

**CHAPTER 1:
EXAMPLES OF DELTA PROJECTS
AND REQUIRED PERMITS**

1.1 INTRODUCTION

The purpose of this chapter is to inform project applicants of the types of permits that will be required for various types of development projects. A list of typical development projects that occur in the Delta is provided and the following information is given for each type of project:

- Location of the hypothetical project.
- The required permits and/or planning entitlements.
- Contact information of other agencies that may review project.
- Other useful information.

This chapter will also assist project applicants to refer to the relevant chapters for his or her project if the project and the project's situation match one of listed development projects.

1.2 TYPICAL PROJECTS IN THE DELTA

1.2.1 New Barn in Flood Zone

Location: Rural area, two miles east of the town of Courtland (outside of Courtland SPA)

- Building Permit Required (Chapter 2)

Note: Barns do not need to be elevated at least 18 inches above the base flood elevation.

It would be advisable to check the [County Zoning Code](#) for setback and height restrictions.

1.2.2 Addition to Commercial Building

Location: In the town of Walnut Grove (Inside Walnut Grove SPA) but outside of a Historical Preservation Area.

- Building Permit Required (Chapter 2)
- Design Review Required (Chapter 4)
- Improvement Plans and/or Grading Permits May be Required (Chapter 3)

Note: If addition is less than 50 percent of the size of the existing structure, than the addition does not need to be 18 inches over the base flood elevation.

It would be advisable to check the [County Zoning Code](#) and [Walnut Grove SPA](#) for development standards.

If the building is near or on a levee, you might need an Encroachment Permit (Chapter 7). Please contact the Central Valley Flood Protection Board at (916) 574-0609. It is advisable that you contact the Board before preparing plans for building permits and Design Review.

1.2.3 Parcel Map (One Lot Split into Two Lots)

Location: Sherman Island

- Planning Entitlement Required – Parcel Map (Chapter 4)
- Final Parcel and Subdivision Map Required (Chapter 3)

It would be advisable to check the [County Zoning Code](#) for minimum lot size requirements for the land use zone where the parcel to be split is located.

1.2.4 Remodel of Commercial Building

Location: In the town of Locke (Locke SPA) and inside a Historical Preservation Area.

- Building Permit Required (Chapter 2)
- Plan Check Review Required (Chapter 5). Project will need to be reviewed by the Locke Management Association (LMA) and the Sacramento River Delta Historical Society (SRDHS).
- Historic Preservation Standards Review is required (Chapter 5). This review is to check for compliance with the Secretary of Interior Standards for the Treatment of Historic Properties.

1.2.5 New Accessory Dwelling (1,200 sq. ft.)

Location: 15,000 Sq. Ft. Residential Parcel Zoned RD-5 With Existing Residence in the town of Hood.

- Conditional Use Permit for Accessory Dwelling required (Chapter 4).
- Building Permit Required (Chapter 2).

The new structure will need to be at least 18 inches over the base flood elevation. Contact the County Department of Water Resources at (916) 874-6851.

It would be advisable to check the development standards for accessory dwellings in the [County Zoning Code](#).

If the building is near or on a levee, you might need an Encroachment Permit (Chapter 7). Please contact the Central Valley Flood Protection Board at (916) 574-0609. It is advisable that you contact the Board before applying for the Conditional Use Permit.

1.2.6 New Residential Dwelling

Location: 3 miles north of the town of Locke along the Sacramento River.

- Building Permit Required (Chapter 2)

Note: The new structure will need to be 18 inches over the base flood elevation. Contact the County Department of Water Resources at (916) 874-6851.

It would be advisable to check the [County Zoning Code](#) for development standards. If the building is near or on a levee, you might need an Encroachment Permit (Chapter 7). Please contact the Central Valley Flood Protection Board at (916) 574-0609. It is advisable that you contact the Board before preparing plans for building permits.

1.2.7 New Commercial Building

Location: In the town of Walnut Grove (Inside Walnut Grove SPA) and inside a Historical Preservation Area.

- Building Permit Required (Chapter 2)
- Design Review Required (Chapter 4)
- Plan Check Review Required (Chapter 5). Project may need to be reviewed by the Walnut Grove Homeowners and Merchant's Association (WGHMA) and the Sacramento River Delta Historical Society (SRDHS).
- Historic Preservation Standards Review is required (Chapter 5). This review is to check for compliance with the Secretary of Interior Standards for the Treatment of Historic Properties.
- Improvement Plans and/or Grading Permits May be Required (Chapter 3)

Note: The new structure will need to be 18 inches over the base flood elevation. Contact the County Department of Water Resources at (916) 874-6851.

It would be advisable to check the [County Zoning Code](#) and [Walnut Grove SPA](#) for development standards.

If the building is near or on a levee, you might need an Encroachment Permit (Chapter 1). Please contact the Central Valley Flood Protection Board at (916) 574-0609. Please contact the Central Valley Flood Protection Board at (916) 574-0609. It is advisable that you contact the Board before preparing plans for building permits and Design Review.

1.2.8 New Marina with Restaurant

Location: Along the Sacramento River, 2 miles south of Walnut Grove. Property is located in the Delta Waters (DW) zone.

- Conditional Use Permit for Marina required (Chapter 4).
- Building Permit Required (Chapter 2).
- Encroachment Permit Required from the Central Valley Flood Protection Board (Chapter 7).
- Because the project is in or over navigable waters of the United States, a Section 10 Permit is required from the U.S. Army Corps of Engineers (Chapter 7).
- If fill material is to be discharged into the river, then a Section 404 Permit is required from the U.S. Army Corps of Engineers (Chapter 7).
- Improvement Plans and/or Grading Permits may be required (Chapter 3).
- Because the project is in the Primary Zone of the Legal Delta, the Delta Protection Commission will need to review the project (Chapter 6).
- There would have to be a determination by Planning and Environmental Review Staff whether the project is a “Covered Action” (Chapter 6).

Any new structures will need to be at least 18 inches over the base flood elevation. Contact the County Department of Water Resources at (916) 874-6851. It is advisable that you contact the Central Valley Flood Protection Board and the U.S. Corps of Engineers before applying for the Conditional Use Permit.

CHAPTER 1 LINKS

1.2

County Zoning Code	http://www.per.saccounty.net/LandUseRegulationDocuments/Pages/Sacramento%20County%20Zoning%20Code.aspx
Walnut Grove SPA	http://www.per.saccounty.net/LandUseRegulationDocuments/Documents/ZoningCodes/SPAs%20NPAs%20and%20Specific%20Plans/Title%20V%20504-20_Walnut%20Grove%20SPA_Amended%202017.pdf
Locke SPA	http://www.per.saccounty.net/LandUseRegulationDocuments/Documents/ZoningCodes/SPAs%20NPAs%20and%20Specific%20Plans/504-400_Locke%20SPA%20Ordinance%20(Revised%2010-4-16).pdf