CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 2, 2008

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL – 5:30 P.M.

Council Members Cooley, McGarvey, Sander, Skoglund, and Mayor Budge

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Pastor Mark Shetler, First Covenant Church, will give the invocation.

ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

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

5. PRESENTATIONS

5.1 Presentation of Proclamation to Robert Guthleben for "Prostate Cancer Awareness Month of September."

5.2 Presentation by Communications Director Nancy Pearl, Communications Consultant Helen Brewer and Cordova Community Council Executive Director Shelly Blanchard on Rancho Cordova Parade at California State Fair.

5.3 Presentation by Sandy Salerno, Special Projects from the City Manager's Office on Status Report from *Equipo Verde* (the City's "Green Team").

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium by the Mayor 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.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item 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.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS

8.1 **Subject:** Regular Meeting Minutes of August 18, 2008
Recommendation: Adopt Minutes.

8.2 **Subject:** Fourth Quarter Financial Report FY 2007-8
Recommendation: Receive and file report.
Result of Recommended Action: Report will be received and filed.
Staff Report: Donna Silva, Finance Department
Advances Goal: 1

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9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Resolution Approving Design Review and a Conditional Use Permit for Sunrise 50 Retail Project, Project No. RC-08-357, Located at 11115 Folsom Boulevard
Recommendation:
a) Approve the Planning Commission's recommendation to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No.105-2008.
Result of Recommended Action: The proposed elevation changes are well designed and will continue a much-needed upgrade to this portion of Folsom Boulevard. The design proposal includes a variety of architectural features, materials, colors, enhancement of the landscape and pedestrian amenities in the parking field, variations in the roof line and articulations to the façade in order to meet the intent of the City's Design Guidelines for commercial development.
Staff Report: William Campbell, Planning Department
Advances Goals: 1 and 9

10. PUBLIC HEARING ITEMS

NONE

11. REGULAR CALENDAR ITEMS

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

11.1 **Subject:** Appointment of Ted Gaebler, Executive Director and Micah Runner, Economic Development Manager, and Steve Long, Real Estate Consultant, Overland Pacific & Cutler, Inc., as Community Redevelopment Agency real property negotiators for the acquisition of property located at: 10153-10179 Folsom Boulevard (Parcel Number 076-0020-019, -020, -021, -022). The agency negotiators will negotiate with Sam Fong, et al, regarding the price and terms of payment.

Subject: Appointment of Ted Gaebler, Executive Director and Micah Runner, Economic Development Manager, and Steve Long, Real Estate Consultant, Overland Pacific & Cutler, Inc., as Community Redevelopment Agency real property negotiators for the acquisition of property located at: 10259 Folsom Boulevard (Parcel Number 076-0213-003, -004, -005). The agency negotiators will negotiate with Gennady Shapiro, et al, regarding the price and terms of payment.

Subject: Appointment of Ted Gaebler, Executive Director and Micah Runner, Economic Development Manager, and Steve Long, Real Estate Consultant, Overland Pacific & Cutler, Inc., as Community Redevelopment Agency real property negotiators for the acquisition of property located at: 10235 Folsom Boulevard (Parcel Number 076-0213-011, -012). The agency negotiators will negotiate with Dan Dauenhauer, et al, regarding the price and terms of payment.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Building and Safety Department and Facilities Department Update.

14. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item:

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(b) – (one case) - Name of case: Vineyard Area Citizens for Responsible Growth, et al. v. City of Rancho Cordova, et al.; Case No. S132972.

Community Redevelopment Agency will adjourn to Closed Session to discuss the following items:

Conference with real property negotiators:

Property: 10153-10179 Folsom Boulevard (Parcel Number 076-0020-019, -020, -021, -022)
Agency Negotiators: Ted Gaebler, Executive Director and Micah Runner, Economic Development Manager, and Steve Long, Real Estate Consultant, Overland Pacific & Cutler, Inc.
Negotiating Party: Sam Fong, et al
Price and terms of payment.

Property: 10259 Folsom Boulevard (Parcel Number 076-0213-003, -004, -005)
Agency Negotiators: Ted Gaebler, Executive Director and Micah Runner, Economic Development Manager, and Steve Long, Real Estate Consultant, Overland Pacific & Cutler, Inc.
Negotiating Party: Gennady Shapiro, et al
Price and terms of payment.

