

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, September 9, 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/85981792272>
Webinar ID: 859 8179 2272
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 859 8179 2272

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, September 9, 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 - 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 August 26, 2026.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** A Resolution Finding that the Acquisition of Property Located at 10845 International Drive (APN 072-0690-099-0000), 10875 International Drive (APN 072-0690-098-0000), and 3188 Zinfandel Drive (APN 072-0690-091-0000) 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

None.

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.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

September 23, 2026	5:30 P.M. Regular Meeting
September 30, 2026	5:30 P.M. Special Meeting
October 14, 2026	5:30 P.M. Regular Meeting
November 12, 2026	5:30 P.M. Regular Meeting
December 9, 2026	5:30 P.M. 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 September 9, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on September 4, 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.cityofranchocordova.org.

Signed September 4, 2026 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.1.



DATE: September 9, 2026

TO: Planning Commission Members

FROM: Kelly Whitman, Planning Commission Clerk

**SUBJECT: MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF AUGUST 26, 2026**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. August 26, 2026 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 26, 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 5:30 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: Chance Finley-Ross, Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Devarapalli led the pledge.

3. PUBLIC COMMENT

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

1. William Bernal

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.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 26, 2026

ATTACHMENT 1

ACTION: Motion to approve item 4.1 through 4.2 by Stauss second by Devarapalli;
Motion passed with a 7:0 vote.

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 12, 2026.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** A Resolution Making a General Plan Consistency Finding Pursuant to Government Code Section 65402 for the Proposed Disposition of Property Located at Chrysanthy Boulevard, APN 067-2420-003-0000.

Recommendation: Adopt the Resolution.

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

None.

6. **PUBLIC HEARING ITEMS**

- 6.1. **Subject:** Douglas 103 - Major Design Review - Project No. PLND-0426-0158 (Exempt Pursuant to Section 15182 "Residential Projects Pursuant to a Specific Plan" of the California Environmental Quality Act (CEQA) Guidelines) - Located South of Douglas Road, west of Cypress Grove Drive, and approximately 145 Feet east of Borderlands Drive; APN: A portion of 067-0040-026-0000.

Recommendation: Staff recommends that the Planning Commission:

- Determine the project exempt per Section 15182, "Residential Projects Pursuant to a Specific Plan" of the CEQA Guidelines; and
- Adopt the Resolution approving the Major Design Review for Douglas 103.

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

ACTION: Motion to approve item 6.1. by Rehman second by Huhn;
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 5:58 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.2.



DATE: September 9, 2026

TO: Planning Commission Members

FROM: Megan Siren, Community Services Director

SUBJECT: A RESOLUTION FINDING THAT THE ACQUISITION OF PROPERTY LOCATED AT 10845 INTERNATIONAL DRIVE (APN 072-0690-099-0000), 10875 INTERNATIONAL DRIVE (APN 072-0690-098-0000), AND 3188 ZINFANDEL DRIVE (APN 072-0690-091-0000) 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 10845 International Drive, 10875 International Drive, and 3188 Zinfandel Drive ("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 10845 International Drive, 10875 International Drive, and 3188 Zinfandel Drive, which is designated Downtown Planning Area (DTPA) in the General Plan Land Use map. This area is envisioned as a local core linking the surrounding communities and neighborhoods into gathering places for both daytime and nighttime activities. The General Plan shows a range of commercial, office and mixed-use within the DTPA. The proposed acquisition includes properties located at 10845 International Drive, 10875 International Drive, and 3188 Zinfandel Drive. The properties are part of the existing Vision Service Plan campus and include buildings that have historically been used primarily for office and related employment uses. The City is considering acquisition of the properties to establish the Rancho Cordova Center for Arts, Lifelong Learning and Innovation, a public facility envisioned to support arts and culture, lifelong learning, innovation, community programs, events, and gathering spaces. The acquisition would allow the City to adaptively reuse the existing campus to create a centrally located community

destination. The Rancho Cordova Center for Arts, Lifelong Learning and Innovation is consistent with the General Plan land use designation of Downtown Planning Area (DTPA).

ENVIRONMENTAL

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.

The proposed action is the acquisition of the properties for the future Rancho Cordova Center for Arts, Lifelong Learning and Innovation. The acquisition itself would result only in a change in property ownership and would not authorize any physical improvements, construction, or change in use of the properties. Any future development, improvements, or change in use associated with the Rancho Cordova Center for Arts, Lifelong Learning and Innovation would be subject to applicable City approvals and environmental review, as required. Accordingly, it can be seen with certainty that the property acquisition itself would not have a significant effect on the environment. The acquisition is therefore exempt from further CEQA review pursuant to CEQA Guidelines Section 15061(b)(3), the common-sense exemption.

