

ORDINANCE NO. 77-PD- 8

AN ORDINANCE AMENDING THE ZONING CODE OF SACRAMENTO
COUNTY, ESTABLISHING A PLANNED UNIT DEVELOPMENT
COMMONLY KNOWN AS CHURCHILL DOWNS

SECTION 1. PROPERTY REZONED. Section 101-70 of the Zoning Code of Sacramento County, Ordinance No. 77-110 which incorporates Comprehensive Zoning Plan No. 14 is amended to change the real property described in Exhibit "A" on said Comprehensive Zoning Plan to the A-5 Agricultural (Planned Development) Zone. Exhibit "A" is attached hereto and incorporated herein and made a part of this ordinance.

SECTION 2. INCORPORATION WITHIN ZONING CODE. Chapter 1, Article 4, Title I of the Zoning Code of Sacramento County, Ordinance No. 77-110, is hereby amended by adding thereto Section 101- which shall read as follows:

Section 101- Planned Unit Development Ordinance
77-PD- , commonly known as Churchill Downs P.D.

SECTION 3. EXHIBITS INCORPORATED. Exhibits 1 and 2, inclusive, described generally in this section and attached to this ordinance are incorporated herein and made a part of this ordinance to regulate the property described in Exhibit "A". The exhibits are on file in the office of the Clerk of the Board of Supervisors and are a part of this ordinance as if fully set forth herein.

Exhibits: 1- Tentative Map and Development Plan
2- Site Plan, Lots A and B

SECTION 4. PERMITTED USES. All uses authorized on the property described in Exhibit "A" which are authorized in the A-5 Zone with which the Planned Development Zone is combined, including those uses permitted with a use permit, except that:

1. Mobilehomes shall not be permitted or occupied as residences.

2. Public or private schools, colleges, or universities shall not be permitted.

3. Public or private airports, aircraft landing fields or heliports shall not be permitted.

4. Agricultural signs as regulated by Section 334-06 of the Zoning Code of Sacramento County in excess of eight (8) square feet in area, or in excess of four (4) feet in height shall not be permitted.

The location, configuration, and arrangement of the lots within the area described in Exhibit "A" shall be as shown on Exhibit "1". Buildings shall comply with the development standards set forth in Title III of the Zoning Code of Sacramento County. Driveways for the residences constructed on lots 2, 3, 4, and 5 shall be placed within the driveway easements as shown on Exhibit 1.

SECTION 5. PUBLIC STREETS. The location, configuration, and arrangement of the public streets shall be as shown on Exhibit "1". The streets shall be offered for dedication as public streets with a right-of-way as shown on Exhibit "1". Said public streets shall be constructed in conformance with County standards as adopted by Resolution No. 73-495 for Class "C" streets as defined therein. The owner or developer shall provide right-of-way widening and install Class "A" street improvements on Bradshaw Road and Elk-Grove Florin Road based upon a foot total width. Developer shall grant to the purchasers of lots 2, 3, 4, and 5, a private easement for driveway purposes over the adjacent lots in the location and with the dimensions shown on Exhibit "1" for "ingress-egress" easement.

SECTION 6. RECREATION AREA. The location, configuration, and arrangement of equestrian areas, buildings, and parking areas within the area described in Exhibit "A" shall be as shown on Exhibit "2". The parking stalls shall conform to the parking

standards set forth in Chapter 30, Title III of the Zoning Code of the County of Sacramento, Ordinance No. 77-110, as amended. The parking or storage of commercial, industrial, or agricultural motor vehicles rated more than 3/4 ton capacity for periods of time in excess of twelve (12) hours is expressly prohibited. The uses permitted within building "A" shown on Exhibit "2" shall be limited to those uses specified thereon. The area indicated on Exhibit "2" as reserved for future recreational building shall be used for recreational purposes.

