

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, February 11, 2026

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Okura Hotel

Ferdinand Bolstraat 333

1072 LH Amsterdam, Netherlands

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 2:00 p.m. on Wednesday, February 11, 2026. Written comments received no later than 2:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Planning Commission.

AGENDA

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

Planning Commission Members - Surrender 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 January 28, 2026.

Recommendation: Adopt the minutes.

5. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

6. **PUBLIC HEARING ITEMS**

None.

7. **REGULAR CALENDAR**

7.1. **Subject:** Active Transportation Plan Presentation.

Recommendation: No formal action will be taken. Receive a presentation from staff on the Draft Active Transportation Plan.

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

February 25, 2026	5:30 PM Regular Meeting
March 11, 2026	5:30 PM Regular Meeting
March 25, 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 February 11, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on February 6, 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 February 6, 2026 at Rancho Cordova, California.


Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: February 11, 2026
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 28, 2026**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. January 28, 2026 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 28, 2026

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 Mauldin called the Regular meeting to order in the David B. Roberts Council Chambers at 5:35 P.M.

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

Planning Commission Members Absent: Rehana Rehman

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, Quoc Nham, Persephonie Riley, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Stauss led the pledge.

3. PRESENTATIONS

- 3.1. **Subject:** Planning Commissioner Cynthia Stauss's Birthday on January 22, 2026.

4. PUBLIC COMMENT

Chair Mauldin opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

- 1. Helen Whelan-Bashaw
- 2. Larry Leroy Ladd

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, January 28, 2026

ATTACHMENT 1

Chair Mauldin closed the public comment period.

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 5.1 by Devarapalli second by Frechette;
Motion passed with a 5:0 vote.
AYES: Devarapalli, Frechette, Stauss, Stevenson, Mauldin
NOES: None
ABSENT: Rehman
ABSTAIN: Huhn

5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of January 14, 2026.

Recommendation: Adopt the minutes.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

7. PUBLIC HEARING ITEMS

7.1. **Subject:** Rio Del Oro Business Park - Major Design Review - Project No. PLND-0925-0139 (CEQA Exempt per Section 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning).

Recommendation: Staff recommends that the Planning Commission:

- Determine the project Exempt per Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning” of the California Environmental Quality Act (CEQA) Guidelines; and
- Adopt the Resolution for the Rio Del Oro Business Park Major Design Review.

Chair Mauldin opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia
2. Helen Whelan-Bashaw

Chair Mauldin closed the public comment period.

ACTION: Motion to approve item 7.1. with a condition of approval added to increase the Building 3 screen wall from eight (8) to ten (10) feet in height by Frechette second by Huhn;
Motion passed with a 6:0 vote.
AYES: Devarapalli, Frechette, Huhn, Stauss, Stevenson, Mauldin
NOES: None
ABSENT: Rehman
ABSTAIN: 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.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, January 28, 2026

ATTACHMENT 1

10. ADJOURNMENT

Chair Mauldin adjourned the meeting at 6:32 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 7.1.

DATE: February 11, 2026
TO: Planning Commission Members
FROM: Drew Hart, Senior Transportation Planner
SUBJECT: **ACTIVE TRANSPORTATION PLAN PRESENTATION**

RECOMMENDATION

No formal action will be taken. Receive a presentation from staff on the Draft Active Transportation Plan.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff will present information on the Draft Active Transportation Plan. Staff will answer questions from the Planning Commission.

BACKGROUND

The City of Rancho Cordova Public Works Department received \$301,295 of grant funding from Caltrans to update the Pedestrian Master Plan (adopted 2011) and the Bicycle Master Plan (adopted 2016). Staff procured the support of the consulting team lead by Kittelson and Associates, and began the task of reviewing current city and regional plans, evaluating existing conditions, and engaging with the community.

In March 2025, staff presented to City Council findings from the project's community listening efforts to date and presented a vision statement and goals for feedback. Comments from City Council were incorporated and shaped the direction of the plan.

Through the remainder of the year, the project team focused on analyzing existing conditions, planned projects, identifying gaps in the network, and developing a proposed network of projects to improve walking, biking, and rolling in Rancho Cordova. In addition to infrastructure projects, recommendations to policies and programs were developed through collaboration with agency partners.

The findings of this analysis were shared with the community in fall of 2025 through many engagement activities including a public workshop at City Hall and an online survey. Quantitative analysis, blended with qualitative data from community feedback led the project team to the draft Active Transportation Plan.