Property: 10235 Folsom Boulevard (Parcel Number 076-0213-011, -012)
Agency Negotiators: Ted Gaebler, Executive Director and Micah Runner, Economic Development Manager, and Steve Long, Real Estate Consultant, Overland Pacific & Cutler, Inc.
Negotiating Party: Dan Dauenhauer, et al
Price and terms of payment.

15. OPEN SESSION – REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session

16. ADJOURNMENT

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ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
Tuesday, September 9, 2008	***5:30 p.m. Work Session TBD***
Monday, September 15, 2008	***4:00 p.m. Study Session on TBD*** ***5:30 p.m. Regular Meeting***
Tuesday, September 9, 2008	***5:30 p.m. Work Session on Rio Del Oro – TENTATIVE***
Monday, October 6, 2008	***5:30 p.m. Regular Meeting***
Tuesday, October 14, 2008	***5:30 p.m. Work Session on Rio Del Oro – TENTATIVE***
Monday, October 20, 2008	***4:00 p.m. Study Session on TBD*** ***5:30 p.m. Regular Meeting***
Monday, November 3, 2008	***4:00 p.m. Study Session on TBD*** ***5:30 p.m. Regular Meeting***
Monday, November 17, 2008	***5:30 p.m. Regular Meeting***

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If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Communications Department	(916) 851-8791
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via Granicus Video Streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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 City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the September 2, 2008 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on August 28, 2008 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 web site at www.cityofranchocordova.org.

Signed this 28th day of August 2008 at Rancho Cordova, California.

Mindy Cuppy

Mindy Cuppy, City Clerk

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CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, August 18, 2008

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:35 p.m.

Council Members Present:	Cooley, McGarvey, Sander, Skoglund and Mayor Budge
Council Members Absent:	None
Staff Present:	Gaebler, Lindgren, Chinn, Cuppy, Kellerman, Oliver, Haven, Abhar, Silva, Salerno, Trimberger, Junker, Thomas, Harriman, Pearl, Johns, Hall and McMurtry

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Detective Sergeant Pete James to lead the Pledge.

4. INVOCATION

Chaplain John Kent gave the invocation.

5. PRESENTATIONS

5.1 Economic Development Director Curt Haven introduced new City employee Megan McMurtry, Economic Development Specialist.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Tariq Morqera thanked Council Members McGarvey and Cooley for their donations towards his trip to Washington D.C.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Skoglund, second by Cooley and carried by 5:0 roll call vote the Consent Calendar was approved.

8.1 **Subject:** Minutes:
a) Special Meeting of July 22, 2008; and
b) Regular Meeting of August 4, 2008.
Recommendation: Adopt Minutes.

8.2 **Subject:** Resolution Designating Voting Delegate and Alternate for 2008 League Annual Conference – September 24-27, Long Beach
Recommendation: Adopt Resolution No. 102-2008.
Result of Recommended Action: The Voting Delegate and/or Alternate will be able to represent the City by voting at the Annual Business Meeting of the League of California Cities.
Staff Report: Mindy Cuppy, City Clerk's Department
Advances Goal: 12

8.3 **Subject:** Ordinance Establishing a Special Tax for Transit-Related Services for the Sunrise Palms Plaza Project
Recommendation: Waive second reading and adopt Ordinance No. 17-2008 **(Roll Call Vote)**.
Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing transit-related services by establishing a special tax for transit-related services for the Sunrise Palms Plaza Project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

8.4 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and file report.
Result of Recommended Action: This report is intended to provide Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 10

8.5 **Subject:** Resolution Approving a Template Reimbursement Agreement with Sunridge Park, LLC for Expenditures Made on Sunrise Boulevard Improvements
Recommendation: Adopt Resolution No. 94-2008 and Resolution No. 101-2008.
Result of Recommended Action: Adoption of these resolutions will approve a template form of a reimbursement agreement for Measure A eligible expenditures and will specifically authorize the City Manager to execute a reimbursement agreement with Sunridge Park, LLC for expenditures incurred in the design of Sunrise Boulevard Improvements.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

