

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, May 14, 2025

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranchocordova.zoom.us/j/87563639433>
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 875 6363 9433

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, May 14, 2025. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 9, 2025.

Recommendation: Adopt the minutes.

4.2. **Subject:** A Resolution Finding that the Acquisition of Property located at 10801 White Rock Road, APN 072-0610-091-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan.

Recommendation: Adopt the Resolution.

4.3. **Subject:** A Resolution Finding that the Acquisition of Property located at 10455 Investment Circle, APN 057-0212-008-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan.

Recommendation: Adopt the Resolution.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Palace Shine Hand Car Wash Conditional Use Permit (CEQA Exempt Pursuant to Section 15301 "Existing Facilities") – Project No. PLND-1024-0112 – Located at 10765 Coloma Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15301, "Existing Facilities"; and
2. Adopt the Resolution approving the Conditional Use Permit (CUP) for the Palace Shine Hand Car Wash.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

May 27, 2025	5:30 PM Special Meeting/Work Session
June 11, 2025	5:30 PM Regular Meeting
July 9, 2025	5:30 PM Regular Meeting
August 13, 2025	5:30 PM Regular Meeting
September 10, 2025	5:30 PM Regular Meeting
October 8, 2025	5:30 PM Regular Meeting
November 12, 2025	5:30 PM Regular Meeting
December 10, 2025	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 14, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on May 9, 2025 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed May 9, 2025 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: May 14, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF APRIL 9, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. April 9, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, April 9, 2025**5:30 PM – Regular Meeting**
David B. Roberts Council Chambers**City Hall**
2729 Prospect Park Drive, Rancho Cordova**How to Observe or Listen to the Meeting:**

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Public Comment

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Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, April 9, 2025. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

DRAFT MINUTES**1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Chair Frechette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 PM.

Planning Commission Members Present: Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Elliott Stevenson, and Chair Lee Frechette

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, April 9, 2025

ATTCHMENT 1

Planning Commission Members Absent: Cynthia Stauss

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, Lindsay Morrow, Krystina Rahbari, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Knifton led the pledge.

3. PUBLIC COMMENT

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

ACTION: Motion to approve item 4.1 by Huhn second by Devarapalli;
Motion passed with a 6:0 vote.

AYES: Devarapalli, Huhn, Knifton, Rehman, Stevenson, Frechette

NOES: None

ABSENT: Stauss

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 26, 2025.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Aspen and Willow at Cypress - Major Design Review and Special Development Permit (CEQA Exempt Pursuant to CEQA Guidelines Section 15182(c), Residential Projects Implementing Specific Plans) - Project No. PLND-1224-0118 - Located South of Douglas Road, North of Chrysanthy Boulevard and West of Grant Line Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15182(c), "Residential Projects Implementing Specific Plans"; and
2. Adopt the Resolution approving the Aspen & Willow at Cypress Major Design Review and Special Development Permit subject to the findings contained in the Resolution and Conditions of Approval.

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

ACTION: Motion to approve item 6.1. by Devarapalli second by Rehman;
Motion passed with a 6:0 vote.

AYES: Devarapalli, Huhn, Knifton, Rehman, Stevenson, Frechette

NOES: None

ABSENT: Stauss

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, April 9, 2025

ATTACHMENT 1

ABSTAIN: None

- 6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.316 General Commercial and Industrial Zones, Chapter 23.325 Overlay Zoning Districts, Chapter 23.734 Accessory Structures, Chapter 23.919 Special Regulated Uses, Chapter 23.1104 Definitions, and The Folsom Boulevard Specific Plan.

Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the Folsom Boulevard Specific Plan

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

ACTION: Motion to approve item 6.2. by Rehman second by Huhn;

Motion passed with a 6:0 vote

AYES: Devarapalli, Huhn, Knifton, Rehman, Stevenson, Frechette

NOES: None

ABSENT: Stauss

ABSTAIN: None

7. REGULAR CALENDAR ITEMS

- 7.1. **Subject:** General Plan Update.

Recommendation: No formal action will be taken. Staff is providing a presentation on the progress of the General Plan Update project.

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

ACTION: Input was received regarding the General Plan Update.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas, and questions since the last meeting.

9. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

10. ADJOURNMENT

Chair Frechette adjourned the meeting at 6:35 PM.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.2.

DATE: May 14, 2025
TO: Planning Commission Members
FROM: Edgar Medina, Assistant Public Works Director
SUBJECT: **A RESOLUTION FINDING THAT THE ACQUISITION OF PROPERTY LOCATED AT 10801 WHITE ROCK ROAD, APN 072-0610-091-0000, FOR PUBLIC PURPOSES IS CONSISTENT WITH THE RANCHO CORDOVA GENERAL PLAN**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would find the acquisition of the property located at 10801 White Rock Road ("Property") for a future determined public use is consistent with the Rancho Cordova General Plan.

BACKGROUND

Pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission is required to review the proposed acquisition of real property for public purposes and determines whether the proposed acquisition is in conformance with the Rancho Cordova General Plan. This determination is based on the property's intended public use and its consistency with the goals, policies, and land use designations outlined in the General Plan.

Although no specified use is projected for the site at this time, the property's location adjacent to the Rancho Cordova City Hall provides the City with flexibility to plan for future public uses that will be a part of the City's growth and vision. As an interim use and due to its proximity to a key capital infrastructure project, the City will utilize the property for the construction of the Zinfandel Drive Bicycle & Pedestrian Overcrossing Project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The acquisition of property by a public agency is a project as defined by CEQA. Pursuant to CEQA Guidelines Section 15061(b)(3), an activity is covered by the general rule that CEQA applies only to projects which have the potential for

causing a significant effect on the environment. The activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

As noted above, the action is to allow the City Manager to proceed with the execution of documents necessary to purchase and take possession of the property and no specified use is currently proposed or being considered for the site by the City. Further, while future development of the site is assumed, the type and intensity of development cannot be determined and it would be speculative to identify the type and level of development that would ultimately be constructed on site and the potential effects of that development. Pursuant to CEQA Guidelines Section 15145, if an impact is too speculative for evaluation the agency is not required to, nor should it, engage in speculation and should terminate the discussion. The City's acquisition is also exempt from environmental review at this present time pursuant to CEQA Guidelines Section §15004(b)(2)(A). It should be noted that, at such time as development is proposed for the site, a project-level analysis can and will be prepared to disclose potential environmental impacts of that development. However, because the current action would only result in the change of ownership of the property and no physical changes would occur on the site that could result in physical environmental effects, the activity is not subject to CEQA pursuant to CEQA Guidelines section 15061(b)(3).

