

CITY OF RANCHO CORDOVA



**PLANNING COMMISSION MEETING
Wednesday, March 25, 2026**

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

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

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 5:30 P.M.

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

Planning Commission Members Absent: None

Staff Members Present: Darcy Goulart, Arlene Granadosin-Jones, Palmer Hilton, Eileen Ly, Lindsay Morrow, and Persephonie Riley

2. PLEDGE OF ALLEGIANCE

Chair Mauldin led the pledge.

3. PUBLIC COMMENT

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

4. 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 4.1 through 4.2 by Rehman second by Huhn;

Motion passed with a 6:0 vote.

AYES: Frechette, Huhn, Rehman, Stauss, Stevenson, Mauldin
NOES: None
ABSENT: None
ABSTAIN: Devarapalli

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of February 25, 2026.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** 2025 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.

Recommendation: No formal action will be taken. By receiving this report, the Planning Commission is satisfying its obligation under State law. The purpose of the report is to provide an annual accounting of the General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Coloma At Rio Del Oro Parcel 66 — Major Design Review Amendment — Project No. PLND-1125-0143 (Exempt Pursuant to Section 15182 "Residential Projects Pursuant to a Specific Plan" of the California Environmental Quality Act (CEQA) Guidelines) – Located at the Southeast Corner of the Intersection at White Rock Road and Rancho Cordova Parkway.

Recommendation: Determine the project exempt per Section 15182, "Residential Projects Pursuant to a Specific Plan" of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Major Design Review Amendment for Coloma at Rio Del Oro Parcel 66.

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

ACTION: Motion to approve item 6.1. by Frechette second by Stauss;
Motion passed with a 7:0 vote.

- 6.2. **Subject:** Steelridge Specific Plan Amendment and Tentative Subdivision Map Amendment - Project No. PLND-0625-0132 (Exempt Pursuant to Section 15183 "Project Consistent with a Community Plan or Zoning" of the California Environmental Quality Act (CEQA) Guidelines) - Northeast corner of Rancho Cordova Parkway and Kiefer Boulevard, within the Suncreek Specific Plan Area.

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

1. Determine the project Exempt from CEQA per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified; and
2. Waive the first reading and introduce an Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan; and
3. Adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment with associated exhibits.

Chair Mauldin opened the public comment period. The following individuals addressed

the Planning Commission or submitted public comment via email:

1. William (Bill) and Ellen Land (2 Emailed Submissions)
2. Ellen Land

Chair Mauldin closed the public comment period.

ACTION: Motion to approve item 6.2. by Mauldin second by Rehman;
Motion passed with a 7:0 vote.

- 6.3. **Subject:** Stone Creek Quick Quack Car Wash Findings for Denial of the Conditional Use Permit & Minor Design Review – Project No. PLND-0525-0129 – Located at 3384 Zinfandel Drive (Exempt Pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA) Guidelines).

ACTION: Motion to continue item 6.3. to the April 8, 2026 Regular Planning Commission Meeting by Mauldin second by Stevenson;
Motion passed with a 7:0 vote.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones provided her report.

9. ADJOURNMENT

Chair Mauldin adjourned the meeting at 6:12 P.M.


Kelly Whitman
Planning Commission Clerk