8.6 **Subject:** Resolution Approving Fourth Amendment to Contract No. 148-2006 between Jones & Stokes Associates, Inc. and the City of Rancho Cordova Regarding Westborough at Easton Environmental Impact Report (EIR) in the Amount of $35,464.50
Recommendation: Adopt Resolution No. 45-2008.
Result of Recommended Action: The changes to the scope of work and cost estimate provided are necessary in order to reflect changes in the additional cost for the completion of the Environmental Impact Report. Total contract amount will increase from current amount of $444,199.50 to $479,664.00.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 2, 4, 7, 8, & 9

9. CONSENT PUBLIC HEARING ITEMS

The Mayor opened the Consent Public Hearing Comment Period. The following individual addressed the Council:

- Alcides Gonzalez, the applicant, expressed his dissatisfaction in the way he was notified about the potential that his Public Hearing might be continued for further discussion.

The Mayor closed the Consent Public Hearing Comment Period.

9.1 **Subject:** Vacation of Public Utility Easement, Pedestrian Easement, and Landscape Easement Over Lots 14, 15, and 16 and a Public Utility Easement Over Lot 96 of Revised Map of Capital Village Phase I Recorded in Book 365 of Maps Page 7
Recommendation: Adopt Resolution No. 96-2008.
Result of Recommended Action: Adoption of this resolution will eliminate easements that are in conflict with the proposed building layout for Lots 14, 15, 16, and 96 of Revised Map of Capital Village Phase I.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 7 and 8

ACTION: Motion by Sander second by McGarvey and carried by 5:0 vote, to approve the staff recommendation to adopt Resolution No. 96-2008.

The following Agenda Item 9.2 was pulled for separate discussion:

9.2 **Subject:** Resolution Approving McGregor Center Design Review and Tentative Parcel Map, Located at 10655 Coloma Road
Recommendation: Adopt Resolution No. 103-2008.
Result of Recommended Action: Adoption of this resolution will approve a tentative parcel map and allow the applicant to create two (2) lots from a 1.07-acre parcel at 10655 Coloma Road and approval of the design review will allow construction of a new

2,340 square foot retail pad building to be occupied by a bakery (on Parcel B – .49 gross acres, .25 net acres). An existing automotive repair shop will continue to occupy Parcel A (.58 gross acres, .45 net acres).
Staff Report: William Campbell, Planning Department
Advances Goal: 9

ACTION: Motion by Budge second by Cooley and carried by 5:0 vote to continue this item to September 15, 2008 with the direction to staff to try and expedite the item and work with the applicant regarding his schedule.

10. PUBLIC HEARING ITEMS

NONE

AT THIS POINT: Council took a brief recess at 6:49 p.m. The Council reconvened at 7:08 p.m.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** North Mather Roads Discussion
Recommendation: Staff will present future arterial roadway needs west of Sunrise Boulevard and south of Highway 50, with a focus on the North Mather area. Staff will address the need for an arterial connection between the Mather Field Road Interchange at Highway 50, and the Sunrise Boulevard/Douglas Road Intersection. Staff will seek formal endorsement of the concept plan and subsequent follow up to ensure General Plan consistency.
Result of Recommended Action: Agreement on arterial needs in this area will allow the City, County, Federal and private land owners to move forward with improvement plans in this area. An update to the City of Rancho Cordova General Plan Circulation Element may also be needed. Formal approval for any General Plan update will be requested at a subsequent Council Session.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 2

The Mayor opened the public comment period and the following individuals addressed the Council:

- Sam Elliott requesting that rather than a southwest extension of Douglas to provide relief on Sunrise, that an extension of Keifer to Bradshaw be considered.

The Mayor closed the public comment period.

ACTION: Consensus of the Council is that staff is on the "right track" with the proposed improvements, realignments and connections presented this evening. Next steps to be the amendment of the General Plan Circulation Element to reflect these changes.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Skoglund requested that staff contact Gold State Water Company to set up quarterly 2x2 meetings with the Council.

Mayor Budge informed the Council that she had requested City Attorney Lindgren to research an ordinance to ban the use of plastic bags within the City.

