

**City of Rancho Cordova, Planning Department  
Notice of Intent to Adopt a  
Mitigated Negative Declaration**

**DATE:** September 9, 2022

**TO:** Responsible Agencies, Interested Parties, and Organizations

**SUBJECT:** **The Residences at Capital Center Design Review Project  
CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY**

The City of Rancho Cordova Planning Department (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Residences at Capital Center Design Review (Proposed Project). The City has directed the preparation of an Initial Study (IS) Mitigated Negative Declaration (MND) in compliance with CEQA.

**Project Location:** The Project is located within a 22.9-acre site east of Kilgore Road and North of International Drive.  
(APN: 072-0260-051, -054, -056) & (APN: 072-0680-065, -068)

**PROPERTY OWNER:**  
GGC HWY 50 LLC c/o Cole Partners LLC, Member  
2484 Natomas Park Drive, Suite 101  
Sacramento, CA 95833

**APPLICANT/DEVELOPER:**  
Cole Partners Development Company c/o Rob Cole  
2484 Natomas Park Drive, Suite 101  
Sacramento, CA 95833

**Project Description:** Cole Partners Development Company and The Grupe Company are proposing a mixed-use project located on a property zoned Office Professional Mixed Use (OPMU) within the Office Mixed Use (OMU) designation of the General Plan. The project will include an approx. 4,999 SF commercial building area with approx. 3,500 square feet of outdoor area and will have a total of 240 multifamily units with a 7,000 square foot two-story clubhouse with pool and fitness center. The multi-family portion also includes a dog park, barbecue area, and lounge areas. The project also includes 177 townhome units with a separate 7,000 square-foot single story clubhouse with pool and fitness center. Outdoor amenities also include a children's playground, dog park, barbecue area and lounge areas.

**Hazardous Waste Sites:** Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act, the City of Rancho Cordova acknowledges that a portion of the property, specifically the parcel in the northwest corner of the project site (APN: 072-0260-056), is listed as a voluntary cleanup site on the Department of Toxic Substances Control (DTSC) EnviroStor database (DTSC 2022).

**IS/MND Document Review and Availability:** The public review and comment period for the Draft IS/MND will extend for 30 days **starting September 9, 2022 and ending October 10, 2022**. The Draft IS/MND can be viewed and/or downloaded at the following website: <https://www.cityofranhocordova.org/departments/community-development/planning/planning-division-document-library>

**Comments/Questions:** Comments and/or questions regarding the IS/MND may be directed to:  
Nicholas Sosa, Associate Planner  
City of Rancho Cordova Planning Division  
2729 Prospect Park Dr.  
Rancho Cordova, CA 95670  
or [nsosa@cityofranhocordova.org](mailto:nsosa@cityofranhocordova.org)