



3121 Gold Canal Drive  
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**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR  
CAPITAL VILLAGE, GENERAL PLAN AMENDMENT, SPECIAL PLANNING AREA,  
TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW  
PROJECT #RC-04-123**

**February 4, 2005**

- LEAD AGENCY:** City of Rancho Cordova Planning Department  
Jeff Beiswenger – 916-942-0283  
3121 Gold Canal Drive  
Rancho Cordova, CA 95670
- PROJECT TITLE:** Capital Village, General Plan Amendment, Special Planning Area, Tentative Subdivision Map, Design Review, Project #RC-04-123
- PROJECT LOCATION:** APN: 072-0680-010 thru 021, and 072-0680-034 thru 038 located at International Drive and Zinfandel Drive.
- PROJECT DESCRIPTION:** The applicant proposes to Develop the site with 30 +/- acres commercial/retail; 7-8 acres of parks; 85 +/- acres residential with 43 +/- live-work units, 222 +/- town home units, and 571 +/- single family detached units designed as at least 3 different and distinct housing types.
- FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that the project **will not** have a significant effect on the environment, with the proposed mitigation measures and substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Mitigated Negative Declaration** for this project.
- PUBLIC REVIEW PERIOD:** A 30 day public review period for the Mitigated Negative Declaration/Initial Study will commence on **February 4, 2005 until March 7, 2005** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/Initial Study must be received at the above address within the public review period. Copies of the Mitigated Negative Declaration/Initial Study are available for review at the above address.
- PUBLIC MEETING:** This project is tentatively scheduled to be heard by the City of Rancho Cordova City Council on March 7, 2005.