13. CITY MANAGER'S REPORT

Assistant City Manager Chinn stated that the August 26, 2008 Work Session is cancelled and elaborated on the August 22, 2008 Rancho Cordova day at the State Fair.

14. CLOSED SESSION

Mayor Budge adjourned to Closed Session at 8:00 p.m. in the Community Board Room to discuss the following item(s):

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: City of Rancho Cordova et al vs. County of Sacramento; Case No. 34-2008-00002478-CU-WM-GDS.

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(b) – (one case) - Name of case: Vineyard Area Citizens for Responsible Growth, et al. v. City of Rancho Cordova et al.; Case No. S13297

Council Members Present:	Cooley, McGarvey, Sander, Skoglund and Mayor Budge
Staff Present:	Lindgren, Gaebler, Chinn and Silva (for one item)

Mayor Budge adjourned Closed Session at 9:12 p.m.

15. OPEN SESSION – REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported there was no reportable action taken.

16. ADJOURNMENT

Mayor Budge adjourned the regular meeting at 8:00 p.m.

_____

Mindy Cuppy, City Clerk

MEMORANDUM

DATE: September 2, 2008

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: **FOURTH QUARTER FINANCIAL REPORT – FY 2007/2008**

RECOMMENDATION

Receive and file report.

BACKGROUND

This is the fourth quarter financial report for the 2007/2008 Fiscal Year and will discuss the following topics:

- Cash balances, including interest earnings
- General Fund Revenue and Expense
- Report on the various other funds that include:
    - Special Revenues
    - Enterprise
    - Debt Service
    - Redevelopment Agency

ATTACHMENT

City of Rancho Cordova Financial Report for the Quarter Ending June 30, 2008.

AGENDA ITEM 8.2

CITY OF RANCHO CORDOVA
FINANCIAL REPORT
FOR THE QUARTER ENDING JUNE 30, 2008
FISCAL YEAR 2007/2008

The Finance Department prepares Quarterly Financial Reports for the City Council and the public. The second quarterly report for the 2007/08 fiscal year was presented during the Second Annual Financial Issues Workshop in February and the third report was presented during the 2008/09 Budget Study Session. This is the fourth quarter financial report for the 2007/08 fiscal year and will discuss the following topics:

- Cash balances, including interest earnings
- General Fund Revenue and Expense
- Report on the various other funds that include:
    - Special Revenues
    - Enterprise
    - Debt Service

CASH

At June 30, 2008, the City had the following cash balances in its various accounts:

Investment	Amount
Local Agency Investment Fund (LAIF)	$ 18,343,942
US Bank – checking	215,235
Wells Fargo – checking	18,938,927
MBIA	262,172
California Asset Management Program (CAMP)	15,231,305
Bank of Sacramento – Certificate of Deposit	65,383
Bank of Sacramento – Checking	2,375
	$ 33,643,005

The City earned $3,404,313 in interest on these investments ($785,295 LAIF, $1,696,225 CAMP, $752,791 MBIA, $170,002 Wells Fargo and other) during the fiscal year ending June 30, 2008. At June 30, 2008 the interest rate earned on LAIF investments was 3.11%. The dividend yield for CAMP Investments was 2.51%. Interest earnings are generally deposited into a holding account until they are allocated to the various funds based on cash balances, however all allocations for the fiscal year 2007/08 have been calculated and posted.

GENERAL FUND

Revenues

The General Fund is the City's lifeline and provides both funding and expenditure sources to operate the majority of services delivered to the citizens of the City.

Since the City operates on a modified cash basis, revenues are not recognized until they are received. An accrual is made at the end of the year for revenues belonging to the period but received in the next year. Following are some examples of when the City receives funds:

- Property Taxes: Due to the Revenue Neutrality Agreement with the County, the City receives very little of the traditional property tax payments other cities enjoy. Payments are received in January and May. A final true-up payment is received in July or August.

- Sales Taxes: 75% of the 1% that the City is entitled to is received on a monthly basis. The remaining 25% is provided from the County as part of the State's "triple flip" program which was developed to allow the State to issue deficit reduction bonds in fiscal year 2003/04. By trading State general fund revenues for part of the cities' share of sales tax, the State was able to produce the dedicated revenue source demanded by the bond market to support the debt services on these bonds. These payments are made to the City in January and May of each year.

