

OCT 23 2026

FLORENCE EVANS, CLERK/RECORDS
BY Margaret Young DEPUTY

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Sacramento
Address: 600 8th Street
Sacramento, CA 95814

From:

Public Agency: City of Rancho Cordova
Address: 2729 Prospect Park Drive
Rancho Cordova, CA 95670
Contact: Chance Finley-Ross
Phone: 916-851-8868

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2022090063

Project Title: Capital Village Residences

Project Applicant: Guardian Commercial Real Estate; 5780 Fleet Street Suite 225, Carlsbad, CA 92008 (760) 520-9227

Project Location (include county): Northeast and Southwest corners of International Drive and Kilgore Road

Project Description: Rancho Cordova, CA - Sacramento County (APNs: 072-0680-048, 072-0260-057, -058, -059, & -060)
Vesting Tentative Subdivision Map and Major Design Review to develop 166 single-family homes, including 59 units with attached Accessory Dwelling Units (ADUs). The project is split between two sites. Site 1 is located at the northeast corner of Kilgore Road and International Drive and includes 135 single-family lots, while Site 2 is located at the southwest corner of the same intersection and includes 31 single-family lots. A landscape plan is also included, featuring an open space area with amenities such as a picnic area, multi-use lawn, and a detention basin. This document is being filed as an addendum to the IS/MND due to revisions to the original project scope.

This is to advise that the City of Rancho Cordova has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/19/2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
2729 Prospect Park Drive, Rancho Cordova, CA / <https://www.cityofranhocordova.org/departments/community-dev>

Signature (Public Agency): [Signature] Title: Associate Planner

Date: 10/22/2026 Date Received for filing at OPR: _____

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

34 — 10/23/2026 — 415

STATE CLEARINGHOUSE NUMBER (If applicable)

2022090063

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Rancho Cordova

LEAD AGENCY EMAIL

DATE

10/23/2026

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2026-0457

PROJECT TITLE

Capital Village Residences

PROJECT APPLICANT NAME

Guardian Commercial Real Estate

PROJECT APPLICANT EMAIL

PHONE NUMBER

(760) 520-9227

PROJECT APPLICANT ADDRESS

5780 Fleet Street Suite 225

CITY

Carlsbad

STATE

CA

ZIP CODE

92008

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☒ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:☐ Cash ☒ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder- Morgan Young -Deputy Clerk