

Robert B. Leonard  
Chief Deputy County Executive

**Department of Water Resources**  
Michael L. Peterson, Director



Bradley J. Hudson  
County Executive

## County of Sacramento

November 20, 2012

Dan Ray, Chief Deputy Executive Director  
Delta Stewardship Council (DSC)  
980 9<sup>th</sup> Street, Suite 1500  
Sacramento, CA 95814

### **RE: Revised Maps of the Unincorporated Delta Communities**

Dear Mr. Ray:

In March of 2012, Sacramento County provided the DSC with maps of the unincorporated communities of Freeport, Courtland, Hood, Locke, Ryde, and Walnut Grove. As you recall, the County vigorously cautioned the DSC that these maps were not reflective of finite or legal geographic boundaries, but rather illustrated General Plan land use designations, as adopted by our Board of Supervisors in November 2011. Nevertheless these maps are now included in Appendix "K" of the draft Delta Plan.

More recently the Delta Protection Commission (DPC) submitted a similar request for Delta community maps for inclusion into their Land Use and Resource Management Plan (LURMP). Staff from both the County's Community Development and Water Resources departments worked collaboratively with DPC staff to accommodate this mapping request. For this mapping exercise, County staff considered not only existing General Plan land use designations, but also existing urban/non-agricultural zoning in and immediately adjacent to the defined Delta communities. This closer look revealed a combination of very minor mapping errors on our zoning maps, along with the discovery of a few scattered parcels that are appropriately zoned to accommodate urban densities and land uses.

An example of mapping errors includes the exclusion of approximately 7.0 acres of RD-5, RD-10, and RD-10 (MHP) zoned land in the northwest corner of the community of Hood. Most of this acreage is home to the Robin Hood Mobilehome Park. An example of urban zoned sites not included on the first set of maps submitted to the DSC is the 31.0 acre site located adjacent to the community of Locke, just north of the Delta Cross Channel. This site is designated as "Recreation" on the General Plan and zoned C-O (Commercial Recreational). The C-O zone is very restrictive allowing few land uses by-right. For example, most recreation-related uses (e.g., marinas, restaurants, travel trailer parks, and resorts) are subject the approval of a Conditional Use Permit (CUP). A description of the applicable County's zoning designations is attached.

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During their November 15, 2012 hearing, the DPC took formal action to accept and incorporate Sacramento County's (and Yolo County's) Delta community maps into their LURMP. Therefore, in order to achieve the stated objective of consistency we are submitting a set of "revised" Delta community maps that mirror those accepted by the DPC and request that they replace those contained in Appendix "K" of draft Delta Plan. These maps more accurately reflect both current General Plan designations and existing urban and/or non-agricultural zoning. Again, the mapping changes are minor in nature and do not impede or circumvent the Council's primary statutory objective to "achieve the coequal goals" through the implementation of key land use, water management, and flood protection policies and strategies outlined in the draft Delta Plan, specifically DP P1 and RR P3.

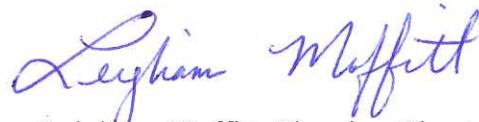
Furthermore, consistent with our past messaging, the attached maps merely reflect adopted land use designations and zoning, but should not be construed or interpreted as illustrating a finite boundary line identified by Sacramento County for these communities. As stated in prior written comments and in one-on-one meetings with you and your staff, absent significant public engagement and input the establishment of boundaries around the Delta communities is problematic. As a result, this effort to "map" the Delta communities for the purposes of the Delta Plan should be considered just the first step first of several steps to establish legally defensible boundaries. Sacramento County staff are also preparing mapping that identifies other existing and approved urban uses and areas throughout the Delta that are not depicted on these maps. We will share these new maps with both the DSC and DPC when they are available.

Should you have any questions about the revised maps, please feel free to contact either of us or Don Thomas, Senior Planner, at 874-5140.