- Motor Vehicle Fees Payments:
  Previously the State reduced the motor vehicle fee that residents pay. Since cities were entitled to a portion of these fees, the reduction impacted this revenue source. Prior to budget problems on the state level, the state made up the difference out of their General Fund. During the 2004 budget crisis, the state decided not to make up the difference. As a result, in November 2004, Proposition 1A was passed restoring the total amount to the cities.
  - Regular motor vehicle payment: this represents the amount that the State makes on a monthly basis based on the reduced amount.
  - In-lieu property taxes: this represents the difference due the cities and is paid from ERAF property taxes by the County. This revenue accelerates based on growth in Assessed Valuation. This is received in January and May of each year.
  - Hardship payment: this represents the amount that is given to newly incorporated cities for seven years and is paid on a monthly basis.

- Transient Occupancy Taxes: These are remitted monthly in arrears by the various hotels/motels.

- Utility Users: These are remitted monthly in arrears by the various utility companies.

GENERAL FUND (Continued)

General Fund revenue results through the fourth quarter of fiscal year 2007/08 are as follows:

	Budget	Year to Date	Percent Received
REVENUES			
Property Taxes (including Motor Vehicle In-Lieu)	$ 13,595,000	$ 14,043,340	103%
Sales Taxes	10,370,000	9,304,724	90%
Other Taxes	5,439,000	4,856,702	89%
Total Taxes	29,404,000	28,204,766	96%
Charges for Services	9,501,512	5,111,925	54%
Licenses, Permits and Fees	3,386,000	2,708,630	80%
Intergovernmental	1,215,000	1,296,277	106%
Use of Money and Property	1,195,000	1,444,123	120%
Franchise Fees	1,132,000	1,225,424	108%
Fine and Forfeitures	422,000	589,629	140%
Other Revenue	-	135,877	-
SUB-TOTAL	**46,255,512**	**40,716,651**	**88%**
Transfers In	889,105	67,073	8%
TOTAL GENERAL FUND REVENUES	**$ 47,144,617**	**$ 40,783,724**	**87%**

Overall, General Fund revenues are at 87% of the budget. Since we are on the modified accrual system of accounting as explained earlier, our books are left open until the end of August to account for FY 2007/08 revenues and expenses received or paid after June 30, 2008. Once the books are closed to transactions we can begin our year end accounting and analysis which will result in the inter-fund transfers, account reconciliations and adjustments. Therefore, while the numbers in this report are close to what our actual numbers will be, they are not final and material adjustments may be forthcoming.

However, all of our property tax revenues have been received for the year and have come in above our initial budget. Sales Taxes are all recorded and are down about 10% from the budget. Other Taxes are not yet final, accruals will be forthcoming for Utility Users Taxes and TOT; however, we do not expect to reach the amount initially budgeted for either of these revenues.

Charges for Services are also not final but are expected to come in under budget. This revenue source is entirely dependent upon our level of expenses and so there is a corresponding amount of expenses that will also be under budget. At this time there are three months worth of developer billings to accrue back to FY 2007/08, resulting in an anticipated increase in this account of at least $300,000.

GENERAL FUND (Continued)

Licenses, Permits and Fees are substantially complete and will be coming in under budget; however there was a surge in building permits at the end of the year so we anticipate closing the year with greater permit revenues than we had anticipated during the Financial Issues Workshop and at FY 2008/09 budget prep time.

Intergovernmental Revenues are higher than budgeted due to a variety of grants obtained by the police department, such as funding for the School Resource Officer, Click it or Ticket, Avoid the 15, etc.

Fines and Forfeitures are going to come in over budget as a result of the activities in the Police Department yielding increased traffic citations, parking violations, false alarm fines, etc.

Overall General Fund Revenues are currently at 87% of the budget and after year-end adjustments should end the year around 90% of the budget.

General Fund expenditures are discussed on the next page.