ATTACHMENT(S)

1. Resolution
2. Property Location

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, FOR THE PROPOSED ACQUISITION OF REAL
PROPERTY LOCATED AT 10801 WHITE ROCK ROAD IS IN CONFORMANCE WITH THE
RANCHO CORDOVA GENERAL PLAN**

WHEREAS, the owner of the property located at 10801 White Rock Road ("Property"), located adjacent to City Hall, is willing to sell the Property and the City of Rancho Cordova ("City") desires to acquire the Property for a currently unspecified use; and

WHEREAS, the Property is vacant, underutilized site; and

WHEREAS, the City of Rancho Cordova has not determined a public use at this time; and

WHEREAS, Pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission is required to review the proposed acquisition of real property for public purposes and determines whether the proposed acquisition is in conformance with the Rancho Cordova General Plan. This determination is based on the property's intended public use and its consistency with the goals, policies, and land use designations outlined in the General Plan; and

WHEREAS, the Rancho Cordova Planning Commission finds that the proposed acquisition of real property is for public purposes and is in conformance with the Rancho Cordova General Plan land use designation and zoning; and

WHEREAS, the acquisition and lack of identified proposed use of the Property is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15061 (General Rule Exemption), and Section 15004(b)(2)(A).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission finds that the proposed acquisition of real property for public purposes is consistent with the objectives of Rancho Cordova General.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of May 2025 by following vote:

AYES:

NOES:

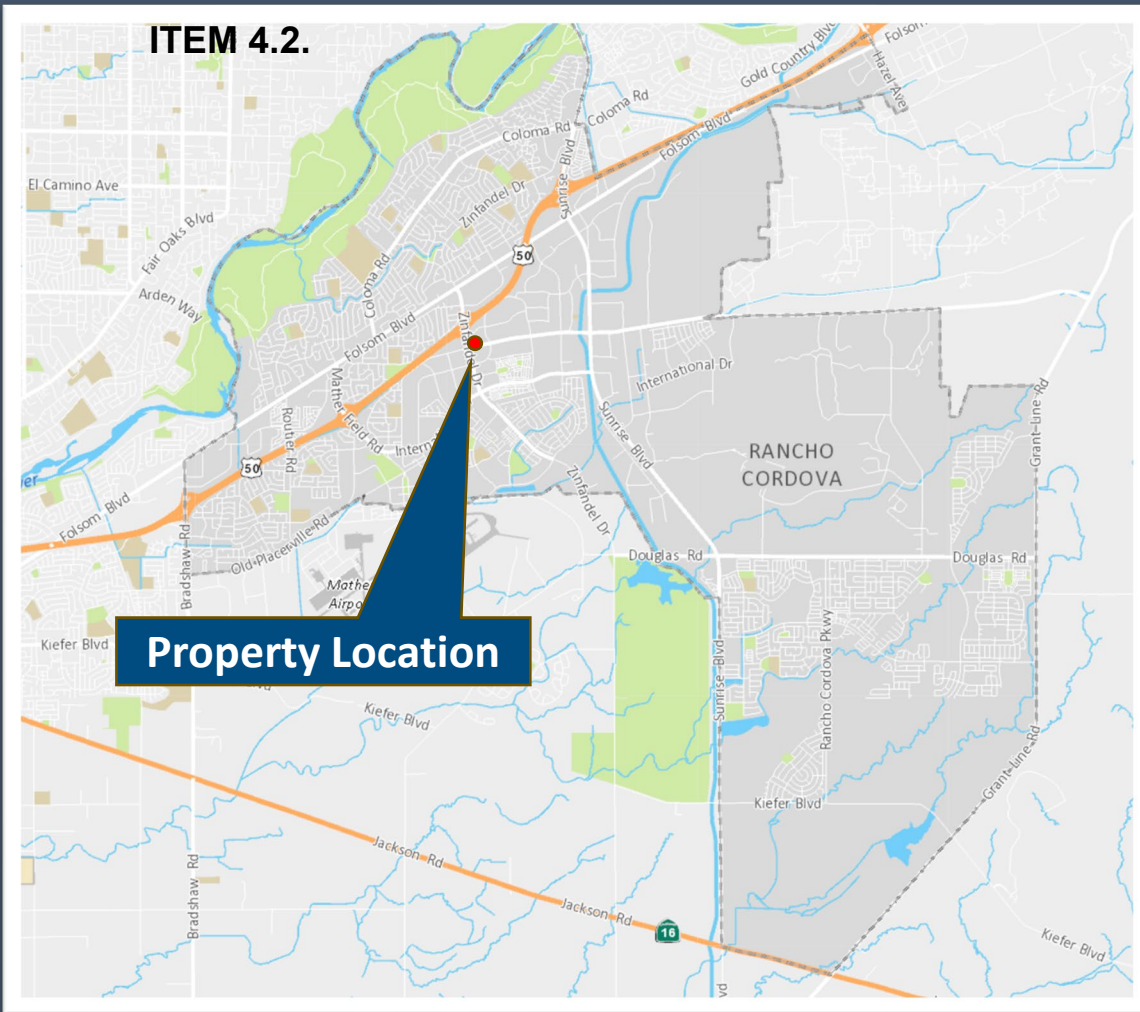
ABSENT:

ABSTAIN:

