



2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8750
Fax (916) 853-1691
www.cityofranhocordova.org

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR
EMBASSY SUITES AND CANDLEWOOD SUITES, PROJECT RC-07-321**

August 8, 2008

LEAD AGENCY: City of Rancho Cordova Planning Department
Cori Resha, 916-851-8758
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE: Embassy Suites and Candlewood Suites

PROJECT LOCATION: The proposed Embassy Suites and Candlewood Suites project (hereafter referred to as the "proposed project") is located on the north side of Folsom Boulevard at Kilgore Road within the City of Rancho Cordova, approximately 0.30 miles southwest of Sunrise Boulevard and approximately 0.80 miles northeast of Zinfandel Drive. The site is bounded to the north and west by US Highway 50. Existing commercial development, including a self-storage yard, border the project site to the east. The project is entirely within the City of Rancho Cordova.

PROJECT DESCRIPTION: The project applicant has requested design review and a special review of parking. The design review is for two hotels on a 5.885 acre site. The special review of parking is to allow a reduction in the amount of parking from the number of spaces required by the City's Zoning Code. The proposed Embassy Suites hotel would be eight stories in height, contain 217 guest rooms, and include approximately 194,849 square feet of floor area. The proposed Embassy Suites would also include a restaurant and numerous meeting rooms. The proposed Candlewood Suites would be four stories in height, contain 112 guest rooms, and include approximately 58,570 square feet of floor area. The project site would contain 330 parking spaces, 59 of which would be in an underground parking garage located beneath the proposed Embassy Suites. The proposed project would also include an underground stormwater storage facility designed to hold approximately 244,899 cubic feet of water during large storm events.

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 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 **August 8, 2008** and will end on **September 8, 2008** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Cori Resha and must be received at 2729 Prospect Park Drive, Rancho Cordova, CA 95670 by **5:00 PM on September 8, 2008**. Written comments may also be submitted via email to cresha@cityofranhocordova.org. Copies of the Mitigated Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA and online at www.cityofranhocordova.org.

PUBLIC HEARING: The proposed project is schedule to be heard by the City of Rancho Cordova Planning Commission on September 11, 2008.