduced, passed and adopted at a meeting of said Board held on
the 7th day of October, 1946, by the following vote:

AYES: Supervisors Bell, Brown, Rule, Schmeiser and O'Grady.
NOES: None.
ABSENT: None.
WITNESS my hand and Official Seal as such Clerk this 7th day of October, 1946.

Lewis Morrill
Clerk