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**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR  
ZINFANDEL PLACE PROJECT #RC-05-214**

**August 1, 2006**

- LEAD AGENCY:** City of Rancho Cordova Planning Department  
David Young, 916.361.8384  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670
- PROJECT TITLE:** Zinfandel Place
- PROJECT LOCATION:** APN (072-0680-051). 3101 Zinfandel Drive in the City of Rancho Cordova at the southeastern corner of Zinfandel Drive and White Rock Road
- PROJECT DESCRIPTION:** The project proposes to construct (1) new 3-story Office/Retail building and (1) new 1-story Retail building over a parking garage with related surface parking, landscaping and utilities. The project would include approximately 66,635 square feet of commercial development on the 3.73 net-acre site. The project would also include corner monument signs, typical retail and office signage and blade wall signage. The project site would have one (1) main access off of Zinfandel Drive, approximately 500-feet north of Data Drive and provide 293 parking spaces, and 21 Class II employee and visitor bicycle parking spots.
- 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 1, 2006** and will end on **August 31, 2006** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/Initial Study should be sent to the attention of David Young and must be received at 2729 Prospect Park Drive, Rancho Cordova Ca. 95670 by **5:00 PM on August 31, 2006**. Written comments can also be sent by email to [dyoung@cityofranhocordova.org](mailto:dyoung@cityofranhocordova.org). Copies of the Mitigated Negative Declaration/Initial Study are available for review at the Rancho Cordova City Hall at 2729 Prospect Park Drive in Rancho Cordova and online at [www.cityofranhocordova.org](http://www.cityofranhocordova.org).

**PUBLIC MEETING:**

This project is scheduled to be heard before the City of Rancho Cordova Planning Commission on **September 14, 2006**.