The draft Active Transportation Plan consists of the following:

- 50 miles of new or improved sidewalks
- 112 new or enhanced crossings
- 205 miles of new or improved bikeways

To focus on the most impactful projects, the project team applied a prioritization screening which placed projects into three tiers. The top tier of high priority and near-term projects includes a mix of signalized crosswalks, over- and under-crossings, sidewalk gap closures, and 31 miles of new or enhanced bikeways suitable for all ages and abilities.

Staff prepared a presentation to share with the Planning Commission on the draft Active Transportation Plan. Feedback from the public and stakeholders will be incorporated into the final Active Transportation Plan, as appropriate, and be brought to City Council for adoption this spring.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the general fund.

ATTACHMENT(S)

- 1. Presentation



Rancho Cordova Active Transportation Plan

Final Draft
Planning Commission | February 11, 2026



Overview

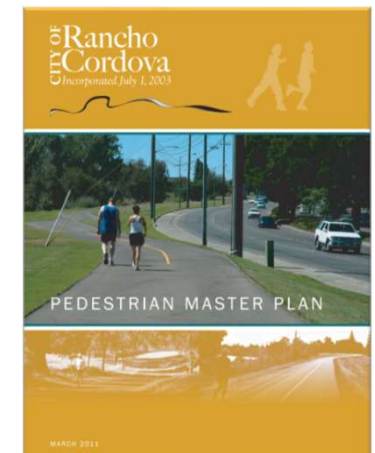
1. Intro & Approach
2. Process
3. Draft Recommendations
4. Questions & How to Provide Input



Intro & Approach

What is an Active Transportation Plan (ATP)?

- Aims to **create a vision** for a more comfortable and accessible transportation network for **walking, biking, and rolling**
- Includes and relies on **collaboration with the community** to shape the vision for the city
- Provides **project, policy, and program recommendations** and **prioritization** that support active transportation



Project Approach

 Caltrans Grant \$301,295

 Project Partners












Rancho Cordova Today

Community Engagement
1. Listen & Understand



What Is Our Active Transportation Network?

Community Engagement
2. What Can Be Done?



What Can Our Network Look Like?

Community Engagement
2. What Can Be Done?



How Do We Make It Happen?

Community Engagement
3. Presenting the Plan



Vision Statement and Goals

Residents and visitors of the City of Rancho Cordova lead healthy and active lifestyles through safe, connected, and equitable access to destinations as well as a culture that supports walking, biking, and rolling for everyone - whether for essential trips or for leisure and social activities.

SAFETY FIRST

Traveling on city streets and paths should not result in a loss of life

HEALTHY AND SUSTAINABLE

Residents and Visitors value their health and the environment and are free to incorporate sustainable and active travel into their lives

JOYFUL CHOICES

Walking, biking, and rolling are joyful, practical, satisfying, and natural choices for trips around the city

DELIVER & MAINTAIN

The City views active transportation projects and their maintenance as essential to everyday life



City Council Meeting | March 17, 2025

BICYCLIST DESIGN USER PROFILES

Interested but Concerned

51%-56% of the total population

Often not comfortable with bike lanes, may bike on sidewalks even if bike lanes are provided; prefer off-street or separated bicycle facilities or quiet or traffic-calmed residential roads. May not bike at all if bicycle facilities do not meet needs for perceived comfort.

Somewhat Confident

5-9% of the total population

Generally prefer more separated facilities, but are comfortable riding in bicycle lanes or on paved shoulders if need be.

Highly Confident

4-7% of the total population

Comfortable riding with traffic; will use roads without bike lanes.