GENERAL FUND (Continued)

Expenditures

General Fund expenditures through June 30, 2008, by department were as follows:

	BUDGET	TOTAL EXPENDITURES	PERCENTAGE
Legislative			
City Council	$ 324,485	$ 385,684	119%
Advisory Boards	351,700	303,942	86%
City Attorney	1,196,000	1,393,755	116%
Sub-Total Legislative	1,872,185	2,083,381	111%
General Government			
City Manager	1,153,544	986,960	86%
PIO	696,276	562,751	81%
City Clerk	579,843	375,739	65%
Human Resources	528,792	364,327	69%
Administrative Support	392,883	370,305	94%
Finance	1,207,960	1,021,029	85%
Facilities Management	1,030,762	1,444,838	140%
Animal Services	360,732	480,392	133%
Information Technology	771,115	709,576	92%
Risk Management	425,000	235,270	55%
Economic Development	644,745	386,068	60%
Housing	443,175	258,448	58%
Sub-Total General Government	8,234,827	7,195,703	87%
Police	15,415,000	15,107,078	98%
Community Prosecutor	107,000	109,320	102%
Community Development			
Planning	3,344,580	2,202,472	66%
Building & Safety	2,131,413	1,985,392	93%
Code Enforcement	580,536	590,778	102%
Neighborhood Services	-	5,546	-%
Sub-total Comm. Dev.	6,056,529	4,784,188	79%
Public Works	7,473,512	3,051,011	41%
Non-Departmental	6,671,933	6,888,720	103%
SUB-TOTAL	**$ 45,830,986**	**$ 39,219,401**	**86%**
Transfers Out	1,190,000	656,874	55%
TOTAL EXPENDITURES	**$ 47,020,986**	**$ 39,876,275**	**85%**

GENERAL FUND (Continued)

Overall General Fund expenditures as of June 30, 2008 are currently at 85% of budgeted expenditures. This is consistent with revenues to date of 87%. However, at the time of this report preparation there is still one more check run to be processed before the books are closed to transactions, so our expenditures will increase from this amount.

In summary, while these numbers are not a final representation of the results of operations for FY 2007/08, they do indicate that we are on track with our mid-year forecast in that revenues and expenditures both appear to be coming in under budget by a relatively consistent amount. This means that we should come very close to achieving the ending fund balance as stated in the FY 2007/08 Fiscal Budget.

OTHER FUNDS

Special Revenue Funds

The City maintains a number of other funds that are either restricted in their use or are required to be reported separately by governmental accounting rules. These funds include the **Special Revenue Funds** that are designed to account for those activities that are specifically restricted in their use. Included among those funds are all of the Development Impact Fees, Gas Tax, Measure A, CDBG and Grants.

	Budget	Actual	Percentage
REVENUES			
Impact Fees	$ 13,316,475	$ 9,156,058	69%
Interest	168,710	$ 3,161,920	1874%
Grants	3,118,875	1,263,239	41%
Other	15,050	1,113,567	7399%
Measure A	3,009,309	869,234	29%
Gas Tax	1,320,500	863,054	65%
Property Tax Assessments	669,066	481,655	72%
Rental Code Compliance Fee	-	77,985	0%
Sub-total	**$ 21,617,985**	**$ 16,986,712**	**79%**
Transfers In	30,322,677	11,407	0%
Total Revenues	**$ 51,940,662**	**$ 16,998,119**	**33%**
EXPENDITURES			
Capital Outlay	$ 31,112,677	$ 11,409,993	37%
Other	5,684,890	5,684,890	100%
Operating	3,010,384	2,869,031	95%
Sub-total	**$ 39,807,951**	**$ 19,963,914**	**50%**
Transfers Out	32,942,993	5,574,693	17%
Total Expenditures	**$ 72,750,944**	**$ 25,538,607**	**35%**

Impact Fee revenues are lower than budgeted, as expected, due to the downturn in the housing market. Interest income is significantly higher than budgeted as the city historically has been extremely conservative in budgeting for investment income. Significant accounting work is still to be done for our Grants so the actual number for Grant revenue is not an accurate representation of our final grant revenue for the fiscal year. Other income includes the receipt of $717,425 from the County for CSA 10 which we took over this year but had not anticipated in the budget.

