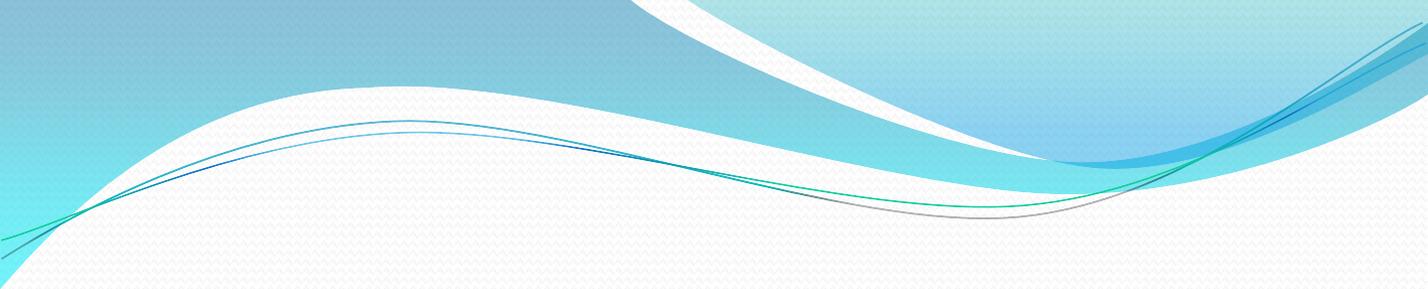


# Delta Counties/Cities Land Use Panel Presentation

to

Delta Stewardship Council

April 14, 2011



# Sacramento County and City of Sacramento

Don Thomas, Department of Water  
Resources, County of Sacramento

Scot Mende, AICP: New Growth & Infill  
Manager, Community Development,  
City of Sacramento

# Sacramento County's Land Use Management Provisions and Protections

- Compliance with current General Plan policies, specifically those found in the AG, Economic Development, and Delta Protection elements will not impede efforts to address the “coequal goals” statutory requirement.
- Maintain and enhance the historical character of the legacy communities via existing zoning requirements, Special Planning Area (SPA) & Neighborhood Preservation Area (NPA) designations (e.g. Walnut Grove, Locke, Lower Andrus Island, Courtland, & Freeport).
- Rely on the expertise and feedback from the membership of the Delta Citizens Municipal Advisory Council (DCMAC) & the Sacramento River Delta Historical Society (SRDHS).
- Too much analysis equals paralysis. Uncertainties about the DSC's regulatory framework (e.g., covered actions and consistency findings) could hinder local governments from achieving housing element compliance.....the process(es) need refinement to provide local gov'ts with greater certainty and predictability.