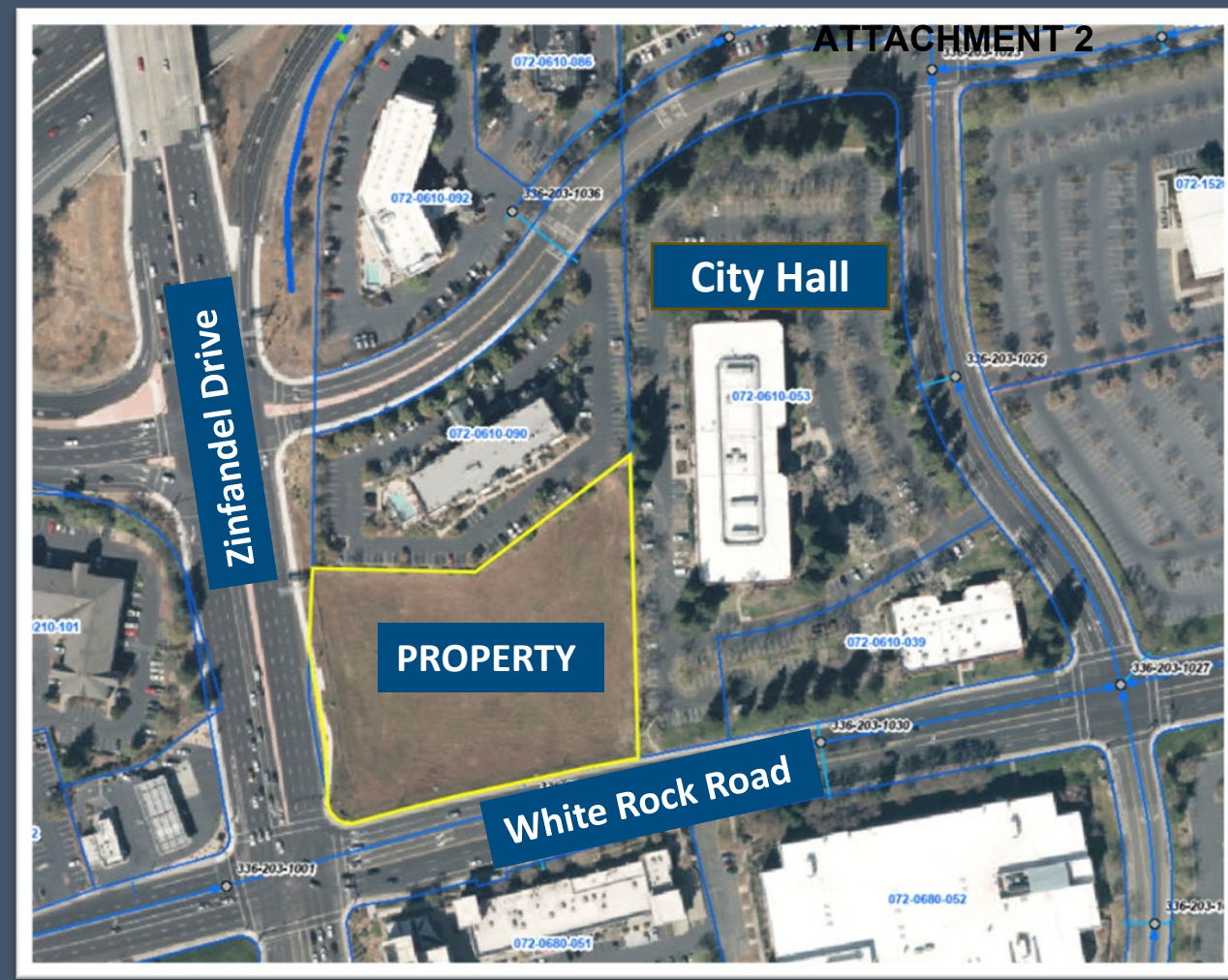
Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



City Map



Property Location

MEMORANDUM



ITEM 4.3.

DATE: May 14, 2025
TO: Planning Commission Members
FROM: Megan Siren, Assistant to the City Manager
SUBJECT: **A RESOLUTION FINDING THAT THE ACQUISITION OF PROPERTY LOCATED AT 10455 INVESTMENT CIRCLE, APN 057-0212-008-0000, FOR PUBLIC PURPOSES IS CONSISTENT WITH THE RANCHO CORDOVA GENERAL PLAN**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would find the acquisition of the property located at 10455 Investment Circle ("Property") with a public use consistent with the Rancho Cordova General Plan.

BACKGROUND

Pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission is required to review the proposed acquisition of real property for public purposes and determine whether the proposed acquisition is in conformance with the Rancho Cordova General Plan. This determination is based on the property's intended public use and its consistency with the goals, policies, and land use designations outlined in the General Plan.

The location of the acquisition is 10455 Investment Circle, which is designated Folsom Boulevard Planning Area (FBPA) in the General Plan Land Use map. The Folsom Boulevard Planning Area serves as one of the higher-intensity development centers of the City. The area is envisioned for commercial nodes along intersections, housing opportunities, transit-oriented developments, and other community-serving uses. The subject property currently operates as the Rancho Cordova Youth Center under City management and operations and there are no plans to change the current use of the site. The Rancho Cordova Youth Center is consistent with the General Plan land use designation of Folsom Boulevard Planning Area (FBPA).

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable

indirect physical change in the environment.” The acquisition of property by a public agency is a project as defined by CEQA. Pursuant to CEQA Guidelines Section 15061(b)(3), an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

As noted above, the purpose of the project is to purchase a parcel that is fully developed as the site of the Rancho Cordova Youth Center. There are no plans to change the current use of the site, obtain permits, or any other change in use, and the site will continue to operate as the Rancho Cordova Youth Center. The sale of real property would entail a change in the property's ownership and transfer of the deed, and would have no effect on the environment. As it can be seen with certainty that the acquisition of land will not have a significant effect on the environment, the project is exempt from further CEQA review pursuant to CEQA Guidelines section 15061(b)(3).

ATTACHMENT(S)

1. Resolution
2. Project Location

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, FOR THE PROPOSED ACQUISITION OF REAL PROPERTY
LOCATED AT 10455 INVESTMENT CIRCLE IS IN CONFORMANCE WITH THE RANCHO
CORDOVA GENERAL PLAN**

WHEREAS, the owner of the property located at 10455 Investment Circle ("Property"), is willing to sell the Property and the City of Rancho Cordova ("City") desires to acquire the Property for the continued use as the Rancho Cordova Youth Center; and

WHEREAS, the Property is fully developed and operating as the Rancho Cordova Youth Center; and

WHEREAS, Pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission is required to review the proposed acquisition of real property for public purposes and determine whether the proposed acquisition is in conformance with the Rancho Cordova General Plan. This determination is based on the property's intended public use and its consistency with the goals, policies, and land use designations outlined in the General Plan; and

WHEREAS, the Rancho Cordova Planning Commission finds that the proposed acquisition of real property is for public purposes and is in conformance with the Rancho Cordova General Plan land use designation and zoning; and

WHEREAS, the acquisition and the identified proposed use of the Property is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15061 (General Rule Exemption).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission finds that the proposed acquisition of real property for public purposes is in conformity with the Rancho Cordova General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of May 2025 by following vote:

AYES:

NOES:

