



## County of Sacramento

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# Notice of Intent To Adopt A Mitigated Negative Declaration

**Title:** New Green Apartments at Larchmont

**Control Number:** PLNP2021-00133

**Location:** The project site is located at 7403 Watt Avenue, on the west side of Watt Avenue, approximately 750 feet south of U Street/Antelope Road in the North Highlands community of unincorporated Sacramento County.

**APN:** 208-0122-067-0000

**General Description:** The project consists of the following entitlement requests:

1. A Development Plan Review to allow a residential project over 24 units per acre in the RMU-1 district of the North Watt Special Planning Area.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - Minimum Build-To-Line (North Watt Avenue Corridor Plan Section 3.3.1): The standard is a 70-percent minimum. The project as proposed provides a 0 percent built-to-line.
  - Frontage Landscaping Adjacent to Buildings (SZC Section 5.4.2.B.2): Within the area between the right-of-way and buildings, trees shall be placed no further than 10 feet from the back of the sidewalk. The project as proposed provides an average of 25 feet on center however has an instance of 60 feet on center north of the driveway due to domestic water meters.
  - Interior Landscape Planter Tree Spacing and Planting (SZC Section 5.2.4.B.3.d). The standard tree spacing for perimeter planters is 30 feet on center. The project as proposed does not provide trees within the western and southern perimeter planters.
  - Minimum Parking Lot Planter Size: (SZC Section 5.2.4.F). The standard minimum parking lot planter size is six feet wide with an area of 40 square feet. The project as proposed provides a 3-foot planter at the southern driveway entrance adjacent to the accessible parking stall.
  - Minimum End Aisle Planter Width: (SZC Section 5.2.4.F): The standard for end aisle planter width is 8 feet. The project as proposed provides a minimum width of 2 feet.
  - Parking Row Tree Planting: (SZC Section 5.2.4.F): The standard for parking row tree plantings is for one tree per seven spaces. The project as proposed provides an average of one planter per 8 spaces with a maximum of 16 spaces between planters.
  - Waste Enclosure Setback from Residentially Zoned Property: (SZC Section 5.4.3.C): The standard for setbacks of waste enclosures from residentially zoned property is 15 feet. The project as proposed provides a setback of 5 feet, 6 inches from residentially zoned property (RMU-1).
  - Maximum Number of Community Identification Signs: (SZC Section 5.10.1.M) The standard for the maximum number of community identification signs is one sign. The project as proposed provides two signs (one on either side of primary entry adjacent to building 3 and building 8)
3. A Design Review to comply with the Countywide Design Guidelines.

If approved, the project would construct eight (8) multi-family apartment buildings with 172 units. The project also includes a private clubhouse for residents with an adjacent, outdoor swimming pool area. Other improvements and amenities include an outdoor playground, on-site drainage facilities, asphalt-paved parking lot with covered parking, landscaping, sidewalks, and bike racks.

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

**Review:**

The review period for the Mitigated Negative Declaration begins on **4/23/24** and ends on **5/23/24**. The Mitigated Negative Declaration may be reviewed at [www.per.saccounty.gov](http://www.per.saccounty.gov) and at the following location:

**Sacramento County  
Planning and Environmental Review Division  
827 7th Street, Room 225  
Sacramento, California 95814  
(916) 874-6141**

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to [CEQA@saccounty.gov](mailto:CEQA@saccounty.gov) or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.