

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2021-00133

SCH # _____

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

Project Title: New Green Apartments at Larchmont

Lead Agency: Sacramento County

Mailing Address: 827 7th Street, Rm 225

City: Sacramento Zip: 95814

Contact Person: Julie Newton

Phone: (916) 876-8502

County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Sacramento

Cross Streets: Antelope Road at Watt Avenue Zip Code: 95660

Lat. / Long.: 38° 42' 01" N / 121° 22' 01" W

Total Acres: 6.11

Assessor's Parcel No.: 208-0122-067-0000 Section: H Twp: 10N Range: 5E Base: _____

Within 2 Miles: State Highway # N/A Waterways: Dry Creek, Goat Creek, Rio Linda Creek, Robla Creek

Airports: McClellan Railways: Southern Pacific Schools: Cyril Spinelli Elem., Sierra View Elem., Alison Elem., Barrett Ranch Elem., Joyce School, Antelope Meadows, Ridgepoint School

Document Type

- CEQA:** NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) _____ Mit Neg Dec Other: _____
- NEPA:** NOI EA Draft EIS FONSI
- OTHER:** Joint Document Final Document Other: _____

Local Action Type

- General Plan Update Specific Plan Rezone Annexation
- General Plan Amendment Master Plan Prezone Redevelopment
- General Plan Element Planned Unit Development Use Permit Coastal Permit
- Community Plan Site Plan Land Division (subdivision, etc.) Other: _____

Development Type

- Residential: Units 172 Acres 6.11 Water Facilities: Type: _____ MGD: _____
- Office: Sq. Ft. _____ Acres _____ Employees _____ Transportation: Type: _____
- Commercial: Sq. Ft. _____ Acres _____ Employees _____ Mining: Mineral: _____
- Industrial: Sq. Ft. _____ Acres _____ Employees _____ Power: Type: _____ MW: _____
- Education: _____ Waste Treatment: Type: _____ MGD: _____
- Recreational: _____ Hazardous Waste: Type: _____
- Other: _____

Project Issues Discussed in Document

- Aesthetic/Visual Floodplain/Flooding Schools/Universities Water Quality
- Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
- Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
- Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
- Coastal Zone Noise Solid Waste Growth Inducing
- Drainage/Absorption Population/Housing Balance Toxic Hazardous Land Use
- Cumulative Effects Other: Greenhouse gas, tribal cultural resources

- | | | |
|--|---|---|
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |

Present Land Use/Zoning/General Plan Use

Special Planning Area/Residential Mixed Use 1 (RMU-1)/TOD

Project 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, Table 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, Table 5.7.A): 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, Table 5.2). 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, Table 5.2): 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, Table 5.2): 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, Table 5.8.B): 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Air Resources Board <input type="checkbox"/> Boating & Waterways <input type="checkbox"/> California Highway Patrol <input type="checkbox"/> Caltrans District # _____ <input type="checkbox"/> Caltrans Division of Aeronautics <input type="checkbox"/> Caltrans Planning (Headquarters) <input type="checkbox"/> California Waste Management Board <input type="checkbox"/> Coachella Valley Mountains Conservancy <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Colorado River Board <input type="checkbox"/> Conservation, Department of <input type="checkbox"/> Corrections, Department of <input type="checkbox"/> Delta Protection Commission <input type="checkbox"/> Education, Department of <input type="checkbox"/> Energy Commission <input checked="" type="checkbox"/> Fish & Game Region #2 <input type="checkbox"/> Food & Agriculture, Department of <input type="checkbox"/> Forestry & Fire Protection <input type="checkbox"/> General Services, Department of <input type="checkbox"/> Health Services, Department of <input type="checkbox"/> Housing & Community Development <input type="checkbox"/> Integrated Waste Management Board <input type="checkbox"/> Native American Heritage Commission <input type="checkbox"/> Office of Emergency Services | <ul style="list-style-type: none"> <input type="checkbox"/> Office of Historic Preservation <input type="checkbox"/> Office of Public School Construction <input type="checkbox"/> Parks & Recreation <input type="checkbox"/> Pesticide Regulation, Department of <input type="checkbox"/> Public Utilities Commission <input type="checkbox"/> Reclamation Board <input type="checkbox"/> Regional WQCB # <u>5S (Central Valley)</u> <input type="checkbox"/> Resources Agency <input type="checkbox"/> S.F. Bay Conservation & Development Commission <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy <input type="checkbox"/> San Joaquin River Conservancy <input type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> State Lands Commission <input type="checkbox"/> SWRCB: Clean Water Grants <input type="checkbox"/> SWRCB: Water Quality <input type="checkbox"/> SWRCB: Water Rights <input type="checkbox"/> Tahoe Regional Planning Agency <input type="checkbox"/> Toxic Substances Control, Department of <input type="checkbox"/> Water Resources
 <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____ |
|---|---|

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable)

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: (_____) _____
Phone: (_____) _____	

Signature of Lead Agency Representative: Julie Newton Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County,
ou, email=newtonju@saccounty.net, c=US
Date: 2024.04.23 08:24:45 -07'00' **Date:** 4/23/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.