LOW STRESS TOLERANCE

HIGH STRESS TOLERANCE

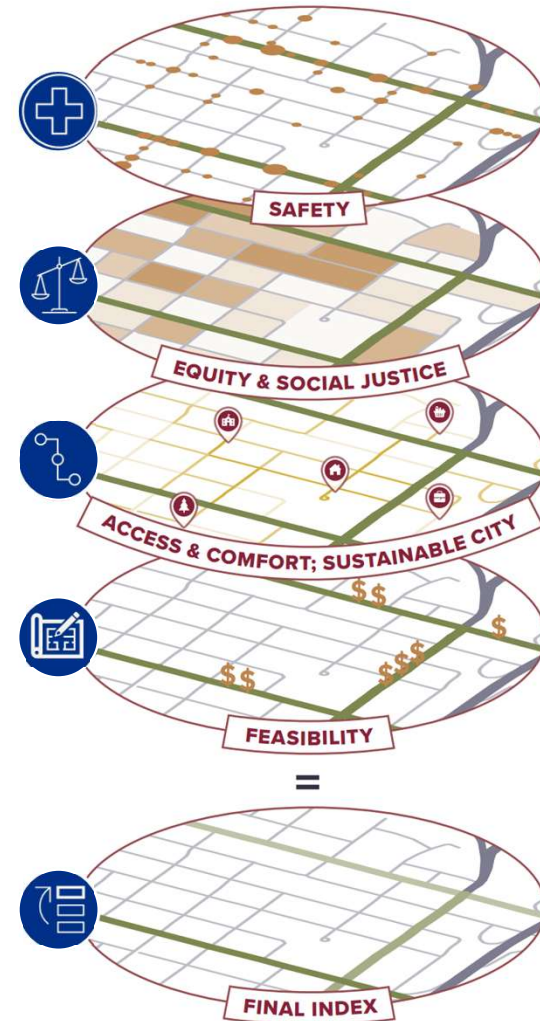




Process

Network Development

- Unfiltered list of projects, policies, & programs
- Quantitative analysis: **ATP goals**
 - Safety, connectivity, equity, stress
- Qualitative analysis: feasibility, project readiness, and **community voices**

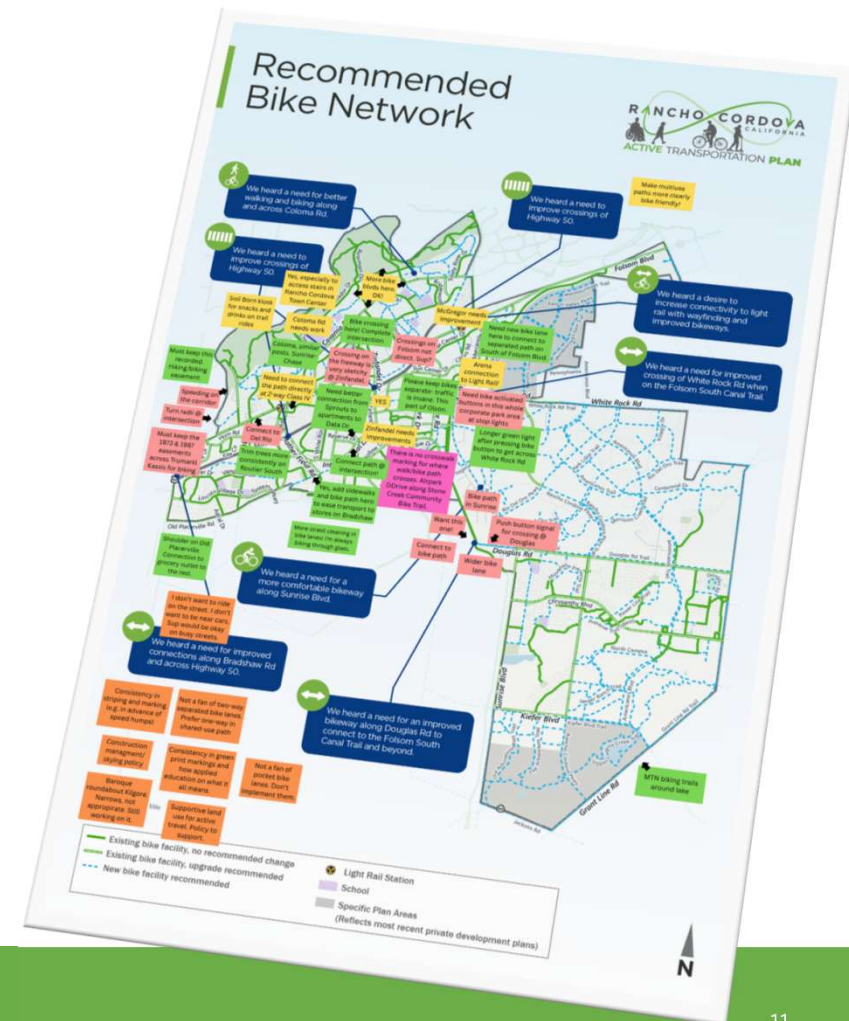


Community Input

Over 2,700 community members expressing support, concern, and providing suggestions for specific projects.