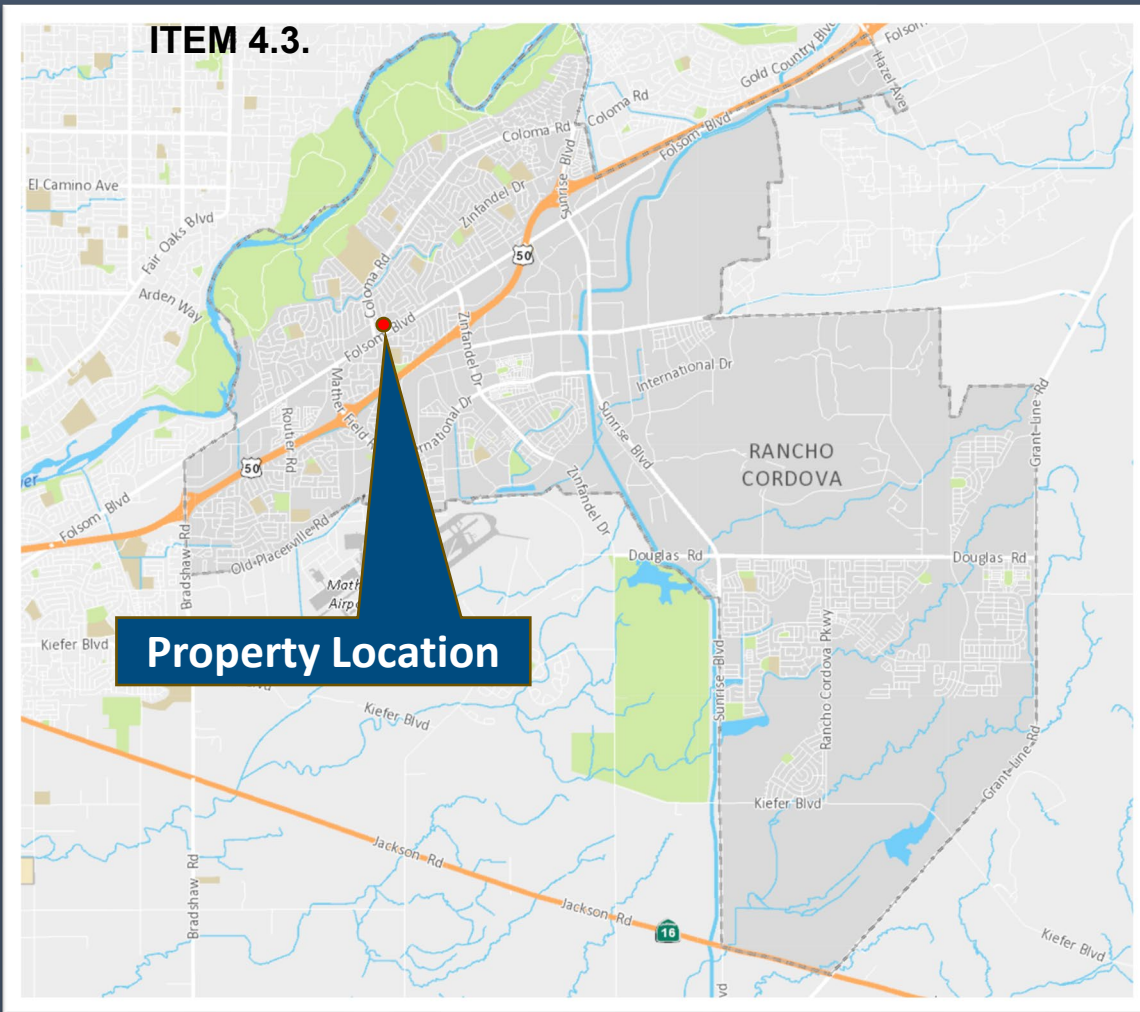
ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



City Map



Property Location

ATTACHMENT 2

MEMORANDUM

ITEM 6.1.



DATE: May 14, 2025

TO: Planning Commission Members

FROM: Chance Finley-Ross, AICP, Associate Planner

SUBJECT: PALACE SHINE HAND CAR WASH CONDITIONAL USE PERMIT (CEQA EXEMPT PURSUANT TO SECTION 15301 "EXISTING FACILITIES") – PROJECT NO. PLND-1024-0112 – LOCATED AT 10765 COLOMA ROAD

PROPERTY OWNER:
Tung Phan and Amy Tran
7516 Brabham Way
Elk Grove, CA 95758

APPLICANT/DEVELOPER:
Omar Gheyzada
3118 Catawba Court
Pleasanton, CA 94566

PROJECT: The Applicant is requesting a Conditional Use Permit (CUP) for a proposed expansion of an existing self-service car wash. The property is zoned Commercial Mixed-Use (CMU). The Applicant is currently operating a self-service car wash at this location. The Applicant intends to expand the business' services to include attendee/employee hand car washing in addition to self-service washing. Per the City's Zoning Code, CMU zoning designations require a CUP to operate a car wash. The proposed additional attendee hand washing services that are being proposed as part of this application are considered an expansion of the existing use and therefore the review of a CUP is required. Minor façade paint changes and a new site vehicular circulation plan are being proposed with this application.

FILE: PLND-1024-0112
LOCATION: 10765 Coloma Road
APN: 056-0260-013-0000
ZONING: Commercial Mixed-Use (CMU)
PLANNER: Chance Finley-Ross, AICP, Associate Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15301, "Existing Facilities"; and
2. Adopt the Resolution approving the Conditional Use Permit (CUP) for the Palace Shine Hand Car Wash.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for their proposed car wash service expansion.

BACKGROUND & EXISTING SITE CONDITIONS

The project site is situated on a 0.33-acre parcel located within an existing commercial development at 10765 Coloma Road (**Figure 1: Project Location**). This commercial center is part of a broader mixed-use corridor and includes several parcels occupied by neighborhood-serving businesses. The subject parcel is currently developed with an operational self-service car wash, which occupies one of four adjacent parcels fronting Coloma Road.

The surrounding area is characterized by a mix of residential and institutional uses. Multi-family apartment complexes are located immediately to the north, west, and east of the shopping center, while a church is situated directly to the south across Coloma Road. Within the shopping center itself, the adjacent parcel to the east contains a convenience store, and a restaurant is located directly to the west of the car wash.

The existing car wash facility was originally constructed in 1968, prior to the adoption of current zoning regulations. When Sacramento County later revised zoning designations in this area, the facility was recognized as a legal nonconforming use and was allowed to continue operations despite the change in zoning. The current application for a Conditional Use Permit seeks to expand on-site services and bring the use into alignment with the City's current land use standards and review processes.

Figure 1: Project Location



Surrounding Land Uses:

The following Table provides the current use, General Plan designation, and zoning designation of the adjacent properties (**Table 1**).