Sincerely,



*for* Michael L. Peterson, Director of Water Resources  
County of Sacramento



Leighann Moffitt, Planning Director  
County of Sacramento

cc: Chris Knopp, Executive Officer, Delta Stewardship Council  
Michael Machado, Executive Director, Delta Protection Commission  
Robert Leonard, Chief Deputy County Executive, Sacramento County  
Lori Moss, Director of Community Development, Sacramento County  
Michele Bach, County Counsel, Sacramento County  
Don Thomas, Senior Planner, Sacramento County

## **Attachment**

# **SACRAMENTO COUNTY ZONING DESIGNATION SUMMARY**

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## **RESIDENTIAL ZONES**

RD-5 Zone (Single Family): This is the most widely occurring single family residential zone. Where public water supply and public sewerage facilities are both in use, 5,200 net square feet is the required minimum lot size for interior lots, with corner lots being 6,200 net square feet. Duplexes are permitted with a minimum lot size of 8,500 net square feet on corner lots and subject to the issuance of a use permit on interior lots of this size. Incidental agricultural uses are permitted on lots 20,000 net square feet or larger. Certain types of businesses and professional office uses when in scale and oriented to the neighborhood, as well as convenience centers, are allowed subject to the issuance of a use permit.

RD-10 Zone (Medium Density): This is the most common duplex zone, although other multiple family uses are permitted with a use permit. A maximum of ten (10) dwelling units per net acre of land is allowed. Single family interior lots require 4,000 net square feet and single family corner lots require 5,200 net square feet. Minimum lot sizes for a duplex on corner lots is 7,200 net square feet and 6,200 net square feet for interior lots. The minimum lot size for multiple family projects 5,200 net square feet for interior lots and 6,200 net square feet for corner lots.

## **COMMERCIAL ZONES**

LC Zone (Limited Commercial): The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zone be used in those locations where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development. Sign regulations are similar to those in the SC zone.

GC Zone (General Commercial): The purpose of this zone is to provide an area for the general commercial and heavier types of commercial uses which would not be appropriate in the more restrictive commercial districts. This zoning district permits a broad range of commercial uses including more intense uses such as small warehousing operations, auto repair shops, and truck service stations. Multiple-family residential projects with 150 or fewer units are a permitted use. Projects with more than 150 units require a use permit. Signing regulations are the same as those in the SC and LC zones. Auto sales may be permitted with a use permit.

C-O Zone (Commercial Recreation): This zone permits a wide range of recreation oriented uses most of which require a use permit. Permitted uses include: marinas, restaurants, travel trailer parks and resorts. Other uses requiring a use permit include: boat sales, bowling alleys, and the like.

## **INDUSTRIAL ZONES**

M-1 Zone (Light Industrial): This zone is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly, or processing of materials that for the most part are

already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone. Many of the uses permitted are required to be carried out completely within an enclosed building or behind an enclosed solid wood or fenced area.

M-2 Zone (Heavy Industrial): This zone provides for the more intensive industrial uses.

## **COMBINING (OVERLAY) ZONES**

DW (Delta Waterways): This zone regulates uses along the Sacramento River and along the waterways in the area commonly known as the "Delta Area." These areas should remain in as natural state as possible. Subsets of this zoning designation are as follows:

