

2.1 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 location is shown in **Figures 1 and 2**.

2.2 EXISTING CONDITIONS

The project site is located within an area of Rancho Cordova characterized by existing urban development. The parcel is zoned Office/Professional Mixed Use (OPMU). Nearby significant features include US-50 (which borders the project site to the north and west), Folsom Boulevard (directly adjacent to the south), Sunrise Boulevard (approximately 0.30 miles to the northeast), the American River (approximately 1.20 miles to the north), and Mather Airport (approximately 2.5 miles to the southwest).

The 5.885 acre project site is currently vacant, though it has been previously disturbed. The proposed project is within the Folsom Boulevard Specific Plan area and the Convention Overlay Zone described in the City’s General Plan.

2.3 GENERAL PLAN AND SPECIFIC PLAN BACKGROUND

GENERAL PLAN

The General Plan was analyzed pursuant to CEQA and the State CEQA Guidelines in an Environmental Impact Report (EIR) that was certified by the City Council on June 26, 2006 (State Clearinghouse Number 2005022137). The proposed project was generally assumed in the General Plan EIR (GP EIR) and the environmental impacts of the development of the proposed project area were generally analyzed in the EIR. However, some details of the proposed project were not known and not all project-specific impacts were adequately addressed. Therefore, additional analysis is necessary. This MND constitutes that additional environmental analysis. See Section 1.0 of this MND for more information on this document’s relationship with the General Plan EIR.

The project site is located within the Folsom Boulevard Planning Area as designated in the General Plan. The General Plan identified the Folsom Boulevard Planning Area to be the high intensity development center within the city. Target land uses in the Folsom Boulevard Planning Area include a series of Transit-Oriented and Regional Town Centers strategically located at light rail stations and freeway interchanges. These designations were designed to serve as catalysts for the redevelopment of the Folsom Boulevard corridor. The project site is located between the potential Town Center located near the intersection of Zinfandel Drive and Folsom Boulevard, and the potential convention center site located near the intersection of Folsom Boulevard and Sunrise Boulevard. The project site is located between Sacramento Regional Transit Light Rail stations at Cordova Town Center, near the corner of Olson Drive and Folsom Boulevard, and Sunrise, near the intersection of Sunrise Boulevard and Folsom Boulevard.

2.0 PROJECT DESCRIPTION

CONVENTION OVERLAY

In addition to the Planning Areas, the General Plan also designated a Convention Overlay area. The Convention Overlay area is intended to foster and support a convention center northeast of the intersection of Sunrise Boulevard and Folsom Boulevard. The Convention Overlay includes provision for land uses complimentary to and supportive of the operation of a convention center, including hotels, restaurants, and meeting spaces. Retail and office uses are not excluded, provided they contribute to and support the creation of a convention center, such as the use of retail and/or office uses on the ground floor, with hotel or meeting spaces above. Also, meeting rooms may be found on the ground floor of buildings, with offices or residential uses above. Development in this area should be multi-story with pedestrian connections throughout (i.e., sidewalks, catwalks, bridges, etc.). Higher density (multiple-story) residential uses are also allowed. The Convention Overlay area is also determined to be a prime location for locating a performing arts center/complex in the City. The project site is within the Convention Overlay. The proposed project incorporates many features desired in the Convention Overlay, including multi-story hotel use, meeting rooms, and sidewalk connections.

FOLSOM BOULEVARD SPECIFIC PLAN

The Folsom Boulevard Specific Plan (Specific Plan) was adopted by the City of Rancho Cordova on November 6, 2006. On June 16, 2008, the City Council approved Ordinance 13-2008 approving the revised Folsom Boulevard Specific Plan. The revised Specific Plan provides greater detail and direction for new development through the inclusion of a form-based zoning code, conceptual plans for “pulse point” locations, and required circulation elements.

The Specific Plan established the policy framework and conceptual development and redevelopment plan for approximately 769 acres of land along approximately four miles of Folsom Boulevard within the City of Rancho Cordova. The proposed project is located near the eastern limit of the Specific Plan Area. The proposed project’s location within the Specific Plan is shown in **Figure 2**.

The Specific Plan designates the proposed project as Office/Professional Mixed Use (OPMU). As identified in the Specific Plan, the purpose of the OPMU district is to designate property for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows residential uses to be integrated with office uses where compatible at a density between 10 and 18 units per acre. Public and quasi public uses are permitted in this district by right.

The Specific Plan includes development standards for this district. All subsequent projects within the Specific Plan would be required to conform to the design guidelines set forth in the Specific Plan, as well as the City’s adopted Design Guidelines. These requirements are enforced during the City’s Design Review process.

The Folsom Boulevard Specific Plan was analyzed pursuant to CEQA and the State CEQA Guidelines in a Mitigated Negative Declaration (MND) that was approved by the City Council on June 16, 2008 (State Clearinghouse Number 2007112018). The Folsom Boulevard Specific Plan MND analyzed the potential environmental impacts associated with implementation of the Specific Plan. Impacts related to air quality, biological resources, cultural resources, noise, and transportation were determined to be less than significant with the inclusion of mitigation measures.

The proposed project is a subsequent project under the General Plan EIR (see Section 1.0 for more information regarding the relationship between the proposed project and the GP-EIR). However, as the proposed project is within the Folsom Boulevard Specific Plan area, mitigation measures adopted within the Folsom Boulevard Specific Plan MND are applied to the proposed project and discussed within this MND.

2.4 PROJECT CHARACTERISTICS

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. The proposed site plan is shown in **Figure 3**. The proposed landscape plan is shown in **Figure 4**.

2.5 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

1. Central Valley Regional Water Quality Control Board (CVRWQCB)
2. County Sanitation District (CSD-1)
3. Golden State Water Company
4. Sacramento Metropolitan Air Quality Management District (SMAQMD)
5. Sacramento Metropolitan Fire District (SMFD)
6. Sacramento Municipal Utility District (SMUD)
7. Pacific Gas and Electric (PG&E)