For example:

- Install a separated bikeway on McGregor Dr
- Coloma Rd is a top priority
- Traffic calming on Dawes St and other similar school routes



Tiered Project List

Tier 1	Tier 2	Tier 3
<ul style="list-style-type: none">• High Priority and Near-Term• Community-supported, ready to implement, high-impact projects• 5-10 years	<ul style="list-style-type: none">• Medium Priority and Mid-Term• Important but not as closely aligned with prioritization factors• 10+ years	<ul style="list-style-type: none">• Long-Term or Opportunistic• Lower scoring projects, may be implemented opportunistically• As opportunity presents



Draft Recommendations



Recommended Policies & Programs

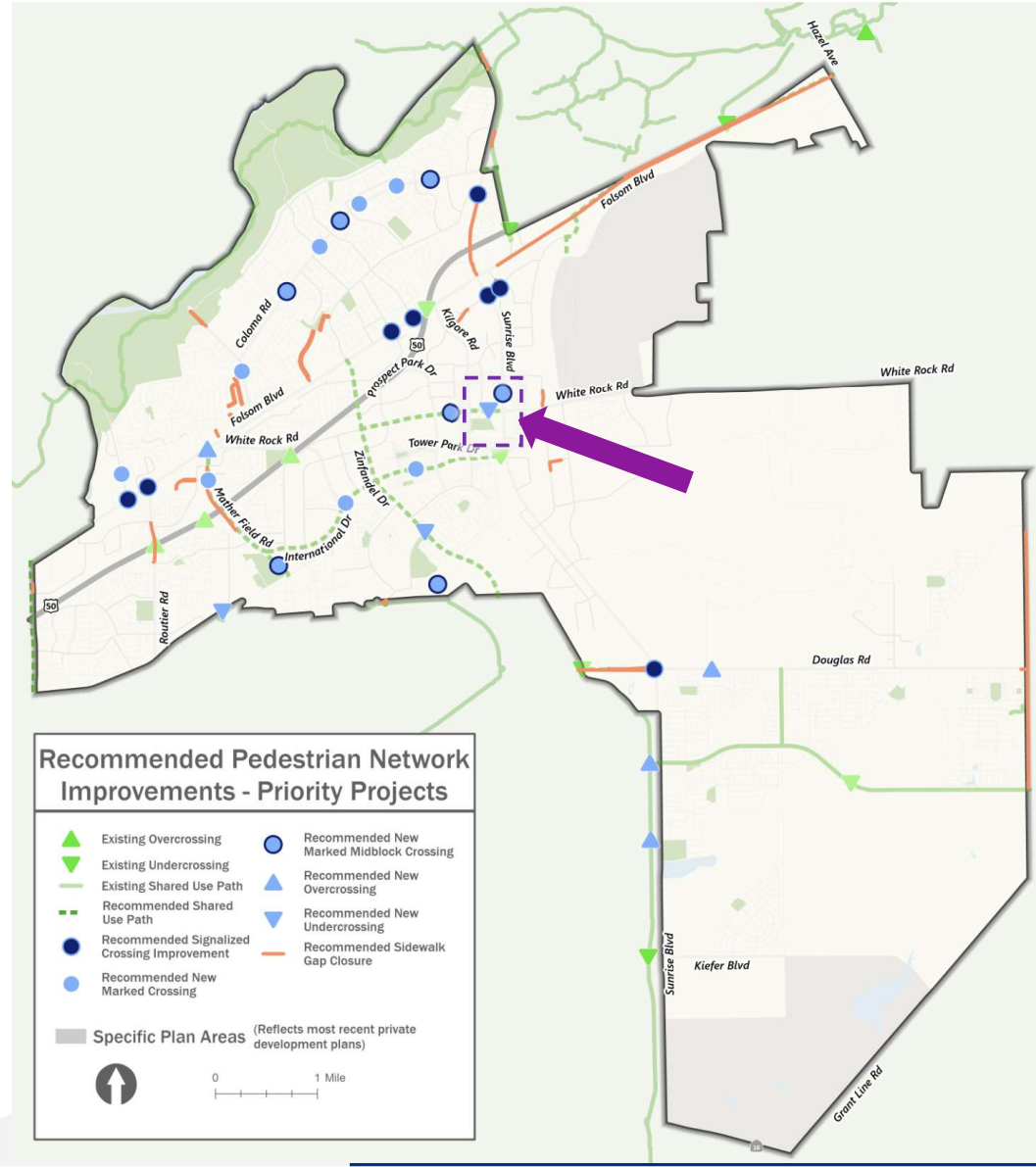


Advocacy Groups	Support efforts to establish a representative group of advocates
Bicycle Friendly Community - Bronze to Silver	Take steps to achieve Silver Level of Bicycle Friendly Communities <ul style="list-style-type: none"> - Bicycle Education - Full-time Active Transportation Staff member - etc.
Bike Parking	Establish a funded Bike Parking Program <ul style="list-style-type: none"> - Update City Code re: bike parking standards - Invest in bike racks and lockers at destinations
Wayfinding	Develop and install wayfinding signs for active transportation users
Emerging Technologies	In-class education covering e-bike & e-scooter safety