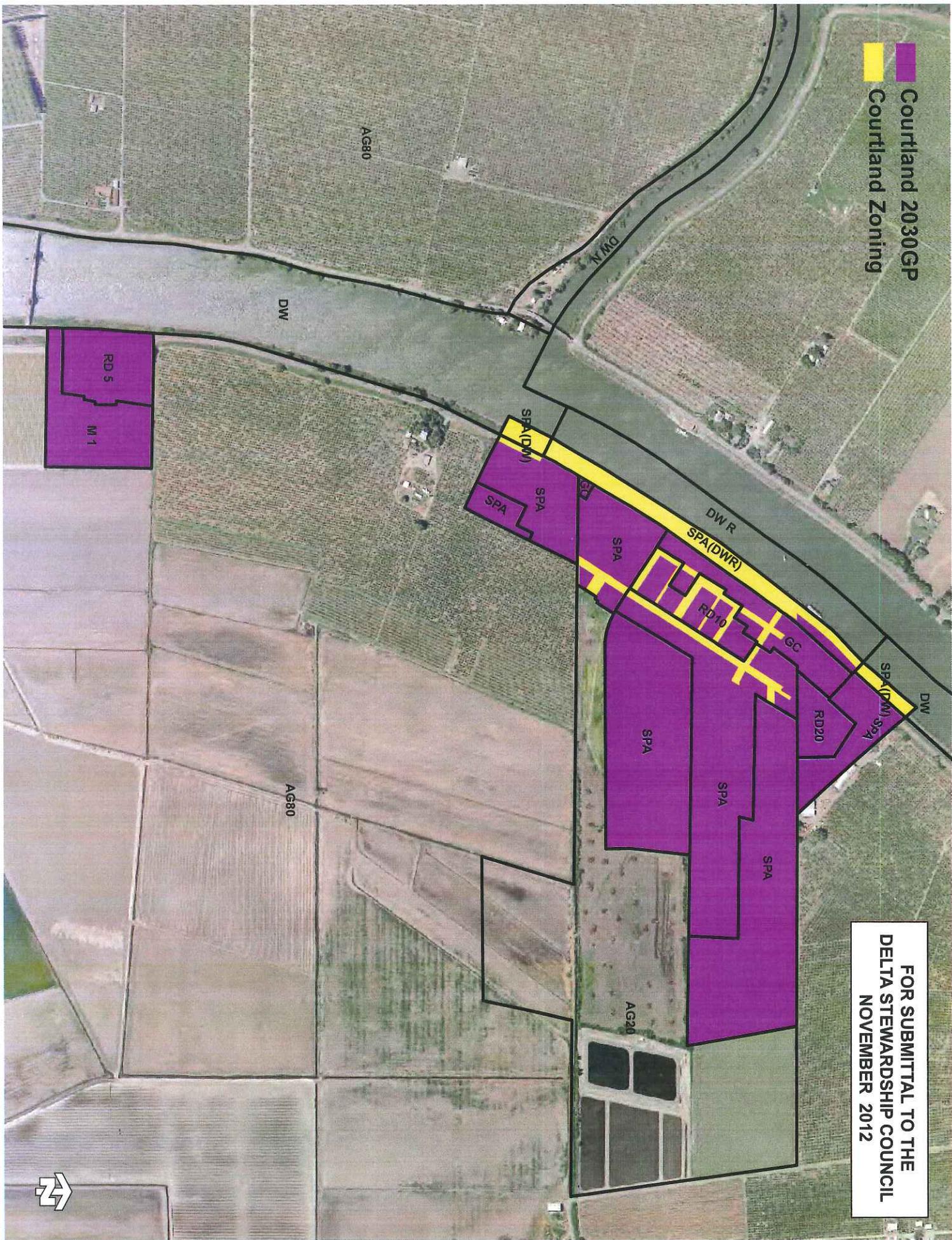
- **Natural Areas (N):** Natural Areas are those waterways or portions of waterways exhibiting significant scenic, ecological, historical or natural values that should be preserved to protect wildlife habitat, existing vegetation and remnants of the waterways history. Such areas shall be indicated on the comprehensive zoning plan as "DW-N."
- **Scenic Areas (S):** Scenic Areas are those waterways or portions of waterways, which are of a lesser ecological or natural value than "Natural Areas" or have the potential for enhancement of such values, but which can support a wider range of active recreational activities without adverse environmental impact. Such areas shall be indicated on the comprehensive zoning plan as "DW-S."
- **Restricted Areas (R):** Restricted Areas are those portions of waterways which are restricted for through navigation by existing docks, marinas, or other development, or are located adjacent to the Delta urban communities; but are located such that expansion of such facilities or additions of similar water-oriented facilities will be compatible with the purpose and standards of this zone. Restricted areas shall be indicated on the comprehensive zoning plan as "DW-R."

MHP (Mobilehome Park): This zone is designed to provide for the development of mobilehome parks. When combined with the underlying zone, it will provide opportunity for a variety of mobilehome park environments which are compatible with the communities in which they are placed.