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
10765 Coloma Road	Self-Service Car Wash	Village Center	Commercial Mixed Use
North	Multi-Family Residential	Village Center	Village Center Mixed-Use
East	Multi-Family Residential	High-Density Residential	High-Density Residential
South	Religious Institution	Village Center	Village Center Mixed-Use
West	Multi-Family Residential/Commercial	Village Center	Village Center Mixed-Use

PROJECT DESCRIPTION

The Applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the expansion of an existing self-service car wash facility located within a Commercial Mixed-Use (CMU) zoning district. The subject property is currently developed and operating as a self-service car wash, which was previously established in compliance with Sacramento County's applicable zoning regulations. The Applicant now proposes to expand the scope of operations to include attended hand car washing services performed by employees on-site, in addition to the existing self-service bays.

According to the City's Zoning Code, car wash facilities are classified as conditionally permitted uses within the CMU zoning designation. As such, any proposed expansion or intensification of the use, including the introduction of employee-operated services, requires the review and approval of a new or modified CUP to ensure consistency with the City's land use and development standards, as well as compatibility with surrounding uses.

The proposed project also includes minor exterior improvements, such as updated paint treatments to the building façade, and the implementation of a revised on-site vehicular circulation plan designed to accommodate both self-service and attended wash operations more efficiently. All proposed modifications were evaluated as part of the CUP review process.

The Applicant has indicated that the expanded operation is expected to increase daily customer volume from the current average of 10–15 customers to approximately 20–30 customers per day. The car wash will operate between the hours of 9:00 a.m. and 5:00 p.m., seven days a week. These details have been considered in the overall evaluation of potential impacts related to traffic, noise, and site activity, as discussed in the subsequent sections of this report.

CONDITIONAL USE PERMIT REVIEW

According to the City of Rancho Cordova Zoning Code, car wash facilities fall under the broader use classification of "Car Washing," which includes both self-service and attended car wash operations. Per Table 23.313-1 of the Zoning Code, an attendant car wash is a conditionally permitted use within the Commercial Mixed-Use zoning district, and therefore requires the approval of a Conditional Use Permit to operate at the subject location.

Although the existing self-service car wash has historically operated as a legal nonconforming use, the use was specifically permitted only as a self-service facility. The Applicant now proposes to expand services to include employee-operated hand car washing, which constitutes a change in the type and intensity of use on the site. This shift from self-service to attendant service is considered a substantial expansion under the City's land use regulations, and as such, triggers the requirement for a CUP to ensure consistency with current zoning standards and to assess potential impacts on adjacent land uses.

As part of the CUP review process, the Applicant was required to bring the site into compliance with Section 23.913.050 of the City's Zoning Code, which outlines specific development and operational standards for car wash uses. These standards are intended to address site functionality, vehicle circulation, queuing, noise mitigation, and compatibility with surrounding uses. In response to these requirements, the Applicant submitted a revised site plan demonstrating compliance with applicable provisions, including but not limited to minimum queuing capacity, required on-site parking, and updated circulation patterns. Further analysis of the proposed site modifications and compliance with development standards is provided in the sections below.

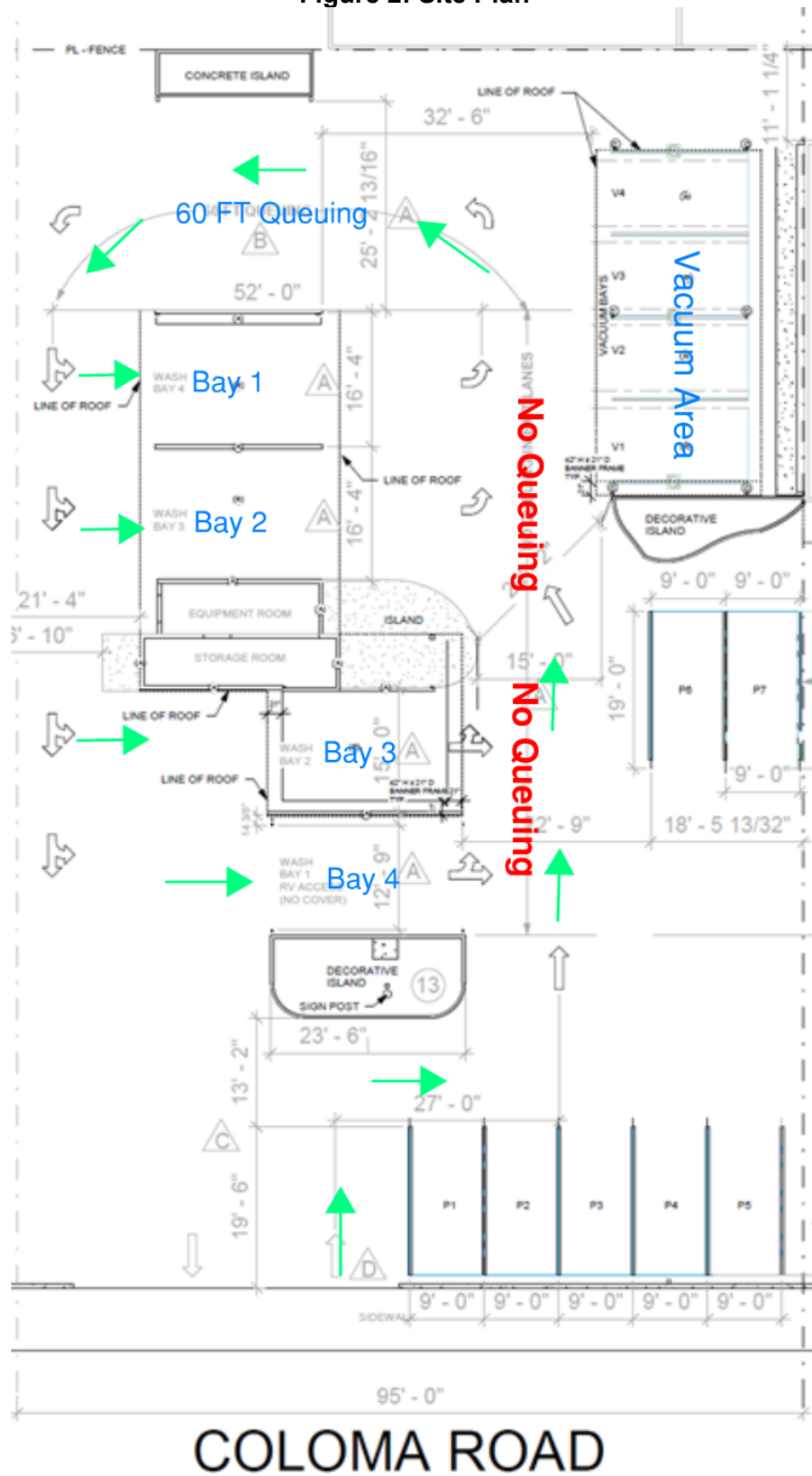
Vehicular Queuing and Circulation:

Pursuant to Section 23.913.050 of the City of Rancho Cordova Zoning Code, car wash facilities that include drive-through components are required to provide a minimum of 60 feet of dedicated queuing reservoir to accommodate vehicles waiting for service. This standard is intended to ensure that on-site vehicle circulation functions efficiently and that queuing does not spill over onto adjacent public streets, thereby minimizing potential traffic conflicts and maintaining public safety.