ATTACHMENT(S)

1. Resolution
2. Project Location

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. XX-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 10845 INTERNATIONAL DRIVE, 10875 INTERNATIONAL DRIVE, AND 3188
ZINFANDEL DRIVE IS IN CONFORMANCE WITH THE RANCHO CORDOVA GENERAL
PLAN**

WHEREAS, the owner of the property located at 10845 International Drive, 10875 International Drive, and 3188 Zinfandel Drive ("Property"), is willing to sell the Property and the City of Rancho Cordova ("City") desires to acquire the Property for a future use as the Rancho Cordova Center for Arts, Lifelong Learning and Innovation; and

WHEREAS, Pursuant to Section 65402 of the California Government Code, the planning agency for the City of Rancho Cordova 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 is the planning agency for the City of Rancho Cordova and is responsible for reviewing and determining whether the proposed purchase of real property is in conformance with the Rancho Cordova General Plan; and

WHEREAS, the Property is designated Downtown Planning Area (DTPA) under the Rancho Cordova General Plan and zoned Office Professional Mixed-Use (OPMU), which permit the use of the property to be developed as the Rancho Cordova Center for Arts, Lifelong Learning and Innovation; 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(b)(3) (Common Sense Exemption) because the acquisition of the Property does not authorize any development on the Property and therefore it can be seen with certainty that there is no possibility that the acquisition will have an effect on the environment; and

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 in conformity with the Rancho Cordova General Plan.

ITEM 4.2.

ATTACHMENT 1

BE IT FURTHER RESOLVED THE CITY PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA finds the acquisition and the identified proposed use of the Property is exempt from CEQA under CEQA Guidelines Section 15061(b)(3).

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 9th day of September, 2026 by the following vote:

AYES:

NOES:

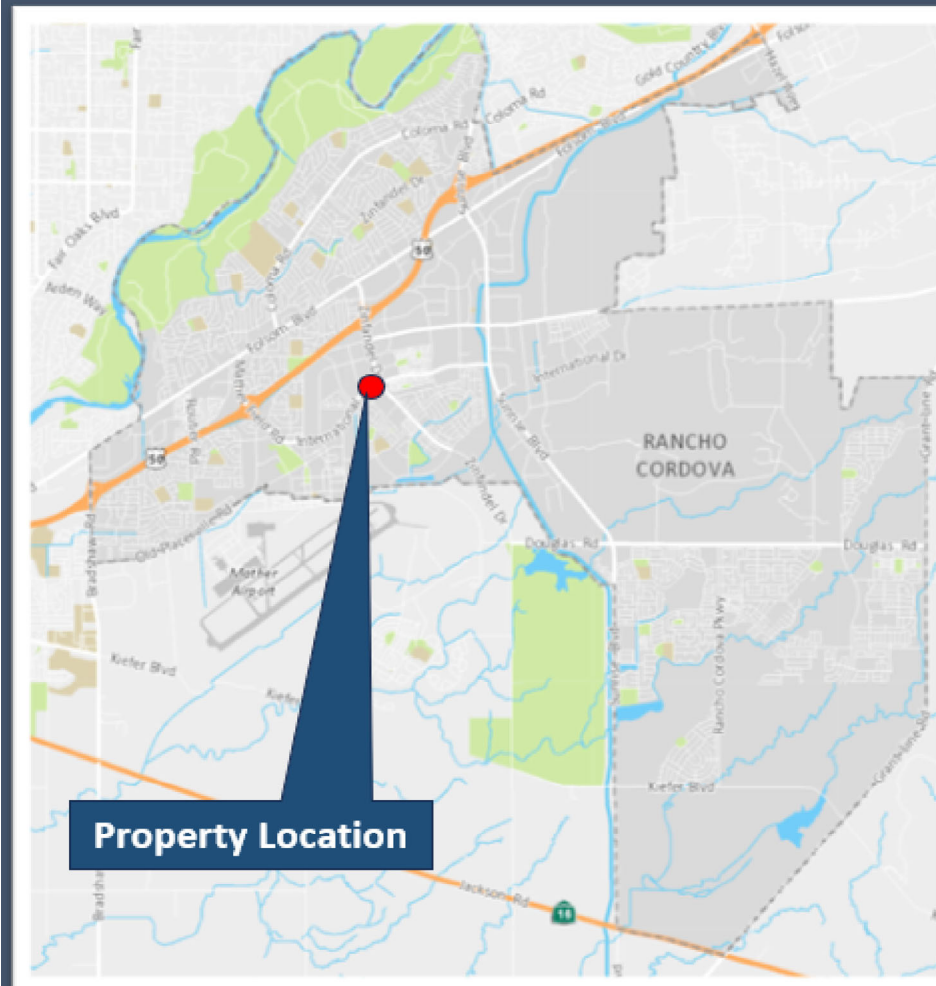
ABSENT:

ABSTAIN:

Tegan Mauldin, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



City Map



Property Locations



- ① 10845 International Drive
- ② 10875 International Drive
- ③ 3188 Zinfandel Drive