ORDINANCE NO. 874

AN ORDINANCE AMENDING CHAPTER 28, SECTION 28-10 (a) and (d) OF THE SOLANO COUNTY CODE TO IMPLEMENT 40-ACRE MINIMUM PARCEL AREA REQUIREMENTS FOR CERTAIN LANDS IN THE COUNTY PRESENTLY ZONED "A-10"

The Board of Supervisors of Solano County, State of California does ordain:

SECTION I:

Section 28-10 of Chapter 28 of the Solano County Code is amended to read as follows:

Section 28-10. Exclusive Agricultural (A) Districts.

(a) The Board of Supervisors finds that agriculture is a major industry of the county and that for the protection of agriculture and in order to prevent further encroachment upon it by incompatible uses of property, and for the general welfare of the County as a whole, there is hereby created a zone classification within which agriculture shall be encouraged to the exclusion of such other uses of land as may be in conflict therewith. Therefore, the provisions of this section shall be liberally interpreted so as to apply to agricultural pursuits and services to the end that no other use shall be permitted and no regulation shall be deemed or construed to interfere with any normal accessory use conducted in conjunction therewith. It is the intention of this section to deter developers from considering lands in an A-10 or A-40 Exclusive Agricultural zone as potential urban subdivision property, to provide maximum protection to existing and future agricultural enterprises from restrictions instituted at the request of present or future residents and to, in every way, encourage the highest and best agricultural use of the lands so classified, including the necessary farm-residential and other similar uses necessary and incidental thereto.

It is expressly understood that areas zoned as A-10
or A-40, Exclusive Agricultural, in accordance herewith shall
be deemed to be zoned and used exclusively for agricultural
and as to which there is no reasonable probability of the removal
or modification of the zoning restriction within the near future.
Use permits may be issued authorizing use of part
of the land in such zones for recreational, educational, religious
or public utility purposes as provided herein where and to the
extent that such are necessary to serve such zones, and such
issuance and use shall not in any sense invalidate such exclusive
zoning classification or designation.
The purpose and intent of the A district is two-fold:
To preserve fertile lands best suited for permanent agricultural
use from the encroachment of incompatible uses; and, in other
areas to preserve in agricultural use land well suited for eventual
development until such time as the provision of utilities, access
highways and other facilities may permit orderly development
to occur. Changes of zone from A-10 or A-40 to another classificatic
are to be made only where such uses are in accord with the general
plan.
(d) Minimum building parcel area required: Minimum
parcel areas in this district shall include either of the follow­
ing. Upon the designation of an area to a particular parcel
size, such designation shall be used as a suffix to the "A"
designation.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Parcel Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-10</td>
<td>10 acres</td>
</tr>
<tr>
<td>A-20</td>
<td>20 acres</td>
</tr>
<tr>
<td>A-40</td>
<td>40 acres</td>
</tr>
</tbody>
</table>

SECTION III:
This Ordinance shall be published once before the
expiration of FIFTEEN (15) DAYS after its passage in the Vallejo
Times Herald, a newspaper of general circulation, printed and
published in the County of Solano, and shall be in full force
and effect THIRTY (30) DAYS after its passage.

ROBERT M. SCOFIELD, Chairman of
the Solano County Board of
Supervisors, State of California

ATTEST:
NEIL CRAWFORD, County Clerk
and ex officio Clerk of the
Board of Supervisors,

By: ___________________________

GARLAND DUNHAM, Deputy Clerk

I, NEIL CRAWFORD, County Clerk and ex officio Clerk of
the Board of Supervisors of the County of Solano, State of Cali-
ifornia, do hereby certify that the above and foregoing Ordinance
was regularly introduced, passed and adopted at a regular meet­
ing of said Board on ____________ , 1973.

AYES: ___________________________

SUPERVISORS: [Signatures]

NOES: ___________________________

SUPERVISORS: [Signatures]

ABSENT: ___________________________

SUPERVISORS: [Signatures]

WITNESS my hand and official seal as such Clerk this
____________, day of __________, 1973.

NEIL CRAWFORD, County Clerk

By: ___________________________

Garland Dunham,
Deputy Clerk