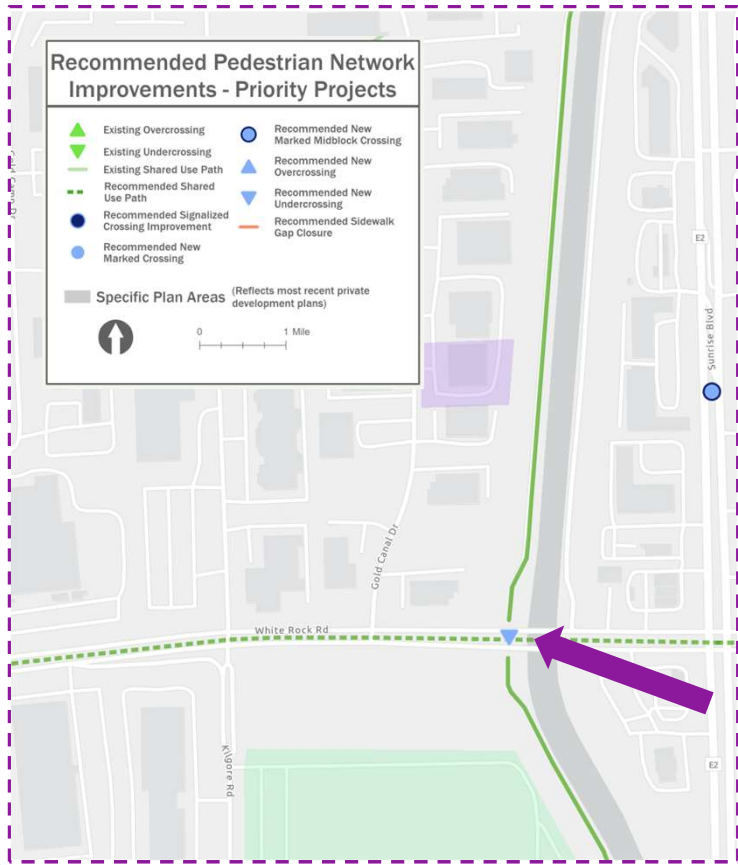
Draft Recommended Projects

Recommended Crossing Improvements	Number of Projects
Overcrossings	4
Undercrossings	3
Marked Crossings	8
Marked Midblock Crossings	7
Signalized Crossing Improvements	8
Total	30

