ORDINANCE NO. 281

AN ORDINANCE AMENDING CHAPTER 28
OF THE SOLANO COUNTY CODE BY ADDING SECTION 28-23.5
THERETO ENTITLED "WATERSHED AND CONSERVATION DISTRICTS"

The Board of Supervisors of Solano County finds that
watershed and conservation district areas of Solano County are
highly susceptible to a risk of wildfire due to a combination
of factors including, but not limited to the dense growth of
fire-prone vegetation, steep topography leading to poor access
for firefighters and equipment, lack of water and adequate water
pressure, and seasonal weather conditions consisting of warm, dry
days with high winds.

The Board also finds that watershed and conservation district
areas of Solano County have a high potential for subsidence and
landslides with resultant loss to private and public property,
including homes, roads, public utilities, and public service fa-
cilities; and this hazard exists due to the rugged, steep top-
ography, and types and conditions of the soil.

Now, therefore, the Board of Supervisors of the County of
Solano, State of California, does ordain as follows:

SECTION 1.

Section 28-23.5 is added to Chapter 28 of the Solano
County Code, to read as follows:

Section 28-23.5. Watershed and Conservation (W)
Districts.

(a) The Board of Supervisors finds that the watershed
and conservation district areas of Solano County are very
valuable natural resources; and in order to protect these
areas from the constant threat of wildfire, subsidence and
landslide leading to the destruction and financial loss to
private and public property; and in order to prevent increased
threats of these hazards through overdevelopment of these
areas; and in order to protect the general welfare of the county as a whole, there is hereby created a zone classification within which the establishment, perpetuation and protection of watershed and conservation districts shall be encouraged.

The provisions of this section shall be liberally interpreted insofar as they apply to the protection of watershed and conservation district areas. It is the intention of this section to deter developers from considering lands in a "W" zone as potential urban subdivision property, as residential uses are not compatible with watershed and conservation district areas by the fact that such areas are characterized by slope instability, fire hazards, and the unavailability of water and public services.

Those areas to be designated under this zone are fire hazard areas and are subject to slope instability as determined by the Solano County General Plan, and are characterized by the following conditions:

1. Steep topography (defined as slopes in excess of 25 percent grade).

2. Excessive vegetation coverage (defined as 50 percent or more of the area or parcel being covered with chaparral or woodland).

3. Inadequate roads (defined as roads below the county standards as to width, alignment, grade or improvement).

4. Lack of available water (defined as insufficient water to sustain a flow of 200 gallons a minute for 20 minutes).

5. Land susceptible to subsidence or landsliding (defined as characterized by slopes greater than 15 percent underlain by landslide-prone deposits, or by existing landslide deposits).
A range of agricultural uses are found to be compatible with watershed management. However, these uses are specifically defined and proscribed to prevent an increase in the fire or landslide hazards that now exist, and such uses would not require additional public services. These agricultural uses should not attract increased habitation or encourage activities that are not compatible with watershed management.

(b) Uses allowed:

1. Agricultural uses with emphasis on pasture and grazing, except that those uses indicated in Section C of this section may be established only after a use permit shall have first been secured.

2. Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a farm residence, barn, stables, sheds and other farm buildings.

3. One (1) on-site sign with a maximum area of 15 square feet appurtenant to any permitted use; provided, that no sign shall be permitted to overhang the public right-of-way, nor shall any sign be permitted which moves, blinks, flashes, oscillates, rotates, pulses in sequence, or is wind driven or is otherwise animated.

(c) Uses permitted, provided that the conditions for a use permit as set forth in Section 28-27 are fulfilled.

1. Animal feed yard.

2. Horse farm of more than six horses.

3. Poultry operation of more than 100 birds.

4. Hog farm.

5. Hunting lodge, club or resort for swimming, boating, fishing, or horseback riding.

6. Public service facilities.

7. Additional dwellings for persons employed on the premises when such residential use is clearly accessory or
incidental to the agricultural use of the site.

(d) The minimum building parcel area required shall be 160 acres.

(e) Minimum front yard required: Thirty (30) feet; except that buildings shall not be less than fifty (50) feet from the center line of the street, and unless otherwise indicated by building lines on the sectional district maps.

(f) Minimum side yard required: Twenty (20) feet.

(g) Minimum rear yard required: Twenty-five (25) feet.

(h) Special yards and distances between buildings required: Accessory buildings shall not be less than sixty (60) feet from the front property line nor less than twenty (20) feet from any side or rear property line, nor less than thirty (30) feet from any dwelling unit on the property.

(i) Maximum building height: Thirty-five (35) feet; provided that additional height may be permitted for nonwelling structures, including windmills, silos, private water tanks, and provided further, that no such structure shall exceed the heights allowed in Section 28-33, if located in an airport flight obstruction area.

SECTION II.

This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the Vacaville Reporter, a newspaper of general circulation, printed and published in the County of Solano, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

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 California, do hereby certify that the above and foregoing Ordinance was introduced at a regular meeting thereof held on the 7th day of June, 1977.

On the motion of Supervisor Brazelton, and the second of Supervisor Brann, this Ordinance was adopted at a regular meeting of said Board on the 14th day of June, 1977, by the following vote:

AYES: SUPERVISORS: Brann, Brazelton and Chairman Hannigan

NOES: SUPERVISORS: Scofield

ABSENT: SUPERVISORS: Asera

WITNESS my hand and the Seal of said Board this 14 day of June, 1977.

NEIL CRAWFORD, County Clerk

By Garland Dunham, Deputy Clerk