ORDINANCE NO. 413
AN ORDINANCE OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, APPLYING CERTAIN REGULATIONS TO THE USE OF LAND, BUILDINGS AND/OR STRUCTURES AND TO THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS IN CERTAIN AREAS: DESCRIBING THE INTERIM NATURE AND URGENCY OF SUCH REGULATIONS AND 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

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 and revisions to said Zoning Ordinance, in the manner prescribed by law, for the purpose of applying the detailed or revised regulations of said Zoning Ordinance to other portions of the unincorporated territory of said County, some of 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 analysis of facts in the preparation of the aforesaid amendments and revisions to the Zoning Ordinance of said County, considerable time will necessarily elapse before the adoption of said amendments and revisions 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 and industrial 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 and revisions. Said regulations are hereinafter in this ordinance set forth.

SECTION 2. No use of any land, building or other structure, except as is hereinafter set forth, 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 as is excepted as hereinafter set forth shall hereafter be erected, constructed, reconstructed, moved, converted, altered or added to within any Interim Zoning District as hereinafter in this Ordinance set forth unless and until, in any such case, a use permit for such establishing or establishing and conducting or for such erection, construction, reconstruction, moving, conversion, alteration or addition shall first have been secured from the Board of Supervisors of said County. Application for Use Permit under the provisions of this Ordinance shall be made upon forms supplied by the office of the Solano County Planning Commission and filed at said office. Said application shall be accompanied by a filing of ten dollars ($10.00), no part of which shall be refundable, and by plans of any existing or proposed building or structure, the front, side and rear elevations thereof, and the grounds thereof, all drawn to scale and fully dimensioned.
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, 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.

Provided that there be excepted from the provisions of said zoning ordinance the following uses, to wit:

Agricultural, industrial, and the manufacturing, processing, assembling, or storing of products and materials, and for uses incidental to the industry, business, occupation or pursuit of one engaged in such uses, but not including residential dwellings or other structures used for human habitation other than for watchmen's quarters;

provided, further, that no use permit shall be required in order that one may engage in the foregoing excepted uses.

SECTION 3. Interim Zoning District "RT" is hereby established consisting of territory described as follows:

DESCRIPTION

All that certain real property situate in the County of Solano, State of California, and described as follows, to wit:

Commencing at the point of intersection of the North line of the Southwest Quarter of Section 6, Township 5 North, Range 2 East, M.D.B. & M., and the center line of the Sacramento Northern Railroad right of way as said right of way is described in the deed from Catherine Petrus, et vir, to Oakland, Antioch, and Eastern Railroad, a corporation, recorded May 27, 1912 in Book 199 of Deeds, Page 215, Solano County records; running thence from said point of commencement West to a point which bears North 35° West 10,560 feet from the center line of said Sacramento Northern Railroad right of way; thence running in a Southwesterly and Southerly direction and parallel with the center line of Sacramento Northern Railroad right of way as the same is located upon the ground and described in Deeds of Record in the Recorder's Office of Solano County, State of California, 19 miles more or less to a point which bears North 43° 19' West 10,560 feet from the Southerly terminus on Chipps Island of the Solano County portion of said Sacramento Northern Railroad right of way as said right of way is described in the deed from Santa Fe Land Improvement Company to the Oakland, Antioch, and Eastern Railroad, a corporation, dated February 1, 1915, and recorded November 5, 1916, in Book 223 of Deeds, Page 445, Solano County records; thence Easterly along said common boundary line and the boundary line common to Solano County and Contra Costa County to the point of intersection of a line which runs North and South at a right angle 10,560 feet from the center line of said Sacramento Northern Railroad right of way at a point where the same runs on a course of 1° 05' West as said course is designated in a deed from Emma L. Muzzy to Oakland, Antioch, and Eastern Railroad, a corporation recorded September 29, 1914, in Book 200 of Deeds, Page 1162; thence leaving said common boundary line between Solano and Sacramento Counties and running in a North, Northerly, and Northeastery direction on a line which is distant 10,560 feet at right angles from the center line of said Sacramento Northern Railroad right of way as the same is located on the ground and described in Deeds of Record in the Recorder's Office of Solano County, 18 miles more or less to the point of intersection of the Easterly continuation of the line running East and West through the center of Section 6, Township 5 North, Range 2 East, M.D.B. & M., thence West along said line to the point of commencement.

The property above described being a strip of land 4 miles in width, the center line of which is the center line of the Sacramento Northern railroad right of way, the Northerly boundary of which is a line running East and West through the center of Section 6, Township 5 North Range 2 East, M.D.B. & M., and the Westerly and Easterly continuation thereof, and the Southerly boundary of which is the common county boundary between Solano, Contra Costa, and Sacramento Counties.
SECTION 4. 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 Planning Commission of the County of Solano to enforce the provisions of this Ordinance pertaining to the erection, construction, reconstruction, 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 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 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, converted 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 5. This Ordinance shall be in full force and effect thirty (30) days after its passage, and all ordinances in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be published once before the expiration of fifteen (15) days after its passage in the Solano Republican, a newspaper of general circulation printed, published and circulated in the County of Solano, State of California.

ATTEST:
LEWIS MORRILL (SEAL)
County Clerk and ex-officio Clerk of said Board

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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 11th day of March, 1957, by the following vote:

AYES: Supervisors Goheen, Kilby, Mowers and Church.
NOES: Supervisors k None.
ABSENT: Supervisor Lopes.

WITNESS my hand and Official Seal as such Clerk this 11th day of March, 1957.

LEWIS MORRILL (SEAL) Clerk