# LEGEND

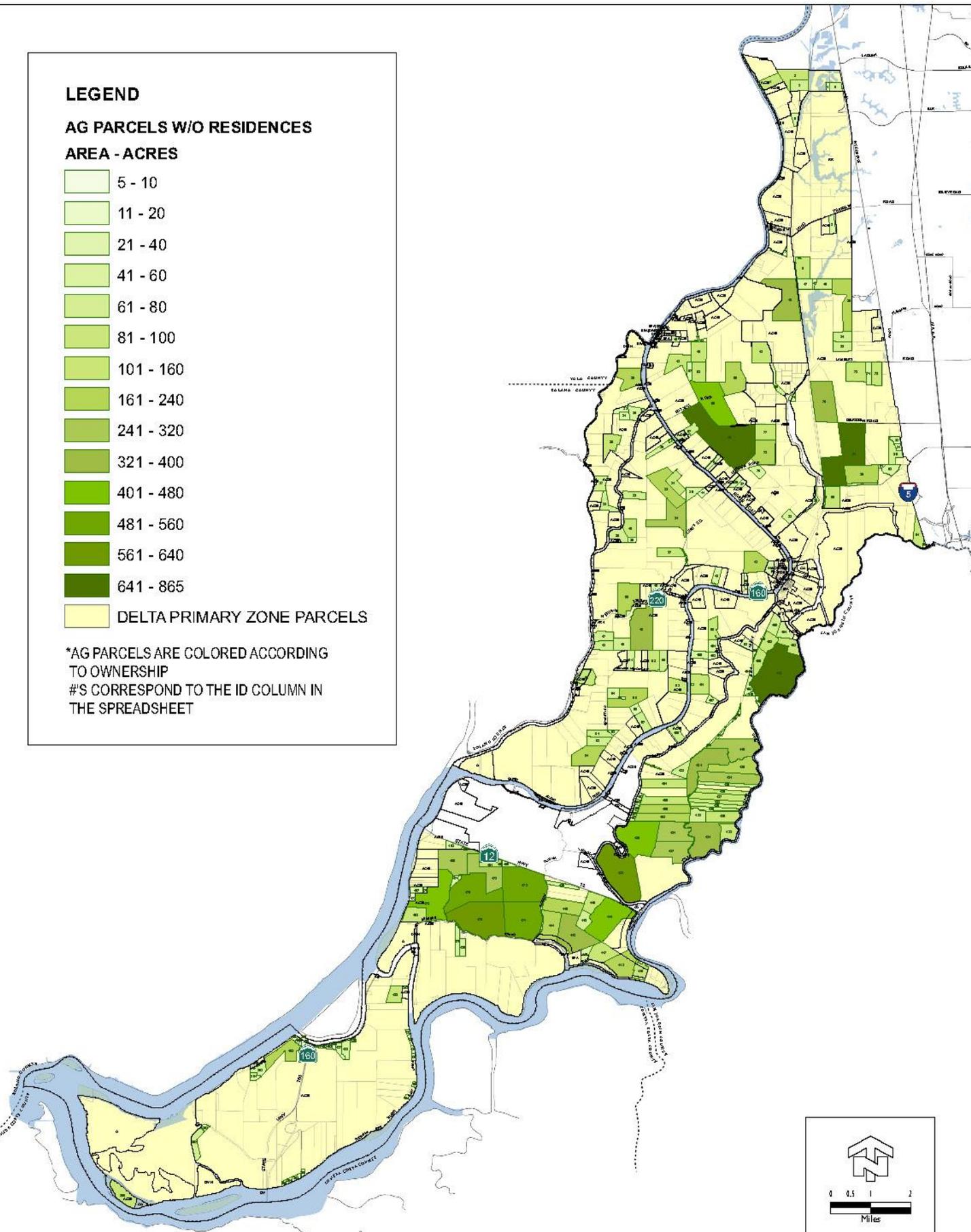
## AG PARCELS W/O RESIDENCES

### AREA - ACRES

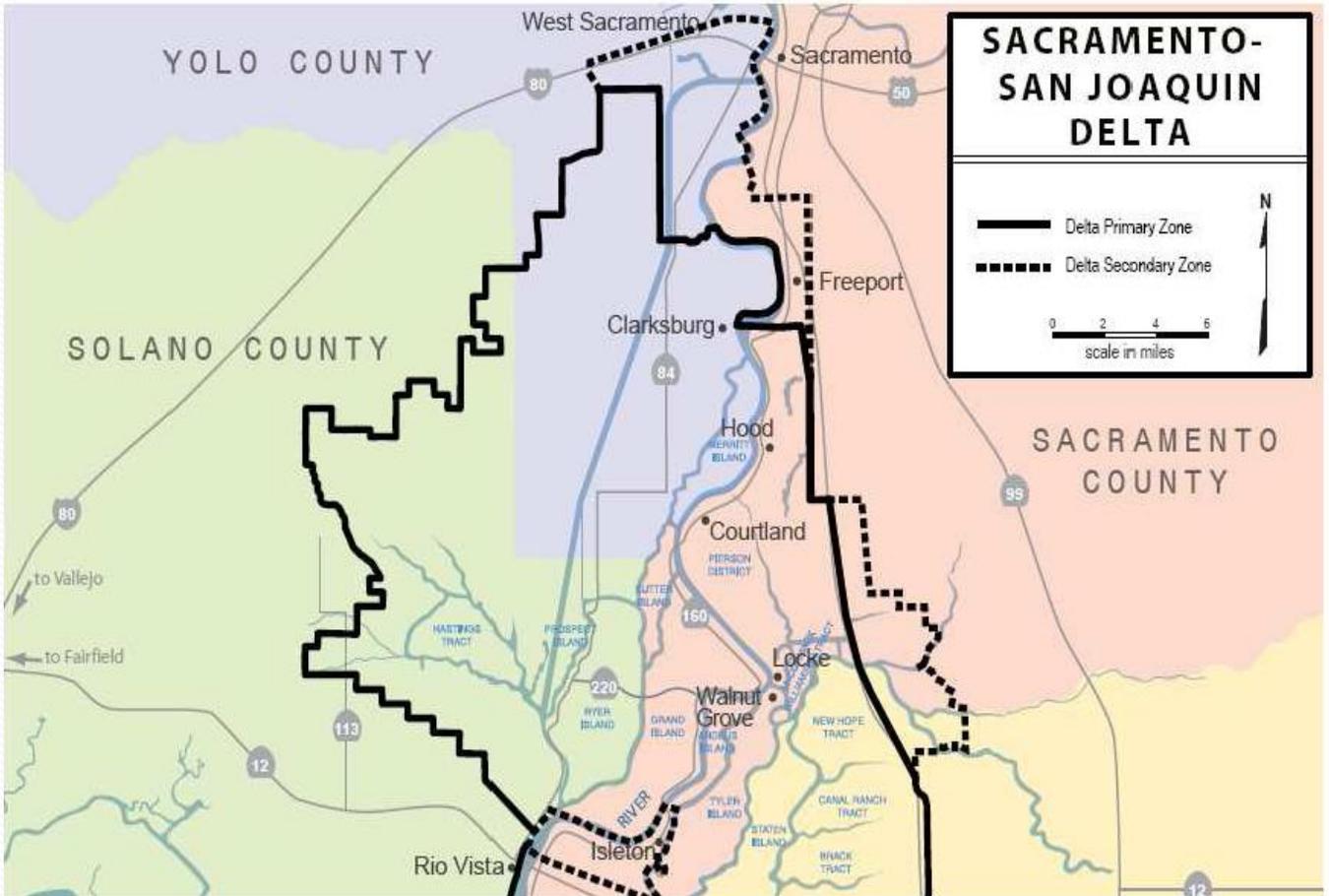
- 5 - 10
- 11 - 20
- 21 - 40
- 41 - 60
- 61 - 80
- 81 - 100
- 101 - 160
- 161 - 240
- 241 - 320
- 321 - 400
- 401 - 480
- 481 - 560
- 561 - 640
- 641 - 865