OTHER FUNDS (continued)

Also included is $300,000 received from the County for our Storm Drain facility, negotiated by our Public Works department. Measure A revenue is not yet complete, we are expecting another $3.4 million for this fiscal year, so we will definitely outperform the Measure A revenue budget due to the Measure A bond proceeds. In accordance with the Governor's proposed FY 2008/09 budget, our Gas Tax payments have been delayed until September 2008. We will be accruing those revenues back to this fiscal year, so we anticipate four more months of gas tax revenues, which should bring us on track with the Gas Tax revenue budget. The final payment for special revenue property tax assessments has not yet been analyzed or recorded. The Rental Code Compliance fee was budgeted to be received in the General Fund, but our ordinance requires it to be received into its own fund. A transfer will be done at year end to move this into the General Fund to partially offset the cost of the Rental Housing Inspection program. Transfers in have not yet been analyzed or recorded.

On the expenditure side we see that our capital expenses are well below budget, due to timing of projects and transfers out appear significantly under budget, as the majority of the transfers have yet to be analyzed and recorded.

Enterprise Funds

Enterprise Funds are used to report activities for which a fee is charged to external users for goods or services with the intent of fully recovering the cost of providing services including capital costs such as depreciation. Enterprise Funds are generally accounted for as a business activity, rather than a governmental activity.

The Kilgore Cemetery is the City's only Enterprise Fund. Kilgore Cemetery revenues and expenditures as of June 30, 2008 are as follows:

	Budget	Actual	Percentage
Revenues			
Total Revenues	**$ -**	**$ -**	**0%**
Expenditures			
Operating	-	41,322	0%
Total Expenditures	**$ -**	**$ 41,322**	**0%**

The Kilgore Cemetery was rededicated and opened in May 2007. Since that time staff has been working to establish operating procedures including a fee schedule. As of August 2008 the Cemetery is now open for business and being operated under contract by the Fair Oaks Cemetery District. We will start to see revenues in fiscal year 2008/09.

Given the market rates for cemetery activities, the Kilgore Cemetery will not be able to break even until expansion occurs, thereby creating more grave sites and niche wall spaces. Because the addition of grave sites and niche wall spaces does not significantly increase the cost of operations, their addition and subsequent sales will help to offset the ongoing maintenance and other operational costs. Until then, the fund will operate at a deficit and will receive assistance through an inter-fund loan from the general fund, which will be repaid when the cemetery generates revenues greater than expenses.

OTHER FUNDS (continued)

Debt Service Funds

The City maintains four **Debt Service Funds** to account for debt that is associated with the City. Three of the four funds are associated with the Mello Roos districts (Sunridge – Anatolia: CFD 2003-1, Sunridge Park: CFD 2004-1 and Sunridge North Douglas: CFD 2005-1). Sunridge North Douglas CFD 2005-1 currently does not have any debt issued. Since the Mello Roos districts debts are not backed by the City, they are not included below.

The remaining debt is associated with the Public Financing Authority Corporation, which issued the two Certificates of Participation (COPs) associated with the purchase of City Hall and the Kilgore properties. The City made its first payment on the City Hall COP in February 2006. The first payment for the Kilgore property was made in March 2006.

	Budget	Actual	Percentage
Revenues			
Interest Income	$ -	$ 80,696	$ -
Transfers In	1,867,980	1,860,842	0%
Total Revenues	**$ 1,867,980**	**$ 1,941,538**	**104%**
Expenditures			
Operating	$ -	$ 2,200	0%
Debt Service	1,867,980	1,867,980	100%
Total Expenditures	**$ 1,867,980**	**$ 1,870,180**	**100%**

The debt service fund appears on target with the budget.