City staff collaborated with the Applicant to revise the site layout to bring the project into compliance with this requirement. As illustrated in **Figure 2: Site Plan** below and detailed in the project plans (Attachment 2), the site plan now incorporates a 60-foot dedicated queuing area located along the northern portion of the parcel, at the rear of the site. This location allows vehicles to queue on-site without interfering with ingress and egress points or contributing to traffic congestion on Coloma Road.

To ensure continued compliance with this requirement, a condition of approval has been included as part of the project's entitlements. The condition mandates adherence to the approved vehicular circulation and queuing layout as shown in the submitted plans.

Figure 2: Site Plan



Parking

City staff worked with the Applicant to ensure that the proposed parking plan complies with the requirements set forth in the Rancho Cordova Zoning Code. Specifically, Table 23.719-1 of the Zoning Code outlines the minimum parking standards for car wash uses, requiring three parking spaces per facility, plus an additional two parking spaces for each service bay. Given that the proposed project will continue to operate four service bays, the total required number of parking spaces is eleven (3 base spaces + 2 spaces x 4 bays = 11 total spaces).

The Applicant has submitted a revised parking plan that satisfies these requirements. A total of seven parking spaces are provided on the project parcel where the car wash facility is located. To meet the remaining requirement, the Applicant has secured access to four additional parking spaces located on the adjacent parcel to the west, which is currently developed with a restaurant. A reciprocal parking access agreement has been executed between the two property owners and has been formally recorded with the Sacramento County Recorder's Office, ensuring long-term access and legal use of the shared parking spaces ([Attachment 2](#)).

The combination of on-site and shared off-site parking provides a total of eleven parking spaces, consistent with Zoning Code requirements. The recorded agreement guarantees ongoing availability of the reciprocal parking spaces, and a condition of approval has been included to require the maintenance of this agreement for the life of the use.

GENERAL PLAN

The project site is designated as Village Center (VC) under the City of Rancho Cordova General Plan. The Village Center designation is intended to support neighborhood-scale commercial areas that provide daily goods and services to nearby residents. Typical uses within this land use designation include small- to medium-sized grocery stores, restaurants, personal and professional service providers, and other neighborhood-serving businesses that contribute to the convenience and functionality of local communities. The proposed car wash use, including its expansion to include attended hand-washing services, is consistent with the intent of the Village Center designation in that it offers a convenience-oriented service that supports the daily needs of nearby residents.

ZONING CODE

The project site is located within the Commercial Mixed-Use (CMU) zoning district, as defined by the Rancho Cordova Zoning Code. This zoning designation is identified as compatible with the site's Village Center General Plan designation and is intended to support a variety of commercial, service-oriented, and mixed-use developments that serve surrounding neighborhoods.

Per the City's Zoning Code, car wash facilities fall under the use classification of "Car Washing" and are allowed within the CMU zone with the approval of a Conditional Use Permit (CUP). As outlined in the preceding sections, the proposed project meets all applicable development standards of the Zoning Code, including those specifically outlined for car wash uses, such as vehicle queuing, parking, and circulation requirements.

FISCAL IMPACT

The proposed business expansion is expected to generate a modest positive fiscal impact through increased sales tax revenue and business license fees. The addition of employee-operated services may also create new local job opportunities. No new public infrastructure or City resources are required to support the project.

ENVIRONMENTAL

The project applicant is requesting approval of a Conditional Use Permit. The proposed project qualifies for an exemption from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. This exemption applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private or public structures or facilities, where the project results in negligible or no expansion of the existing or former use.

Under CEQA Guidelines Section 15301(a), projects that result in a minor expansion of an existing use—such as a small increase in service capacity or business operations—are considered exempt. The applicant proposes to expand the current self-service car wash operation by adding attended hand car washing performed by on-site staff. While this represents a modest operational change, it continues to function within the same car wash use category. The site and all structures comply with the applicable setbacks and development standards of the City of Rancho Cordova.

The business will continue to serve the surrounding neighborhood and no significant increase in traffic, noise, or environmental impacts is anticipated as a result of the change. Additionally, the site is fully developed and already served by existing public infrastructure, utilities, and roadways. The property is not located in an environmentally sensitive area. Therefore, the proposed changes constitute a negligible expansion of the existing use, and the project qualifies for a Class 1 Categorical Exemption under CEQA Guidelines Section 15301.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

- Find the project to be in compliance with the California Environmental Quality Act (CEQA) per CEQA State Guidelines Section 15301, Existing Facilities; and
- Adopt the resolution approving the Palace Shine Hand Car Wash Conditional Use Permit (PLND-1024-0112), subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE PALACE SHINE HAND CAR WASH –
PROJECT NO. PLND-1024-0112**

WHEREAS, the owner representative, Omar Gheyzazada, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit for the proposed expansion of an existing self-service car wash located at 10765 Coloma Road; and

WHEREAS, the project is designated Village Center Mixed-Use (VCMU) in the General Plan and zoned Commercial Mixed-Use (CMU); and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

- 1) Determine the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act Section 15301, Class 1, Existing Facilities.

Evidence The project applicant is requesting approval of a Conditional Use Permit (CUP). The proposed project qualifies for an exemption from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. This exemption applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private or public structures or facilities, where the project results in negligible or no expansion of the existing or former use.

Under CEQA Guidelines Section 15301(a), projects that result in a minor expansion of an existing use—such as a small increase in service capacity or business operations—are considered exempt. The applicant proposes to expand the current self-service car wash operation by adding attended hand car washing performed by on-site staff. While this represents a modest operational change, it continues to function within the same car wash use category. The site and all structures comply with the applicable setbacks and development standards of the City of Rancho Cordova.

The business will continue to serve the surrounding neighborhood and no significant increase in traffic, noise, or environmental impacts is anticipated as a result of the change. Additionally, the site is fully developed and already served by existing public infrastructure, utilities, and roadways. The property is not located in an environmentally sensitive area. Therefore, the proposed changes constitute a negligible expansion of the existing use, and the project qualifies for a Class 1 Categorical Exemption under CEQA Guidelines Section 15301.