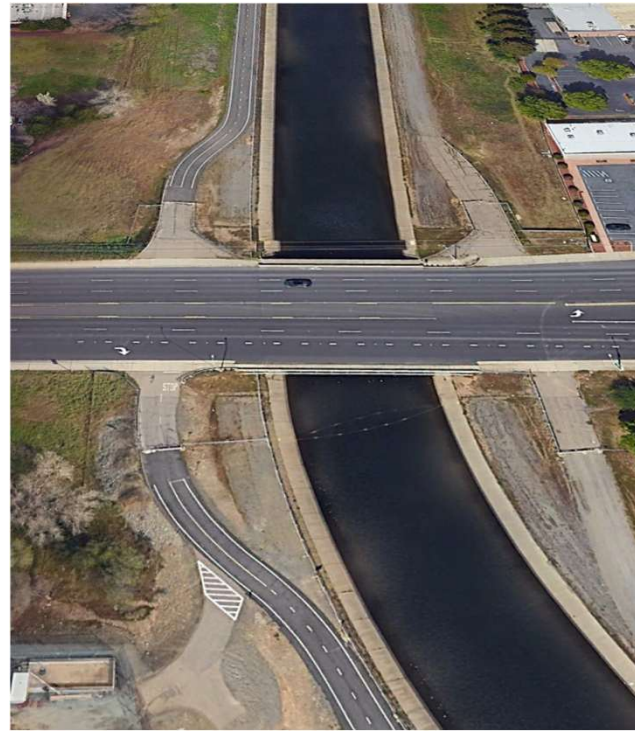
Estimated Cost \$58.6M



Draft Recommended Network



Existing



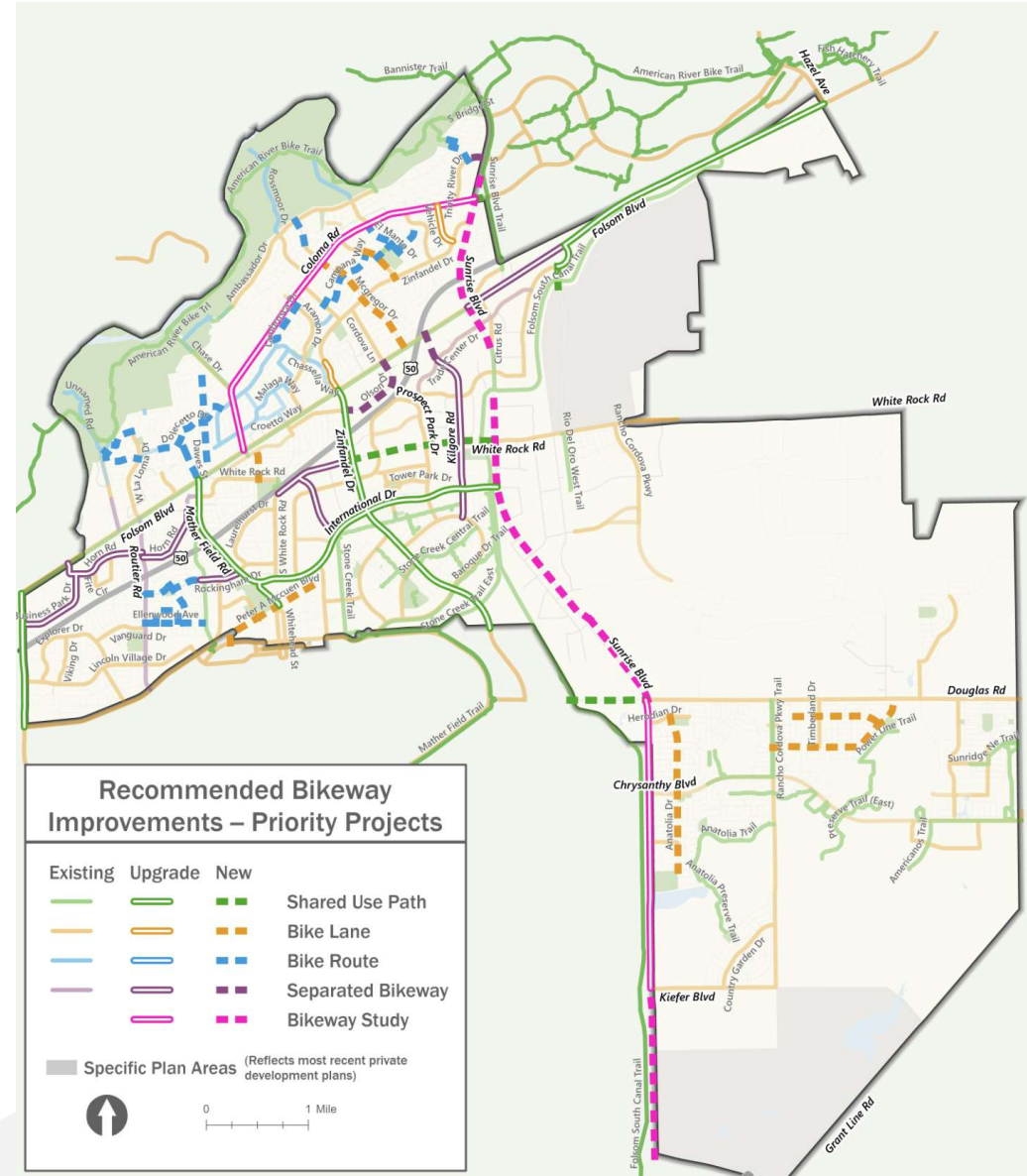
Proposed



Draft Recommended Network

Recommended Bikeway	Number of Projects	Total Miles
Shared Use Path	10	12
Bike Lane	9	6
Bike Route	14	6
Separated Bikeway	10	7
Total	43	31