DELTA PRIMARY ZONE PARCELS

\*AG PARCELS ARE COLORED ACCORDING TO OWNERSHIP  
#S CORRESPOND TO THE ID COLUMN IN THE SPREADSHEET



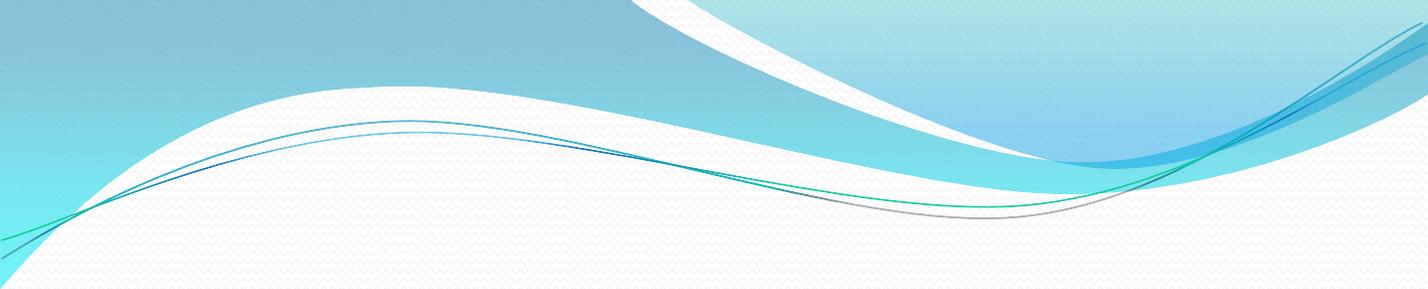
# Delta Primary & Secondary Zones



# Local Land Uses – Covered Actions?

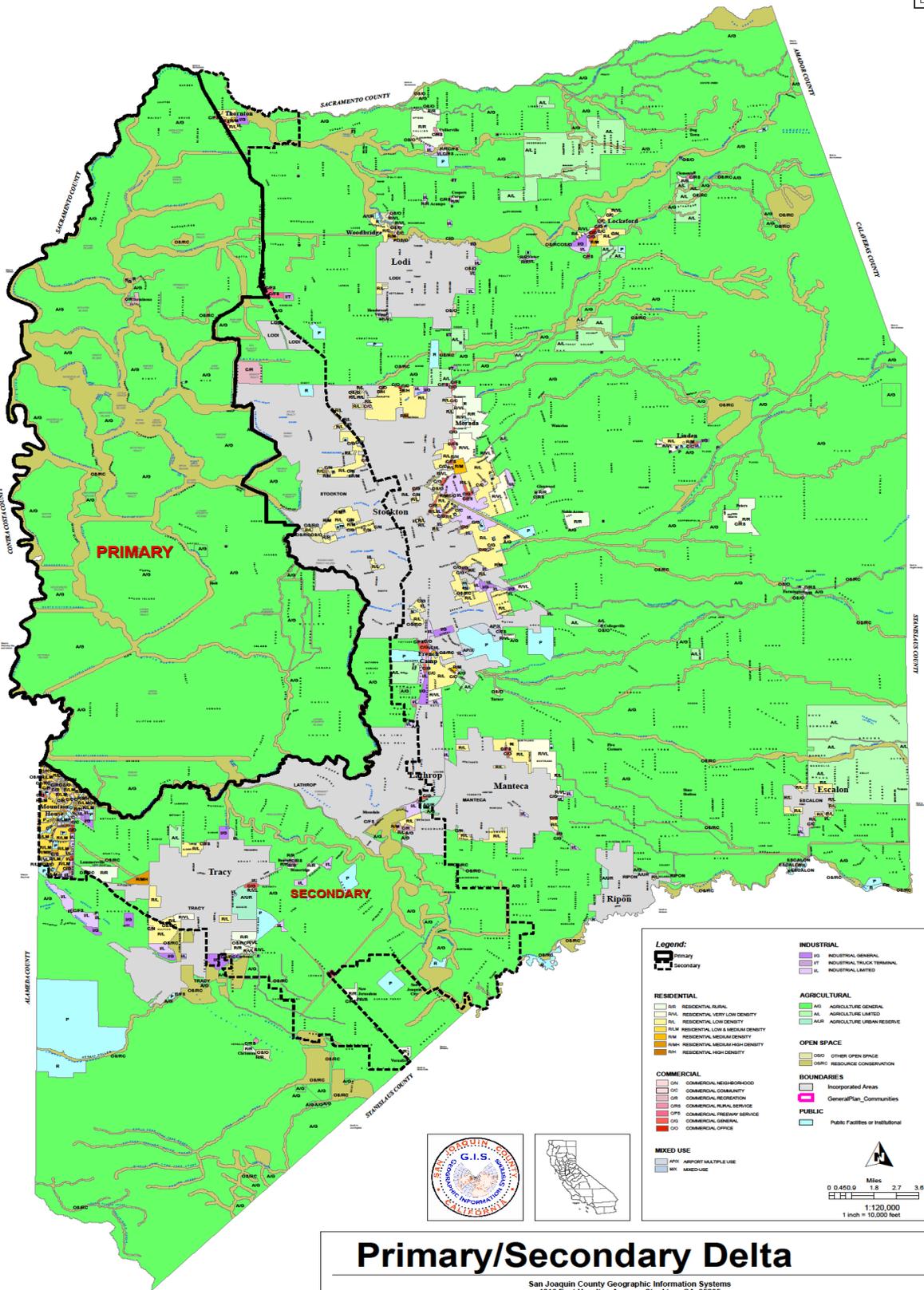
## Delta Shores

1. Would the Delta Plan apply to development:
  - Within the Secondary Zone of the Delta?
  - Outside of the legal Delta?
2. Given that the Delta Shores project already had undergone environmental review, what would be the Delta Stewardship Council's scope of review:
  - For land use legislative entitlements (e.g., zoning) already approved by the Sacramento City Council?
  - For discretionary land use entitlements still pending (i.e., quasi-judicial development plan review)
3. Would the water resources elements of the Delta Plan apply to the development since the City is the water supplier as well as the land use agency?



# San Joaquin County

Kerry Sullivan, Director,  
Community Development Department



**PRIMARY**

**SECONDARY**

**Legend:**

- Primary
- Secondary

**RESIDENTIAL**

- RR - RESIDENTIAL RURAL
- RVL - RESIDENTIAL VERY LOW DENSITY
- RL - RESIDENTIAL LOW DENSITY
- RLM - RESIDENTIAL LOW & MEDIUM DENSITY
- RM - RESIDENTIAL MEDIUM DENSITY
- RHM - RESIDENTIAL MEDIUM-HIGH DENSITY
- RH - RESIDENTIAL HIGH DENSITY

**COMMERCIAL**

- CH - COMMERCIAL NEIGHBORHOOD
- CC - COMMERCIAL COMMUNITY
- CR - COMMERCIAL RECREATION
- CS - COMMERCIAL SERVICE
- CF - COMMERCIAL FREIGHT SERVICE
- CG - COMMERCIAL GENERAL