No building permits shall be issued for buildings constructed within the area described in Exhibit "2" until detailed plans of development for such area have been approved by the Project Planning Commission. The Development Plans shall show the location, arrangement, and configuration of the buildings, driveways, parking areas, and landscaping. Such plans shall also include typical elevations and floor plans for the proposed buildings. The architectural character of the buildings to be constructed on the project shall be compatible with and conform generally with the appearance of the buildings to be constructed for Parcels described in Exhibit "2". The Board of Supervisors having considered the development plan and the standards set forth above to be applied by the Project Planning Commission in approving the detailed plans has determined that detailed plans which comply with such standards will not substantially deviate from the project as approved by this ordinance and will not constitute an amendment to the ordinance and delegates to the Project Planning Commission the authority to approve such detailed plans. Lot "A" and Lot "B" and the equestrian trails shown in yellow on Exhibit "1" shall be dedicated to a homeowner's association, and shall not be converted to any other use. Such equestrian trails shall be constructed as shown in Section "B-B" on Exhibit "1", except for those portions of such

trails along the perimeter of the project which shall be constructed as shown in Section "A-A" on said Exhibit "1".

SECTION 7. CONSTRUCTION SCHEDULE.✓ The construction of the project within the property described on Exhibit "A" shall begin not later than twelve (12) months from the effective date of this ordinance, and the entire project shall be completed not later than thirty-six (36) months from the effective date of this ordinance. The Board of Supervisors hereby delegates to the Planning Director the authority to amend the construction schedule, provided however, that the Planning Director shall not be authorized to extend the construction schedule for more than two (2) years.

SECTION 8. VIOLATIONS. Violation of the provisions of this ordinance or exhibits made part of this ordinance shall be deemed a violation of Sacramento County Zoning Code, Ordinance No. 77-110, as amended.

SECTION 9. VARIANCES. The variance provision of Article 2, Chapter 10, Title I of the Sacramento County Zoning Code, Ordinance No. 77-110, as amended, shall not apply to this ordinance.

SECTION 10. FINDINGS. During the public hearings on this ordinance the Planning Commission and the Board of Supervisors determined that:

- (a) The proposed development will carry out the intent of the General Plan.
- (b) The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.
- (c) The proposed development is compatible with existing and proposed land uses in the surrounding area.
- (d) Exceptions to the standard requirements of the Sacramento County Zoning Code, Ordinance No. 77-110, are justified by the design of the development.

(e) The arrangements of the dwellings and mixing of dwelling types is justified by larger and more usable open spaces.

(f) There is adequate assurances that all public improvements will be installed at the scheduled times as required by the Public Works Department.

(g) There is adequate assurance that the development schedule will be met.

(h) The existing or proposed utility services are adequate for the uses and population densities proposed.

SECTION 11. EFFECTIVE DATE.

FILED

NOV 9 1977

BOARD OF SUPERVISORS
BY *Ruby S. Foster*
CLERK OF THE BOARD

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Smoley, seconded by Supervisor Kloss, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof, this 9th day of November, 1977, by the following vote, to wit:

AYES: Supervisors, Kloss, Smoley, Wade

NOES: Supervisors, Sheedy

ABSENT Supervisors Melarke

[Signature]
Chairman of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code of the State of California, a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento, on

(SEAL)

ATTEST: *[Signature]*
Chief Deputy Clerk of the
Board of Supervisors

NOV 9 1977

[Signature]
Deputy Clerk, Board of Supervisors

Publish in the Daily Recorder 11/23/77. See 1 affidavit and 2 publication bills with not attached to each. Run one time.

Exhibit "A"

Parcel No. 1

Beginning at a point on the west line of Section 7, Township 7 North, Range 6 East, M.D.B. & M.; said point located N.00°15'31" W. 657.88 feet from the southwest corner of said Section 7; running thence N.00°15'31" W. 540.00 feet; thence N.89°51'45" E. 1045.29 feet; thence N.80°24' E. 30.41 feet; thence N.00°08'15" W. 121.00 feet; thence N.89°51'45" E. 1600.00 feet; thence S.00°17'50" E. 539.38 feet; thence S.89°51'45" W. 1149.46 feet; thence S.85°59'26" W. 93.62 feet; thence S.66°02'13" W. 205.86 feet; S.72°33'54" W. 122.83 feet; thence S.89°51'45" W. 1127.19 feet to the point of beginning and excepting all the adjacent right of way along Elk Grove-Florin Road.

ACTION: To A-5(PD)

Parcel No. 2

The north one-half of Section 17, the northeast one-quarter of Section 18 and the southeast one-quarter of Section 7, Township 7 North, Range 6 East, M. D. B. & M. in Sacramento County, and including all the adjacent right of way along Bradshaw Road.

Excepting therefrom the north 245.5 feet of the east 355.00 feet of the north one-half of said Section 17.