Estimated Cost \$86.8M



Draft Recommended Network



Shared Use Path on Mather Heritage Trail



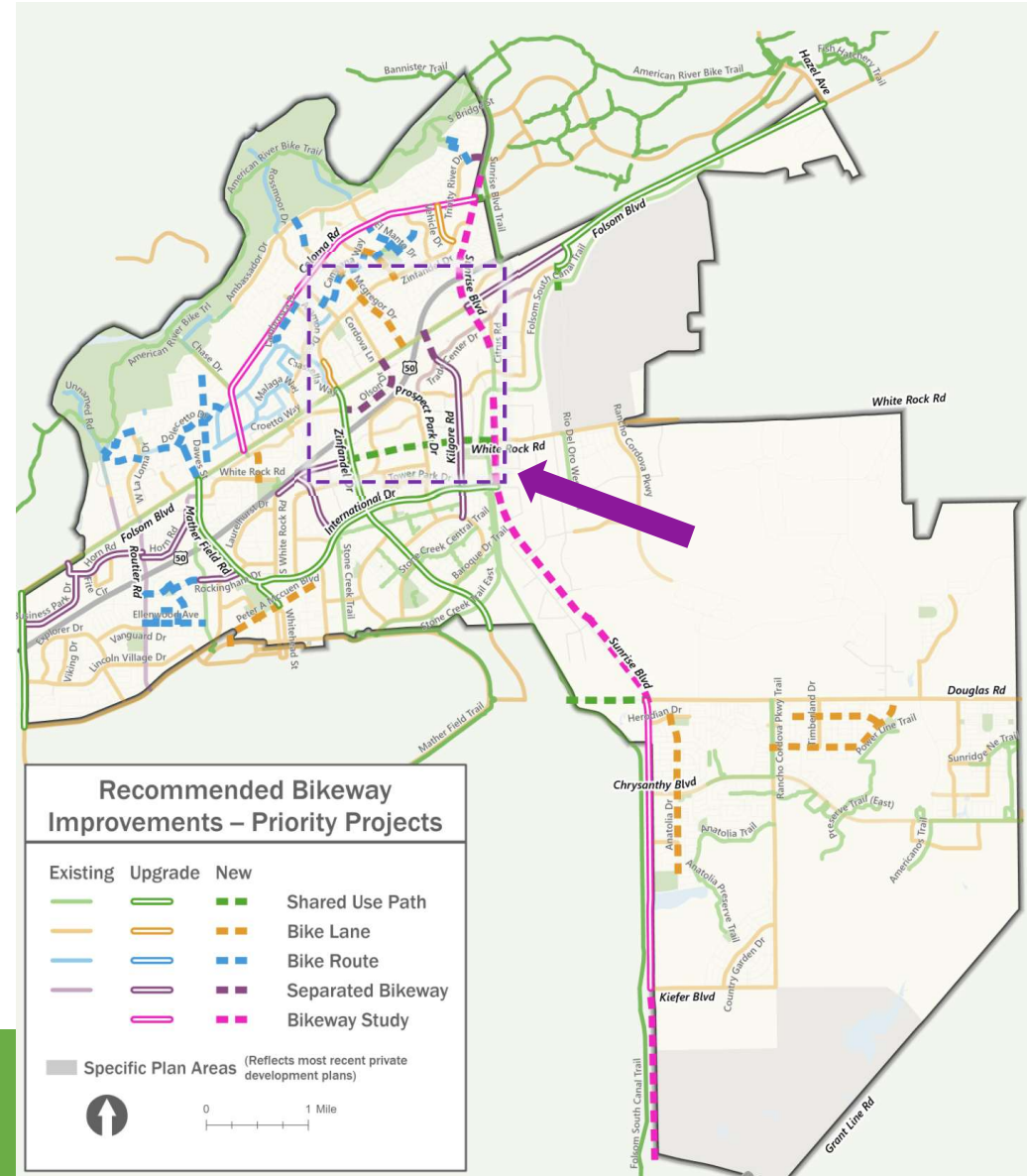
Separated Bikeway on Rod Beaudry



Bike Lane on Rancho Cordova Pkwy



Bike Route on Sarda Way



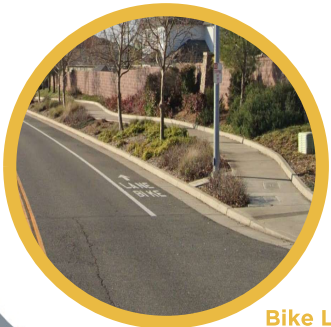
Draft Recommended Network



Shared Use Path on Mather Heritage Trail



Separated Bikeway on Rod Beaudry



Bike Lane on Rancho Cordova Pkwy



Bike Route on Sarda Way



Draft Priority Projects

Pedestrian - Estimated Cost \$58.6M

Bikeways - Estimated Cost \$86.8M

Total Estimated Cost \$145.4M



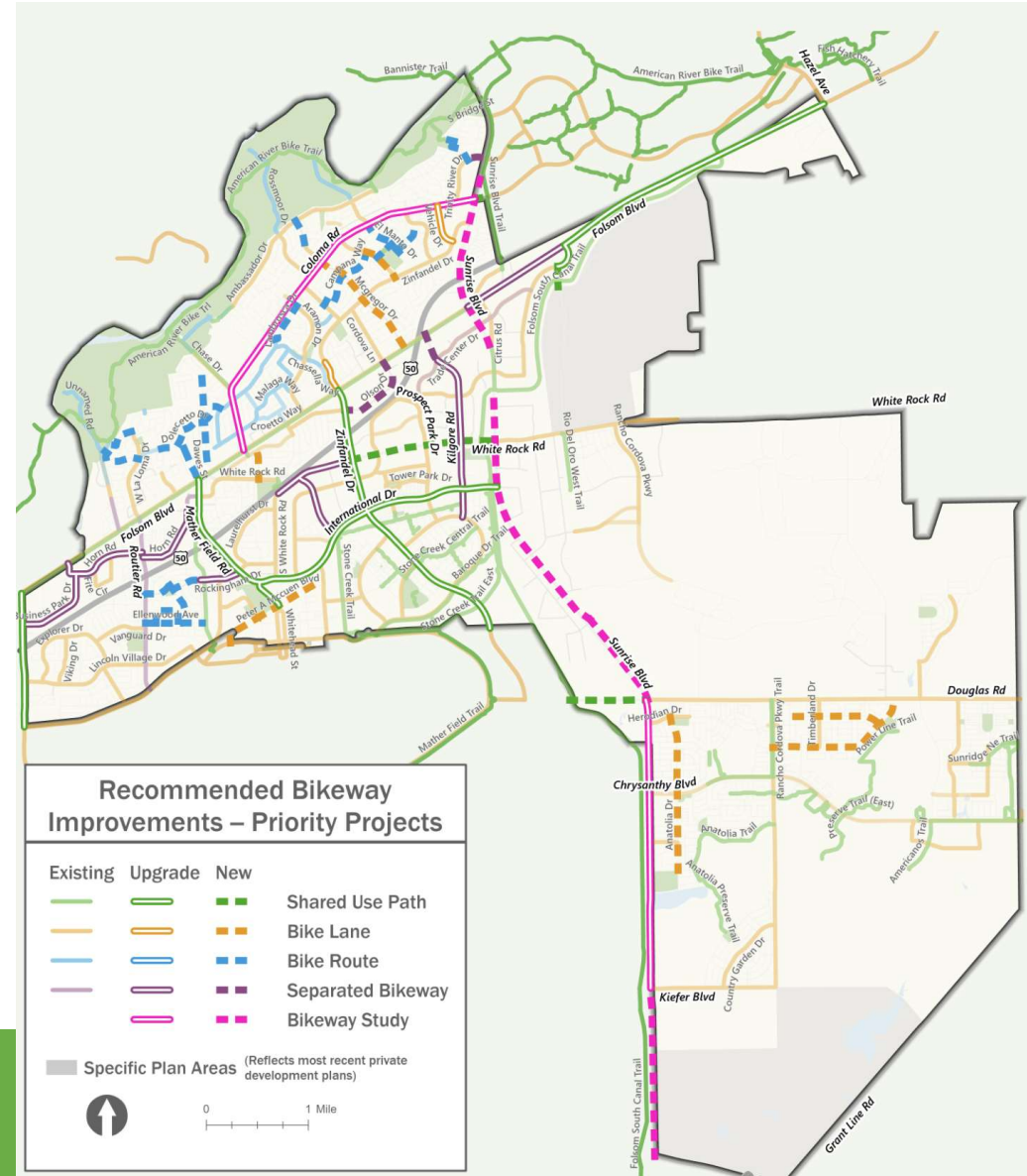
Grants



Capital Improvement Program



Developments



Storymap

<https://arcg.is/fzSLW0>

Why Active Transportation Matt... About the Project Understanding Rancho Cordova How Rancho Cordova Moves Today Recommended Walking & Biking N... Program and Policy →

Existing Network and Conditions

The existing transportation network in Rancho Cordova is a mix of shared-use paths, bike lanes, wide arterials, local streets, and sidewalks of varying widths. In some places, it is easy and comfortable to walk or bike; in others, large gaps or stressful conditions make these trips difficult.

"I'd bike more if there were dedicated bike lanes separated from traffic."

Feedback from ATP outreach activities





Feedback & Next Steps

Recommendation

Comment on Draft ATP on the city's website

- Have we captured the most important projects, policies, and programs?
- The most important thing to address is _____.
- What would you like to see when we return for final adoption?



Next Steps

- Public Comment Period
 - January 20th – February 20th
 - [CityofRanchoCordova.org/walkbikeroll](https://www.cityofranchocordova.org/walkbikeroll)
- Project team incorporates feedback
- March 2026 – seek adoption of the ATP from

