



Municipal Services Agency

**Department of Planning and
Community Development**

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News Release

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Sacramento County is Presenting a Guidebook for the American River Parkway Combining Zone *Guide Covers Special Requirements for Properties within the Parkway Zone*

Sacramento, Calif. – To help clarify the “do’s and don’ts” for improvements and new construction on any development within the “American River Parkway Corridor Zone,” the Department of Planning and Community Development is sending a guidebook to property owners.

The Combining Zone is a special area along the American River Parkway, covered by Zoning Code Section 235.30, which was adopted by the Board of Supervisors in 1987. It was designed to protect the American River Parkway by requiring homeowners within a designated zone to contact the Planning department before they make any improvements or modifications to their property.

“The American River Parkway is a valuable natural resource, and this ordinance ensures that any changes made to properties within this zone blend in with the surrounding environment,” said Tricia Stevens, Principal Planner with Planning. “This guidebook will help direct homeowners on how to properly make modifications to their property and to avoid any future issues.”

Because this Zoning Code addresses issues that may affect the stability of the bluffs along the river, or impact Parkway scenery, recreation or wildlife, all projects -- even those that might not require a permit such as repainting a house – will require prior approval. The code also includes standards for design within the zone and identifies “Erosion Zones” that can impact potential projects. Projects and improvements completed before the enactment of the zoning code are not required to upgrade to the new standards, however, any new changes to the property must be reviewed.

The guidebook will include examples of issues requiring approval, zoning code websites, and contact information. Printing and mailing costs will be funded by the Save the American River Association (SARA). Homeowners should be receiving their copies around October 20.

There are three levels of review for projects in the Zone:

- Review of whether minor improvements comply with the Parkway Combining Zoning Code.
- Review for new construction or major projects outside of the Erosion Zone.
- Review for new construction within the Erosion Zone.

For more information, contact the Planning Department at 916-874-6221 or the Regional Parks Department at 916-874-6961.