ACTION: To A-5(PD)

TENTATIVE MAP CHURCHILL DOWNS

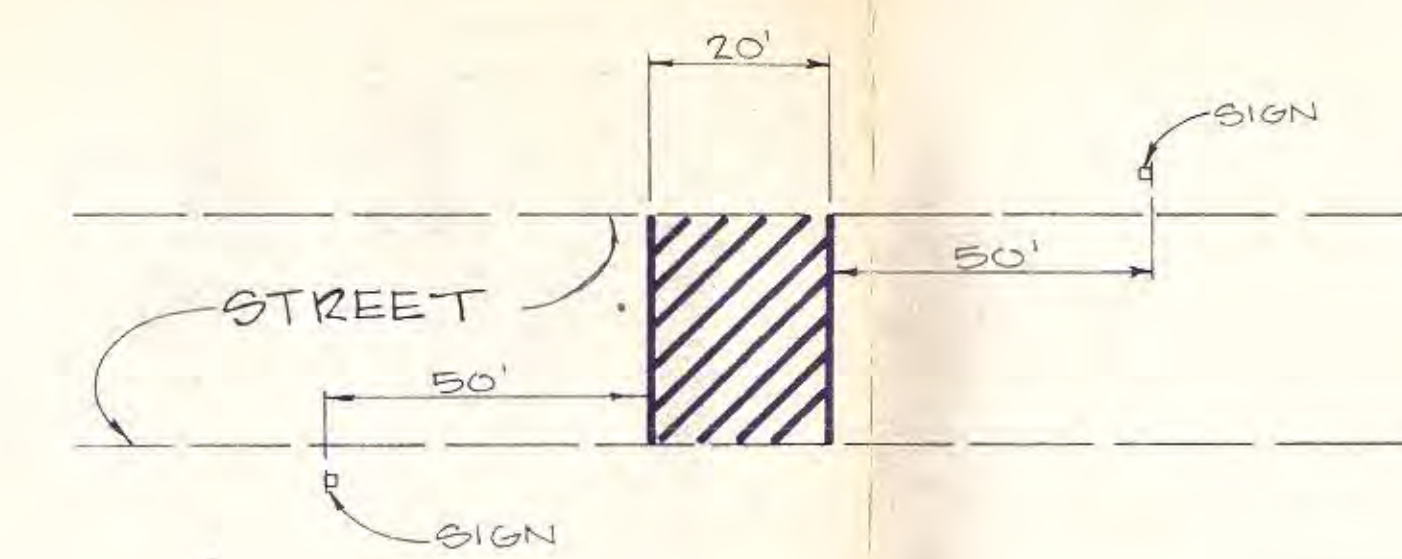
FEBRUARY, 1977
SACRAMENTO COUNTY,

SCALE: 1"=200'
CALIFORNIA

MAP PREPARED BY:
G.W. CONSULTING ENGINEERS

NOTE:

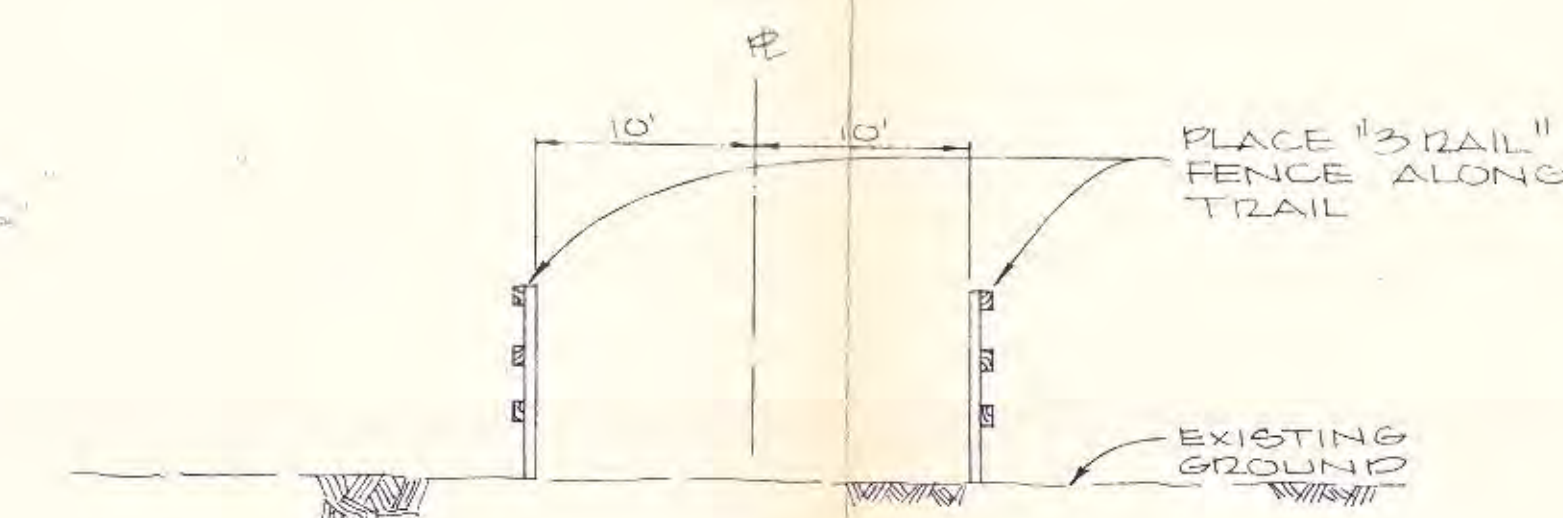
EQUESTRIAN CROSSING PAVEMENT TO BE STRIPED & WARNING SIGNS & REFLECTORS USED TO CAUTION MOTORISTS. (TYPICAL AT ALL EQUESTRIAN CROSSINGS)