NPA (Neighborhood Preservation Area): This zone is for areas having unique architectural, environmental, social or other characteristics existing which current property owners wish to maintain. New development in these areas should meet conditions which existing standards of the basic zone may not address.

SPA (Special Planning Area): This special zone is similar to the (NPA) zone and is also used to establish uses differing from those contained in the basic zones. It may not have an underlying base zone and can stand alone for the area described by the SPA document. Characteristics of an SPA include unique environmental, historic, architectural, or other features which require special conditions not provided through the application of standard zone regulations.

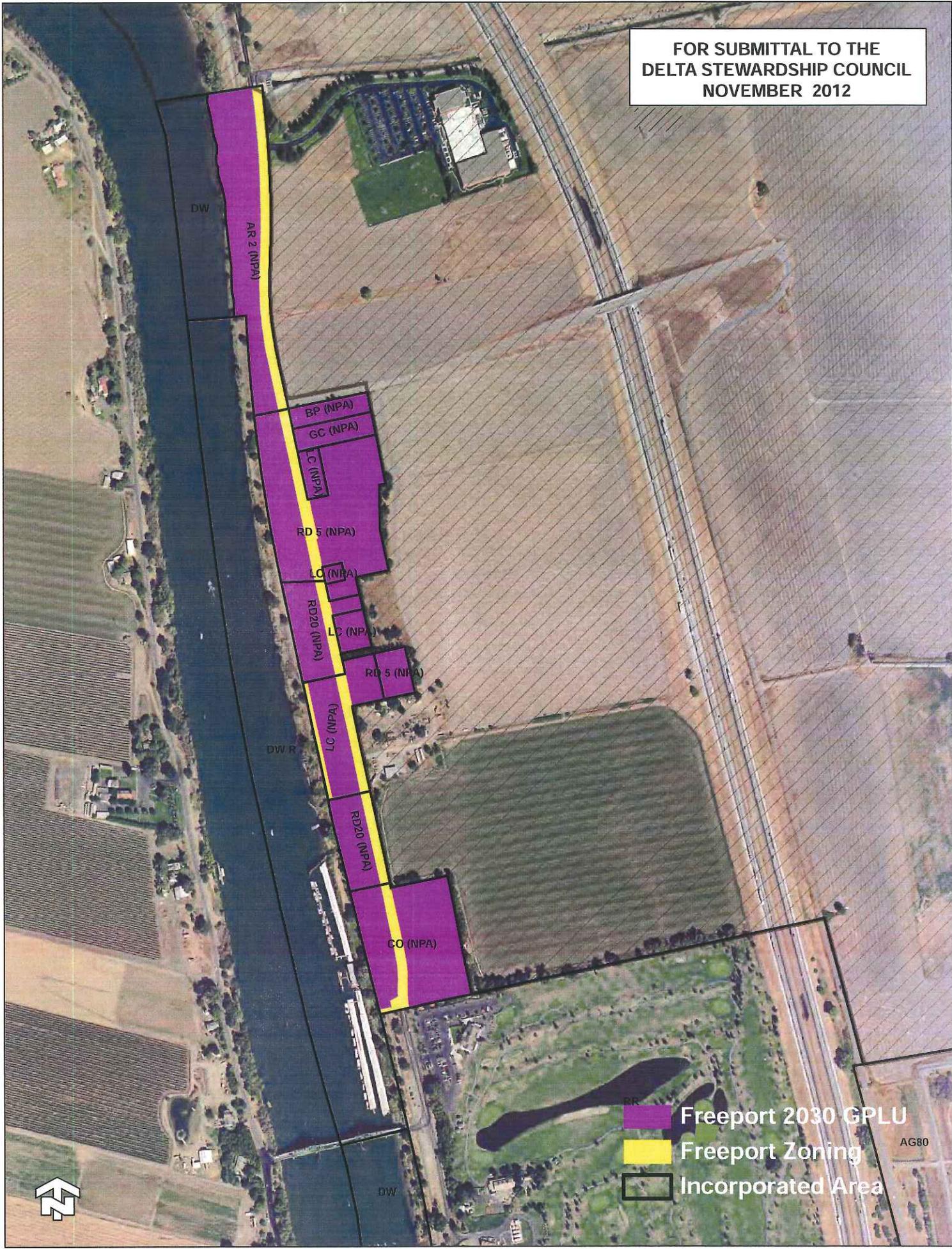
 Courtland 2030GP  
 Courtland Zoning



FOR SUBMITTAL TO THE  
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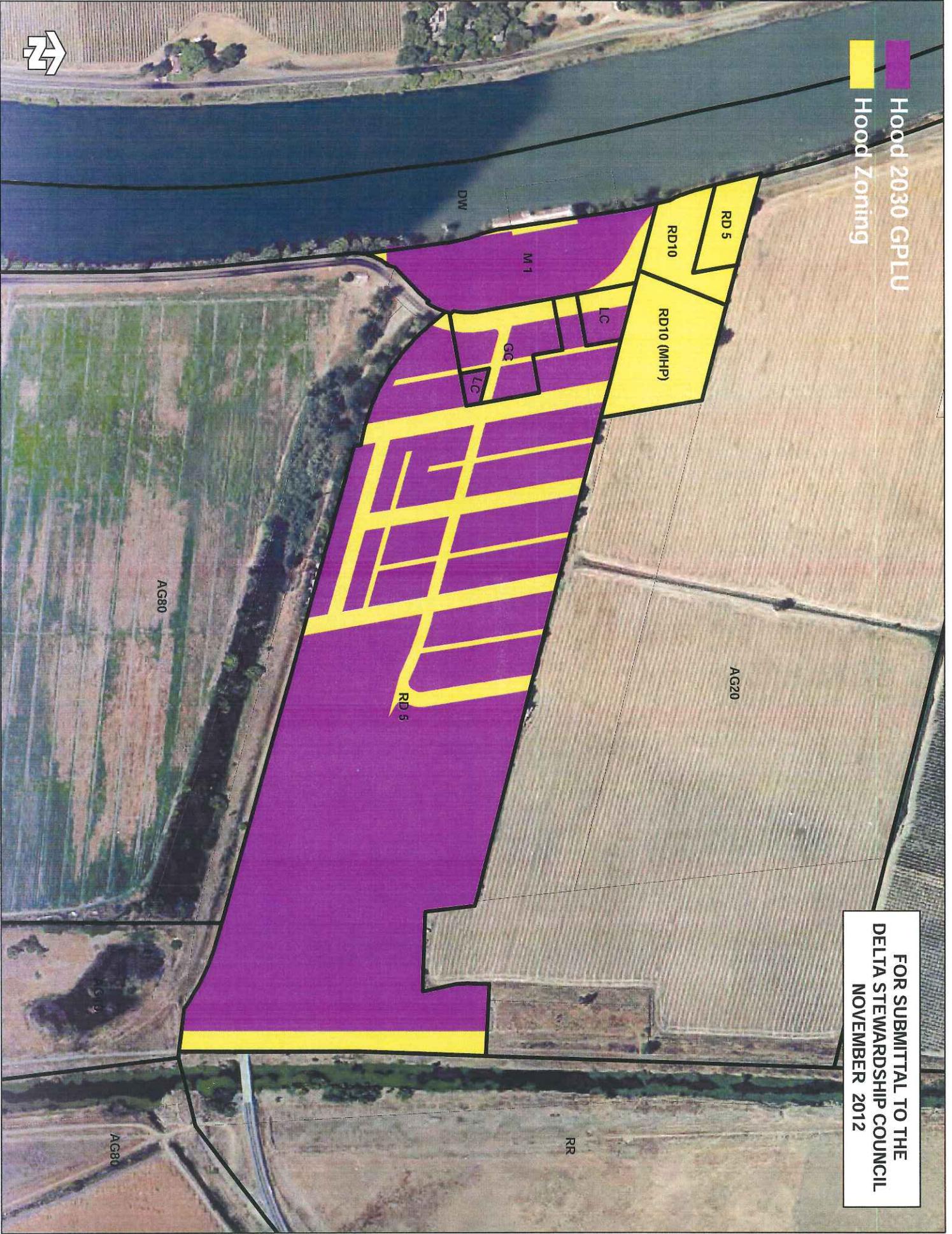