- CO - COMMERCIAL OFFICE

**MIXED USE**

- AM - AIRPORT MULTIPLE USE
- IM - MIXED USE

**INDUSTRIAL**

- IR - INDUSTRIAL GENERAL
- IT - INDUSTRIAL TRUCK TERMINAL
- IL - INDUSTRIAL LIMITED

**AGRICULTURAL**

- AG - AGRICULTURE GENERAL
- AL - AGRICULTURE LIMITED
- AUR - AGRICULTURE URBAN RESERVE

**OPEN SPACE**

- OS - OTHER OPEN SPACE
- OR - RESOURCE CONSERVATION

**BOUNDARIES**

- Incorporated Areas
- General Plan Communities

**PUBLIC**

- Public Facilities or Institutional

Miles  
0 0.450 0.9 1.8 2.7 3.6  
1:120,000  
1 inch = 10,000 feet

# Primary/Secondary Delta

San Joaquin County Geographic Information Systems  
 1810 East Hazelton Avenue, Stockton, CA 95205  
 The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems.  
 The County of San Joaquin does not warrant its accuracy or suitability for any particular purpose.  
 The information on this map is not intended to replace engineering, financial or primary records research.

## Existing General Plan 2010 (adopted July 1992)

- **Strong policies regarding protection of agricultural land and location of urban development**
- **No conversions from agriculture to urban in Primary Zone**
- **Less than 300 acres countywide converted from agricultural designation to urban designation**

## General Plan Update (2030)

- **Public outreach and coordination with cities**
- **Public Concerns: preservation of Ag. land; preservation of Delta & Delta Ag., water quality and quantity; “no canal”**
- **Expect similar policies to existing General Plan regarding Ag. preservation**