



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: New Green Apartments at Larchmont

CONTROL NUMBER: PLNP2021-00133

STATE CLEARINGHOUSE NUMBER: 2024040993

PROJECT 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

Description of Project: 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

Copy To:

X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: LCA Architects 590 Ygnacio Valley Rd, Suite 310 Walnut Creek, CA 94596 Contact: Carl Campos

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on June 24, 2024 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Subsequent Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,916,75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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