- Freeport 2030 GPLU
- Freeport Zoning
- Incorporated Area



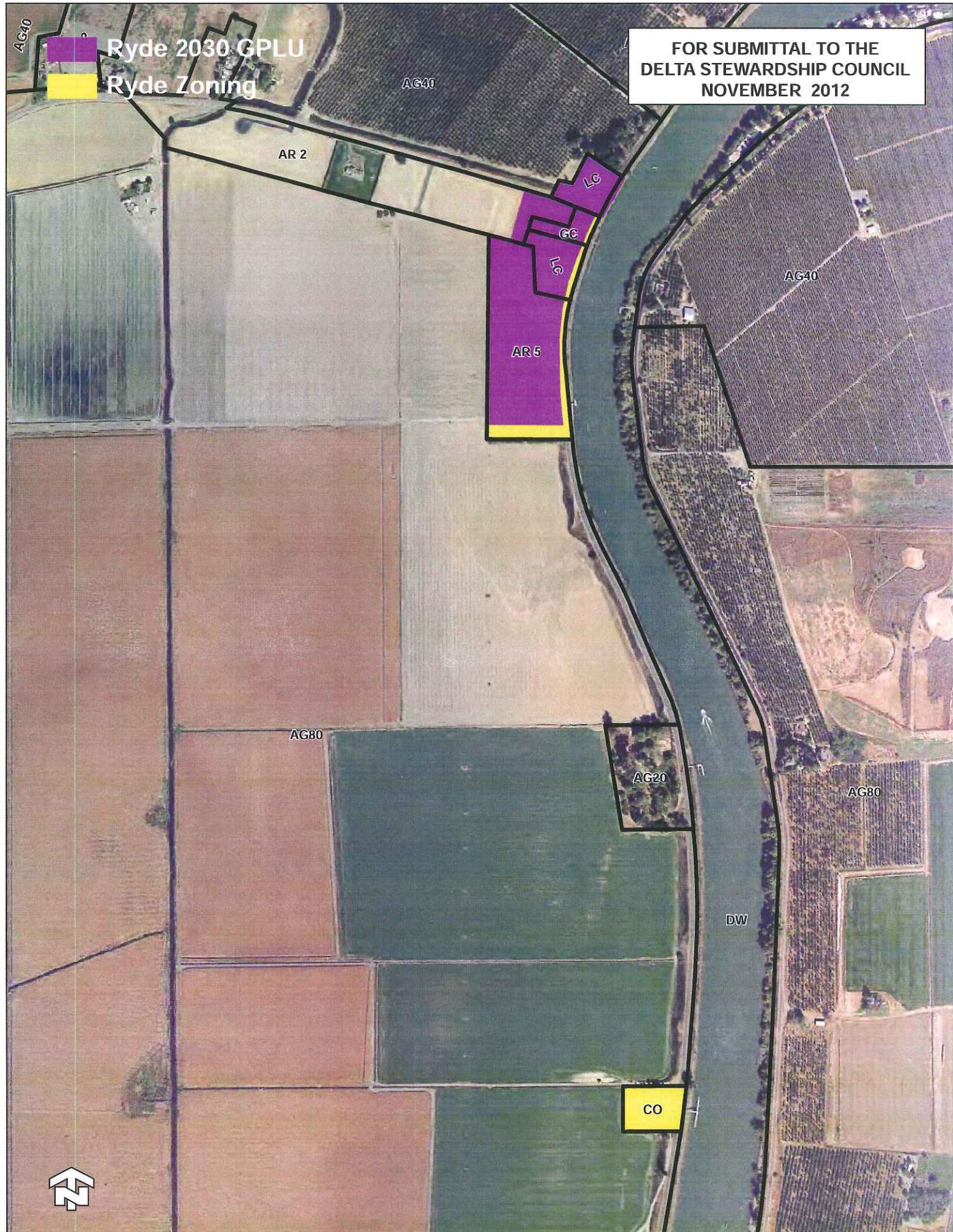
Hood 2030 GPLU  
Hood Zoning

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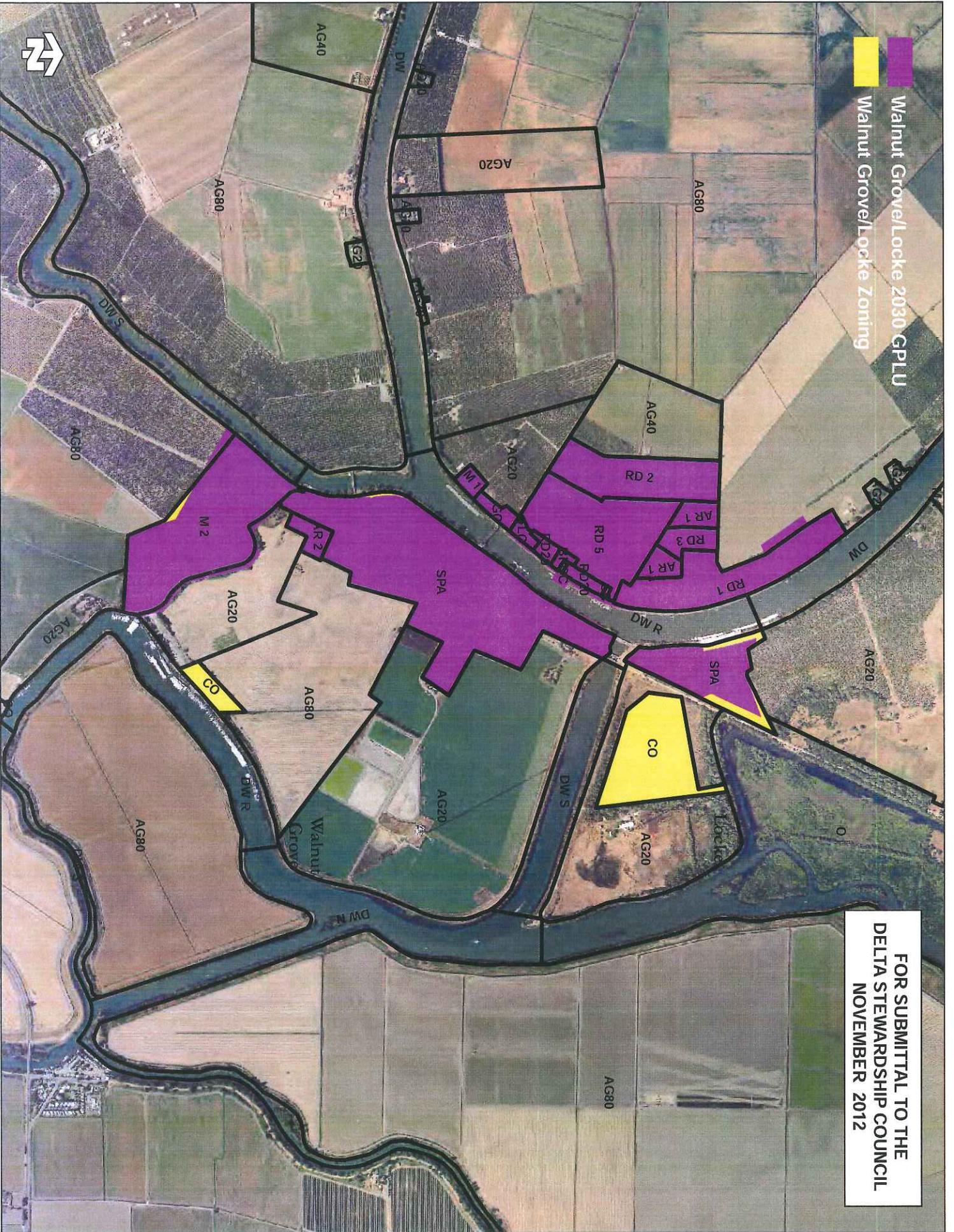


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 Ryde 2030 GPLU  
 Ryde Zoning



Walnut Grove/Locke 2030 GPLU  
Walnut Grove/Locke Zoning



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