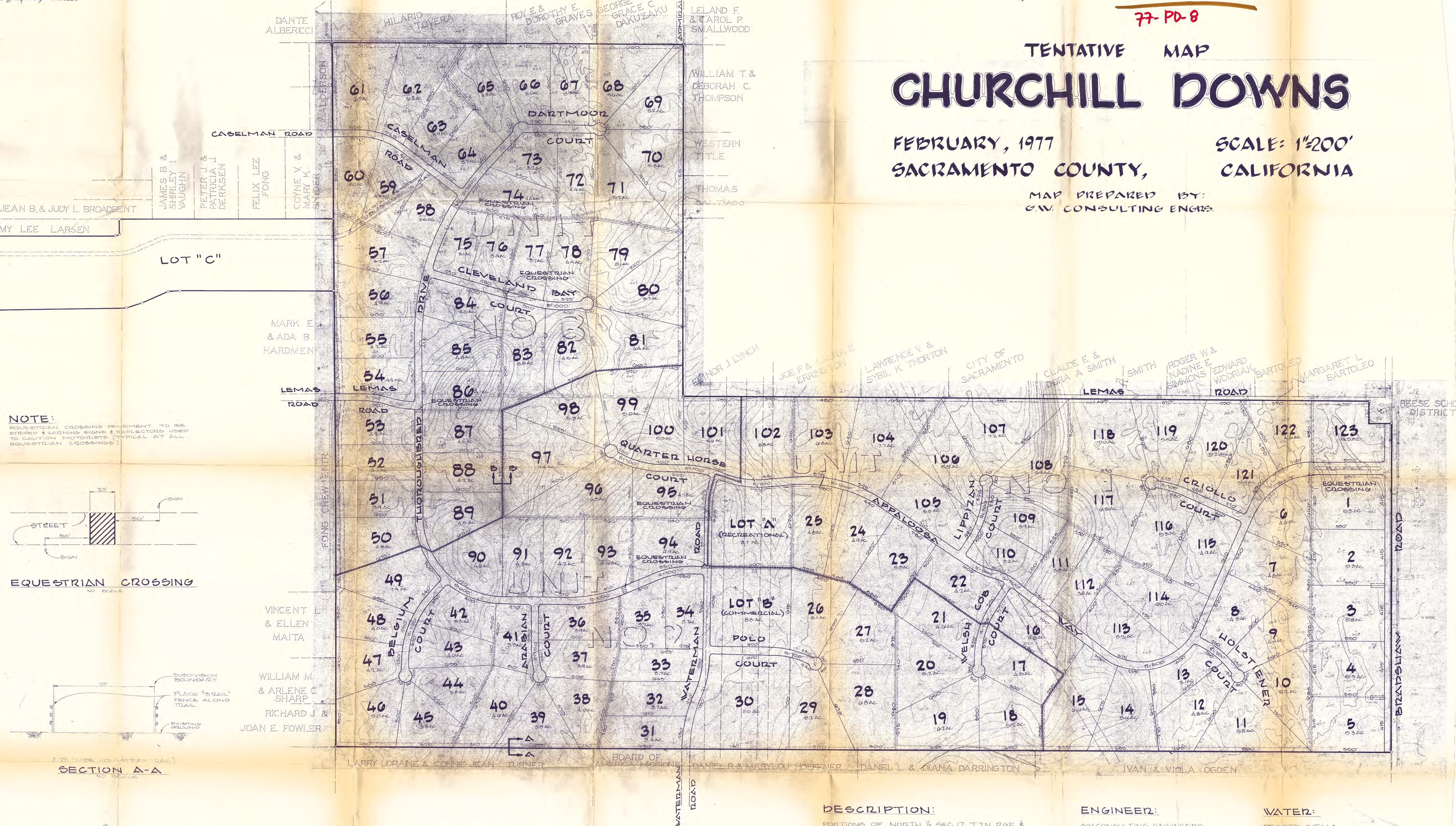
EQUESTRIAN CROSSING
NO SCALE



(25' WIDE EQUESTRIAN TRAIL)
SECTION A-A
NO SCALE



(20' WIDE EQUESTRIAN TRAIL)
SECTION B-B
NO SCALE



DESCRIPTION:

PORTIONS OF NORTH 1/2 SEC 17, T7N, R2E & NORTHEAST 1/4 SEC 18, T7N, R2E & SOUTHWEST 1/4 SEC 7, T7N, R2E & SOUTHEAST 1/4 SEC 7, T7N, R2E

ASSESSOR'S PARCEL NO'S:

121-110-01, 08, 09 &
121-090-05, 06, 10, 11 &
121-100-08, 09

OWNER:

ELIZABETH REESE CO., SHAREHOLDERS
12 REVOCABLE TRUST
C/O GEORGE COUPER, ATTORNEY-AT-LAW
901 H ST., SUITE NO 503

ENGINEER:

G.W. CONSULTING ENGINEERS
2426 GLENDALE LANE
SACRAMENTO, CAL 95825
PHONE 488-1720

ZONING:

PRESENT A-20
PROPOSED A-25 PD

NUMBER OF LOTS:

123 RESIDENTIAL LOTS
1 RECREATION-HOMEOWNER LOT
1 COMMERCIAL EQUESTRIAN LOT
1 32-ACRE LOT FOR SALE TO

WATER:

PRIVATE WELLS

SEWAGE DISPOSAL:

INDIVIDUAL SEPTIC TANKS

STORM DRAINAGE:

METROPOLITAN STORM DRAINAGE
MAINTENANCE DISTRICT

FIRE DISTRICT:

