

2.1 PROJECT LOCATION

The proposed Capital Center Lot 64 project (hereafter referred to as the “proposed project”) is located on the west side of Kilgore Road within the City of Rancho Cordova, approximately 0.18 miles south of White Rock Road and approximately 0.15 miles north of International Drive. Existing office buildings border the project site to the north, south, and west. Sacramento Metropolitan Fire District Station 66 borders the projects site to the north. The project location is shown in **Figures 1** and **2**.

2.2 EXISTING CONDITIONS

The project area is located within an area of Rancho Cordova characterized by existing urban development. The parcel is zoned Industrial Office Park (MP). Nearby significant features include Sunrise Boulevard (approximately 0.30 miles to the east) and Mather Airport (approximately 1.6 miles to the southwest).

The 6.26 acre project site is mostly developed as an overflow parking lot for adjacent office buildings and includes landscaping islands and numerous trees. The balance of the parcel is a vacant, unpaved field situated between the developed portion of the parcel and the existing office building parcel directly to the south.

2.3 GENERAL PLAN BACKGROUND

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 assumed in the General Plan 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.

2.4 PROJECT CHARACTERISTICS

The project applicant has requested design review for a 74,436 square foot, two-story concrete tilt-up office building on a 6.26 acre site. The project site would include approximately 404 parking spaces. The proposed project 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)

2.0 PROJECT DESCRIPTION

6. Sacramento Municipal Utility District (SMUD)
7. Pacific Gas and Electric (PG&E)