

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** The Residences at Capital Center Major Design Review

Lead Agency: City of Rancho Cordova Community Development Department, Planning Division Contact Person: Nicholas Sosa  
 Mailing Address: 2729 Prospect Park Drive Phone: 916-851-8753  
 City: Rancho Cordova Zip: 95670 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Rancho Cordova  
 Cross Streets: East of Kilgore Road and North of International Drive; Kilgore Road and International Drive Zip Code: 95670

Longitude/Latitude (degrees, minutes and seconds):        °        '        " N /        °        '        " W Total Acres: 22.9

Assessor's Parcel No.: 072-0260-051,-054,-056 & 072-0680-065, 068 Section:        Twp.:        Range:        Base:       

Within 2 Miles: State Hwy #: US50 Waterways: Folsom South Canal  
 Airports: Mather Field Airport Railways: UPRR and SacRT Light Rail Schools: Navigator Elementary School

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) <u>      </u>                      | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u>      </u>  |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>      </u>                               | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation           |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment        |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit       |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>      </u> |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>417</u> Acres <u>21.8</u>                         | <input type="checkbox"/> Transportation: Type <u>      </u>                    |
| <input type="checkbox"/> Office: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u>           | <input type="checkbox"/> Mining: Mineral <u>      </u>                         |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>4999</u> Acres <u>1.1</u> Employees <u>      </u> | <input type="checkbox"/> Power: Type <u>      </u> MW <u>      </u>            |
| <input type="checkbox"/> Industrial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u>       | <input type="checkbox"/> Waste Treatment: Type <u>      </u> MGD <u>      </u> |
| <input type="checkbox"/> Educational: <u>      </u>   | <input type="checkbox"/> Hazardous Waste: Type <u>      </u>                   |
| <input type="checkbox"/> Recreational: <u>      </u>  | <input type="checkbox"/> Other: <u>      </u>                                  |
| <input type="checkbox"/> Water Facilities: Type <u>      </u> MGD <u>      </u>                             |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                                  |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality                    |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater         |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input checked="" type="checkbox"/> Wetland/Riparian                 |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                           |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                         |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects                          |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: <u>Energy &amp; Greenhouse Gases</u> |

**Present Land Use/Zoning/General Plan Designation:**

Vacant Land /Zoning: Office Professional Mixed Use (OPMU)/ General Plan: Office Mixed Use (OMU)

**Project Description:** *(please use a separate page if necessary)*

Project Location: approximately 22.9-acre site, east of Kilgore Road, and north of International Drive, (APN:072-0260-051, -054, -056) & (APN: 072-0680-065, -068).

Cole Partners Development Company and The Grupe Company are proposing a mixed-use project located on a property zoned Office Professional Mixed Use (OPMU). The project will include an approx. 3,750 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. See attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development     | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date 9/9/2022 Ending Date 10/10/2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Ascent Environmental, Inc.</u>	Applicant: <u>Cole Partners Development Company c/o Rob Cole</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>12484 Natomas Park Dr. Ste. 101</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Sacramento, CA 95833</u>
Contact: <u>Jessica Babcock</u>	Phone: <u>916-273-4019</u>
Phone: <u>916-842-3163</u>	

Signature of Lead Agency Representative:  Date: 09/06/2022

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