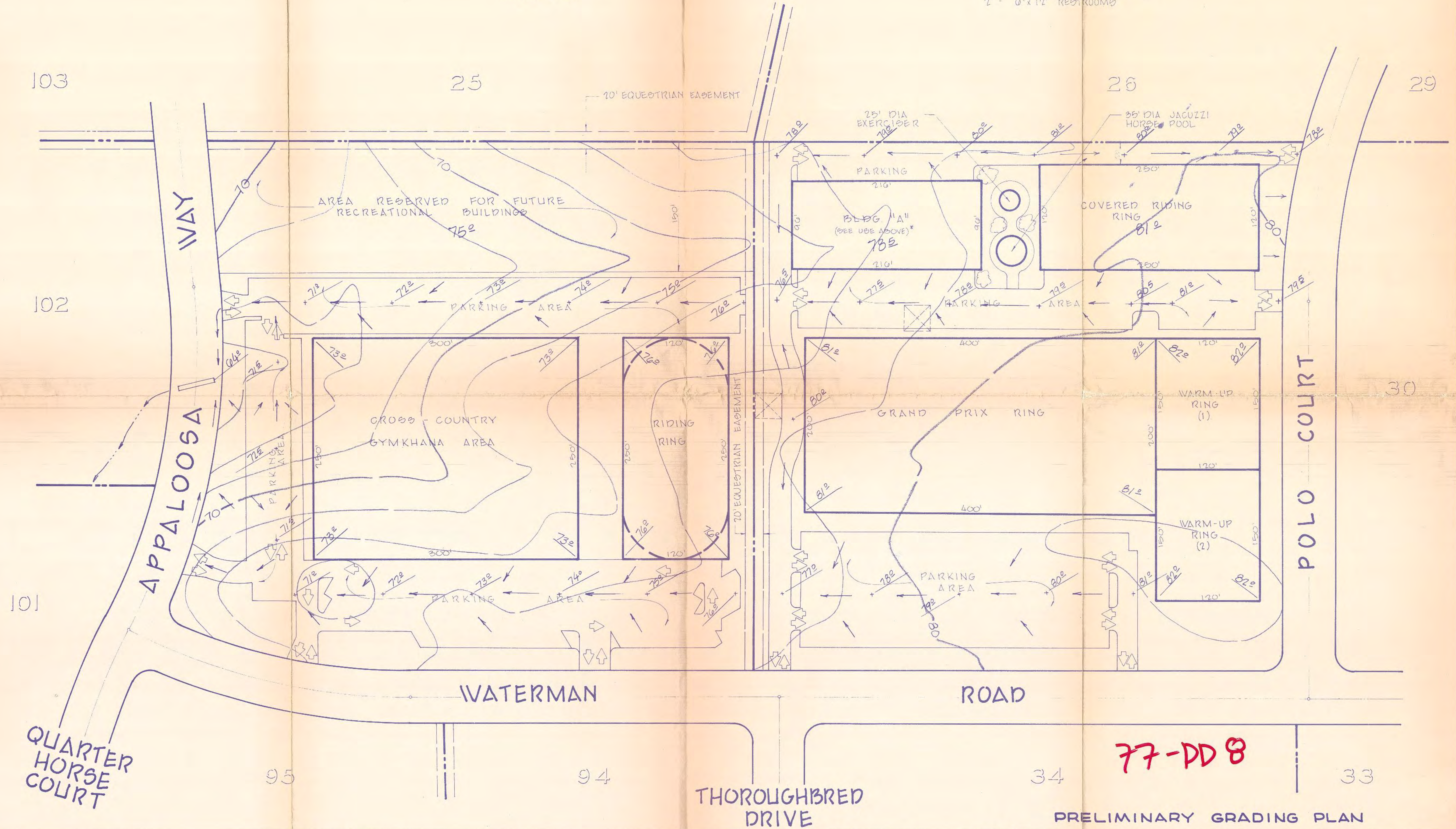
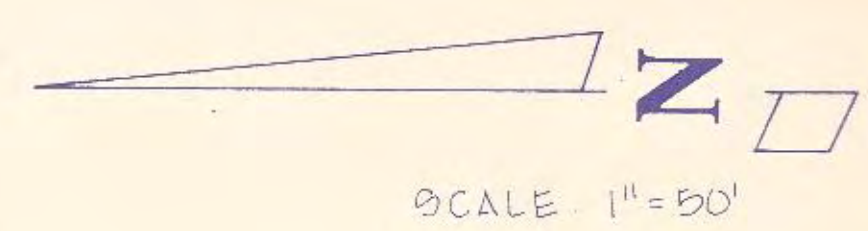
FLORIN FIRE DISTRICT

*** BLDG. "A" USES**

- 30 - 12' x 12' HORSE STALLS
- 10 - 0' x 12' TIE STALLS
- 8 - 0' x 12' WASH STALLS
- 2 - 12' x 24' TACK ROOMS
- 1 - 12' x 24' STABLE OFFICE
- 1 - 12' x 24' VETERINARIAN OFFICE
- 2 - 0' x 12' RESTROOMS

BREAKDOWN OF LOTS "A" & "B"

1. LANDSCAPING & OPEN SPACE	62%
2. PAVED AREAS	28%
3. BUILDINGS	10%



77-PD 8

PRELIMINARY GRADING PLAN

PRELIMINARY SITE PLAN FOR
LOTS "A" & "B"
CHURCHILL DOWNS

APR 22 1977

NUMBER DATE DESCRIPTION 1 2 3 4 5 6 7		REVISION BLK 1 2 3 4 5 6 7	BENCHMARK ELEVATION 		G.W. CONSULTING ENGINEERS PLANNING • ENGINEERING • SURVEYING 2427 JENKINS LANE • SACRAMENTO, CALIFORNIA 95825 (916) 488-1720	DRAWN BY: <u>ENOW</u> DESIGNED BY: CHECKED BY: SUBMITTED BY:	SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = N/A	RCE NO.: SACRAMENTO COUNTY, CALIFORNIA FILE NO. 1850-01	SHEET 1 OF 1
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