- 2) Approve the Conditional Use Permit subject to the Project Plans (Exhibit A), Conditions of Approval (Exhibit B), and subject to the findings as defined by Zoning Code Section 23.134.070 and evidence as follows:

- a) **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The project site is approximately 0.33 acres in size and is located within a developed commercial center with direct access to Coloma Road, with existing access and infrastructure to support the expanded car wash operations. No new building mass is proposed, and the site circulation and parking layout have been updated to meet City standards. The proposed attended hand-wash services are expected to have minimal impacts related to traffic, noise, light, emissions, or visibility, and minor aesthetic improvements are included to enhance the site's appearance. Overall, the site is suitable to accommodate the proposed expansion without significant adverse effects.

- b) **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: Potential impacts associated with the expanded car wash use, including noise, traffic circulation, and on-site queuing, have been addressed through the application of existing zoning standards and project-specific conditions of approval. The project includes a revised site plan to ensure adequate vehicle queuing and parking, minimizing off-site traffic impacts. Conditions of approval require adherence to operational standards and site design measures that further reduce potential impacts on neighboring residential and commercial properties.

- c) **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The project site is located within an established, fully developed commercial area that is already served by existing public infrastructure, including water, sewer, storm drainage, and roadway facilities. The proposed expansion to add attended hand car wash services will not require any upgrades to existing utilities or public services. Therefore, all necessary public facilities have sufficient capacity to support the proposed use.

- d) **Finding:** The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable provisions of the Rancho Cordova Zoning Code, including parking, queuing, access, and car wash-specific development standards. Minor site improvements have been incorporated to meet circulation and parking requirements, and the proposed façade enhancements are consistent with City design guidelines. The project also satisfies the special use provisions for car washes, ensuring compatibility with the surrounding neighborhood.

- e) **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

ITEM 6.1.

ATTACHMENT 1

Evidence: The existing self-service car wash facility was previously recognized as a legal nonconforming use under Sacramento County regulations. As part of this application, the applicant has updated the site plan to meet current Rancho Cordova Zoning Code requirements for vehicle queuing, parking, and circulation. Where feasible, the project brings nonconforming site conditions into compliance, ensuring the facility operates consistently with current standards and minimizes impacts to surrounding properties.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of May 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME

Omar Gheyas2da

MAILING
ADDRESS3118 Catawba Ct.
Pleasanton, CA 94566CITY, STATE
ZIP CODESacramento County
Donna Allred, Clerk/Recorder

Doc # 202502200023

2/20/2025 8:26:04 AM

MGS

Titles 1
Pages 6

Fees	\$107.00
Taxes	\$0.00
PCOR	\$0.00
Paid	\$107.00

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Reciprocal Parking Access Agreement

RECIPROCAL PARKING ACCESS AGREEMENT

The parties of this agreement are Tung Phan & Amy Tran, 7516 Brabham Way, Elk Grove, CA 95758 (Landlord) and Palace Shine Car Wash/Omar Gheyzazada, 3118 Catawba Ct., Pleasanton CA 94566 (Tenant), for the reciprocal parking access for the 4 parking spaces located at the address 10765 Coloma Road, Rancho Cordova CA 95670.

Reciprocal Parking Access Agreement must be recorded, and it must run with the lease agreement for the car wash. Reciprocal Parking Access Agreement shall run with the property title and cannot run month to month.

Landlord owns two adjacent parcels of land. On one parcel, there is a restaurant (APN: 056-0260-014), and on the other parcel, there is a car wash (APN: 056-0260-13) and Palace Shine Car Wash is the Tenant for the car wash. Landlord agrees to give 4 parking spaces on the restaurant lot (APN: 056-0260-014) to Tenant for the same lease term as the original lease given to Tenant for the car wash lot. Use of 4 parking spaces will be run with the use of the car wash. Further, the parking spaces are able to be used by both establishments.

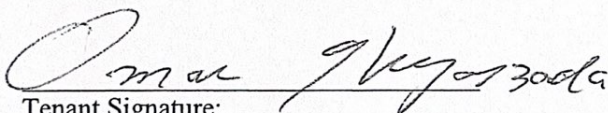
Further, this can also be interpreted at easement right being given to Tenant for the 4 parking spaces, and as per the City of Rancho Cordova's requirements, Tenant can formally record this agreement with County Recorder's Office.

Tenant shall be solely responsible for any cost reasonably necessary to repair any damage to the premises caused by the tenant, to clean the premises (where sub-tenant has not left the premises as clean as when she/he found them).

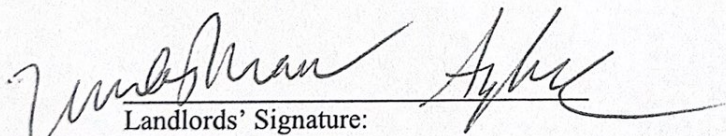
Tenant must give the Landlord 30 days written/oral notice, with notice given on the first of the month of when the tenant will be vacating the premises. *See Exhibit: A*

Dated:

2-19-25



Tenant Signature:
Omar Gheyzazada
Palace Shine Car Wash


Landlords' Signature:
Tung Phan & Amy Tran

Dated: *Feb 19, 2025*

7516 Brabham Way
Elk Grove, CA 95758

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

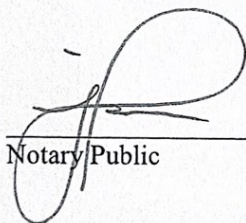
State of California,

County of

On 19 FEB 2025 before me, J. TREMOR, NOTARY PUBLIC, personally appeared, OMAR CHEYSEADA, TUNG PHAN and AMY TRAN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 19 FEB 2025 before me, J. TREMOR NOTARY PUBLIC
(insert name and title of the officer)

