

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, January 14, 2026

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://cityofranhocordova.zoom.us/j/81684154044>
Webinar ID: 816 8415 4044
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 816 8415 4044

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@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, January 14, 2026. 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, Lee Frechette, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Tegan Mauldin

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 December 10, 2025.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

None.

7. REGULAR CALENDAR

- 7.1. **Subject:** A Resolution Finding that the Acquisition of Property Located at 3215 Prospect Park Drive, APN: 072-0680-042-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan (CEQA Exempt Pursuant to CEQA Guidelines Section 15061(b)(3)).

Recommendation: Adopt the Resolution.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. 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

January 28, 2026	5:30 PM Regular Meeting
February 11, 2026	5:30 PM Regular Meeting
March 11, 2026	5:30 PM Regular Meeting
April 8, 2026	5:30 PM Regular Meeting
May 13, 2026	5:30 PM Regular Meeting
June 10, 2026	5:30 PM Regular Meeting
July 8, 2026	5:30 PM Regular Meeting
August 12, 2026	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 January 14, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on January 9, 2026 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 January 9, 2026 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: January 14, 2026
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 10, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. December 10, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, December 10, 2025

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

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 5:34 PM.

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

Planning Commission Members Absent: None

Staff Members Present: Chance Finley-Ross, Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Frechette led the pledge.

3. PRESENTATIONS

3.1. **Subject:** Chair Lee Frechette's Birthday on December 16, 2025.

3.2. **Subject:** Planning Commissioner Rehana Rehman's Birthday on December 17, 2025.

4. PUBLIC COMMENT

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

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ITEM 4.1.

ATTACHMENT 1

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, December 10, 2025

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

ACTION: Motion to approve items 5.1 through 5.2 by Stauss second by Rehman;
Motion passed with a 7:0 vote.

5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 12, 2025.

Recommendation: Adopt the minutes.

5.2. **Subject:** A Resolution Finding that the Disposition of Property Located at 3641 Bleckely Street, APN: 067-0010-114-0000, is Consistent with the Rancho Cordova General Plan (CEQA Exempt Pursuant to Section 15061(b)(3)).

Recommendation: Adopt the Resolution.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Chair Frechette stated that Item 6.2 would be pulled for separate discussion.

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 Stevenson;
Motion passed with a 7:0 vote.

6.1. **Subject:** A Recommendation that City Council adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving an Amendment to the Conditions of Approval Between the City of Rancho Cordova and LAL Brothers, LLC Relative to the Douglas 103 Project (CEQA Exempt Pursuant to Section 15061(b)(3)).

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

- Adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving the Amendment to the Conditions of Approval between the City of Rancho Cordova and LAL Brothers, LLC relative to Douglas 103 project.

6.2. **Subject:** Rio del Oro Parcel 67B & 67C - Major Design Review - Project No. PLND-0425-0125 (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans).

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan"; and
2. Adopt the Resolution for Rio del Oro Parcel 67B & 67C, Major Design Review.

ACTION: Motion to approve item 6.2. by Stauss second by Mauldin;
Motion passed with a 5:2 vote.

AYES: Devarapalli, Mauldin, Rehman, Stauss, Stevenson

NOES: Huhn, Frechette

ABSENT: None

ABSTAIN: None

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, December 10, 2025

ATTACHMENT 1

7. PUBLIC HEARING ITEMS

None.

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 provided her report.

10. ADJOURNMENT

Chair Frechette adjourned the meeting at 5:56 PM.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 7.1.

DATE: January 14, 2026
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, Planning Manager
SUBJECT: **A RESOLUTION FINDING THAT THE ACQUISITION OF PROPERTY LOCATED AT 3215 PROSPECT PARK DRIVE, APN: 072-0680-042-0000, FOR PUBLIC PURPOSES IS CONSISTENT WITH THE RANCHO CORDOVA GENERAL PLAN (CEQA EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3))**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would find the acquisition of the property located at 3215 Prospect Park Drive ("Property") for a small high school, with a capacity of 300-500 students, 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 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 3215 Prospect Park Drive, which is designated Office Mixed Use (OMU) in the General Plan Land Use map. The Office Mixed Use encourages the integration of commercial and/or residential use in conjunction with office use of a site. Office uses are the predominant use, but others may be included in a vertical or horizontal configuration. The OMU land use designation may also include hospitals and other public/quasi-public uses. The subject property is developed with a 101,000 SF office building and Folsom Cordova Unified School District (FCUSD) plans to operate a small high school, 300-500 students, within the existing office building. The proposed high school is consistent with the General Plan land use designation of Office Mixed Use (OMU).

Figure 1: Site Location



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), the “common sense exemption”, a project is exempt from CEQA if it can be seen with certainty that the activities will not significantly impact the environment.

As noted above, the action is to allow Folsom Cordova Unified School District (FCUSD) to proceed with the execution of documents necessary to purchase and take possession of the property. Future use of the site is anticipated to include operation of a small high school within the existing office building to serve approximately 300-500 students. However, as the type of entitlement, required permits, and the intensity of development cannot be determined at this time, it would be speculative to identify the potential effects of that development. It should be noted that, at such time as development is proposed for the site, a project-level analysis will be prepared to analyze and disclose potential environmental impacts of the change in use, including a traffic analysis. 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. Letter from Folsom Cordova Unified School District

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FOR THE PROPOSED ACQUISITION OF REAL PROPERTY LOCATED AT 3215 PROSPECT PARK DRIVE IS IN CONFORMANCE WITH THE RANCHO CORDOVA GENERAL PLAN

WHEREAS, the owner of the property located at 3215 Prospect Park Drive (“Property”), is willing to sell the Property and the Folsom Cordova Unified School District (“FCUSD”) desires to acquire the Property for the a small high school, with a capacity of 300-500 students; and

WHEREAS, the Property is fully developed with a 101,000 SF office building; 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 January 2026 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tegan Mauldin, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

Folsom Cordova Unified School District

December 8, 2025

*Via First Class Mail/Email*City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA**Re: Government Code § 65402 Notice**
3215 Prospect Park Drive
Rancho Cordova, CA
APN: 072-080-042-0000

Dear Planning Department:

The Folsom Cordova Unified School District ("District") is in the process of considering the purchase of the above-identified real properties to facilitate the development of a 3215 Prospect Park Drive for a small high school, with a capacity of 300-500 students. We are required by Government Code section 65402 to apprise you of the disposal of the properties so that you can determine conformity with the local General Plan.

Government Code section 65402 provides that, within forty (40) days of receiving this notice, the Planning Department should prepare a report regarding whether the proposed acquisition is in conformity with the City's general plan. The code further provides that if no report is provided within that time frame, it shall be deemed a conclusive finding that the proposed disposal is in conformity with the general plan.

We hope the above information is helpful. The District looks forward to working collaboratively with the City throughout this process. Please do not hesitate to contact me should you have any questions or would like any additional information.

Sincerely,

Craig Rouse
Executive Director Facilities Development

CC: File