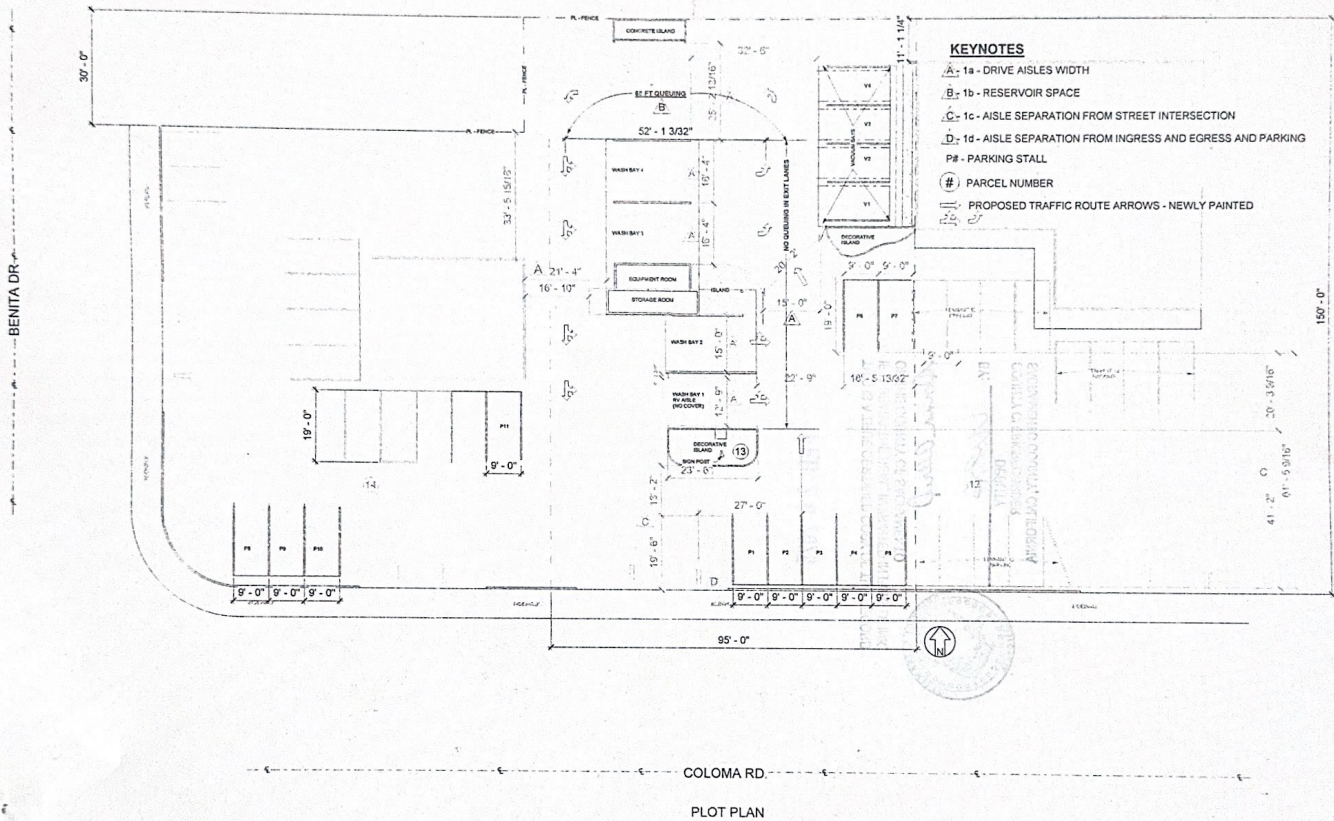
personally appeared DMAR GHEYASZADA, TUNG PHAN, AMY TRAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)





FEB 20 2025

THIS IS A TRUE CERTIFIED COPY OF THE RECORD
IF IT BEARS THE SEAL, IMPRINTED IN PURPLE INK,
OF THE COUNTY OF SACRAMENTO

Donna Allred

BY: *WGS*
DEPUTY
COUNTY CLERK/RECORDER
SACRAMENTO COUNTY, CALIFORNIA



ITEM 6.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
ON-GOING CONDITIONS				
1.	The approved entitlement is for a Conditional Use Permit (CUP) for a hand car wash to be located at 10765 Coloma Road APN: 056-0430-006-0000), as described in the Planning Commission staff report dated May 14, 2025, and attached Project Plans (<u>Exhibit A</u>) with conditions herein (<u>Exhibit B</u>), for project number PLND-1024-0112.	Project Description	On-Going	Planning
2.	The applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance
4.	The Permit is valid for a period of three (3) years from the date of Director approval unless an extension is granted. In order to solidify the permit indefinitely the applicant must take some significant action on the project (i.e. Obtaining a Business license) before the 3 years is up. If no action is taken to move forward with the permit within the allotted (3) years then the permit becomes void and a new permit must be issued.	Expiration	On-Going	Planning
5.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	General	On-Going	Planning

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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
6.	The permit holder is hereby notified that failure to comply with any one of these conditions may result in the revocation of this permit, pursuant to the City of Rancho Cordova Zoning Code.	General	On-Going	Planning
7.	The car wash hours of operation are stated to be between 9:00AM to 5:00PM, 7 days a week. Any modifications to these hours of operation must be reviewed and approved by the Planning Division.	General	On-Going	Planning
8.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
9.	Any future façade changes, including paint and façade materials, shall be reviewed and approved by the Planning Division prior to completion.	General	On-Going	Planning
10.	The business must provide eleven (11) customer parking spaces at all times per the requirements of the City Zoning Code. The business shall comply with the reciprocal parking access agreement included in the attached exhibits granting four (4) reciprocal parking spaces on the adjacent parcel (APN: 056-0260-014-0000).	Parking	On-Going	Planning
11.	Business shall comply with site vehicular circulation plan as provided in the associated site plan exhibits.	Circulation	On-Going	Planning
12.	Rancho Cordova Business License is required prior to business operation. Please contact the Finance Department at 916-851-8768.	Business License	On-Going	Planning/ Finance

ITEM 6.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
13.	If approved, this permit only applies to a car wash use located at 10765 Coloma Road. This permit is only valid at this location. Should the business relocate, the new location must be reviewed and approved by the Planning Division.	Applicability	On-Going	Planning
14.	The business shall comply with all development standards outlined in Section 23.913.050 of the City Zoning Code for Car Washes.	Development Standards	On-Going	Planning
15.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element and RCMC 6.68.	Noise	On-Going	Planning/ Building
16.	A Building & Safety permit is required for any remodel or tenant improvement work including any new water tanks, building-attached signage, adding or removing walls, plumbing, electrical and mechanical improvements.	Building Permit	On-Going	Planning/ Building
17.	Signage is not approved with this permit. All signage must comply with Chapter 23.743 of the City Zoning Code. Any on-site signage that does not adhere to this Chapter must be brought into compliance or removed.	Signage	On-Going	Planning/ Building
18.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Division prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
ADVISORIES				
19.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	General	Advisory	SMUD
20.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed	General	Advisory	SMUD

ITEM 6.1.
Conditions of Approval

ATTACHMENT 3
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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	property within said easement that unreasonably interferes with those needs.			
21.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	General	Advisory	SMUD