OTHER FUNDS (continued)

Redevelopment Agency

The Community Redevelopment Agency of the City of Rancho Cordova is a separate and distinct legal entity. Transactions for and the financial position of the Agency are tracked in the City's accounting system as a separate group of funds. The Redevelopment Agency Debt Service Fund receives the tax increment from the County and distributes 80% to the Redevelopment Administrative Fund and 20% to the Low and Moderate Income Housing Fund. The combined results of operations for fiscal year ending June 30, 2008 (prior to year-end adjustments and final check run processing) are:

	BUDGET	ACTUAL	PERCENTAGE
Revenues			
Property Taxes	$ 1,797,400	$ 2,407,793	134%
Interest Income	-	977	0%
Real Property Leases	-	12,810	0%
Total Revenues	**$ 1,797,400**	**$ 2,421,580**	**135%**
Expenditures			
Operating	$ 1,424,500	$ 412,381	29%
Capital	1,555,000	1,466,067	94%
Other	126,000	-	0%
Sub-total	3,105,500	1,878,448	60%
Transfers Out	455,000	-	0%
Total Expenditures	**$ 3,560,500**	**$ 1,878,448**	**53%**

This is the first year of tax increment revenue for the Redevelopment Agency. During the year the agency purchased the Grandee Apartments, reflected in the Capital expenditures shown above. Transfers Out and interest expense on the loan from the General Fund have yet to be recorded. The agency is also required to pass through a certain portion of it's annual increment to entities affected by the creation of the Redevelopment Agency. The pass through payment for 2007/08 is currently in the process of being calculated but is expected to be approximately $712,000.

SUMMARY

Overall it appears as if the City is on track with the current year budget. Both revenues and expenses in the General Fund will be coming in under budget, but should offset or come very close to offsetting each other. Final numbers will be available after the completion of the audit, usually by December 31st. The final numbers will be officially presented during the February Financial Issues Workshop.

The cash balance continues to be healthy, although we can expect to see a continued decline in our interest rates due to the slowdown in the economy.

Summary information was provided in this report. If anyone desires detailed, line item information they may contact the Finance Department.

MEMORANDUM

DATE: September 2, 2008

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **SUNRISE 50 RETAIL - DESIGN REVIEW AND CONDITIONAL USE PERMIT**

OWNER:	**APPLICANT:**
Sunrise 50 Investors, LLC 8829 S. Priest Drive Temple, AZ 85284	Vitae Architecture 770 L Street, Suite 950 Sacramento, CA 95814

PROJECT:	Design Review of an existing building and a Conditional Use Permit to allow more sign area than permitted in the Special Sign Corridor
FILE:	RC-08-357
LOCATION:	11115 Folsom Boulevard
APN:	058-0280-027
PLANNER:	William Campbell

RECOMMENDATION

The Planning Commission recommends that the City Council find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt Resolution No. 105-2008 approving the Design Review and the Conditional Use Permit for Project No. RC-08-357, subject to the findings, evidence, attached Design Package **(Exhibit A)** and the Conditions of Approval **(Exhibit B)**.

RESULT OF RECOMMENDED ACTION

The proposed elevation changes are well designed and will continue a much needed upgrade to this portion of Folsom Boulevard. The design proposal includes a variety of architectural features, materials, colors, enhancement of the landscape and pedestrian amenities in the parking field, variations in the roof line and articulations to the façade in order to meet the intent of the City's Design Guidelines for commercial development. The proposed sign program is appropriate for the size of the building and would assist in the marketability of the site with additional sign exposure, for a site with limited access and no building frontage on a major roadway.

ANALYSIS

The applicant is seeking approval of a façade redesign of an existing building in the Convention Overlay District of the Folsom Boulevard Specific Plan (FBSP), and a Conditional Use Permit to allow a greater sign area than permitted in the Special Sign Corridor (Section 335-30 RCZC). The project area consists of a large multiple tenant building, having frontage to Folsom

Boulevard and projecting into the site towards Highway 50. The building is approximately 103,748 square feet in size and has been previously used as a home improvement center, along with office supply business.

Most recently, the City adopted the Folsom Boulevard Specific Plan that changed the zoning from General Commercial to Office Professional Mixed Use/Convention Overlay District. Within the permitted use section of the Convention Overlay District (COD), general retail is a permitted use. Lastly, the property is located within the adopted Special Sign Corridor that places a limitation on business signs that is much less than regular commercial districts. The applicant is proposing a sign program for the building that they believe is proportional to the building, and much less than the general commercial sign allocation enjoyed by other businesses in the general area.

SITE LOCATION

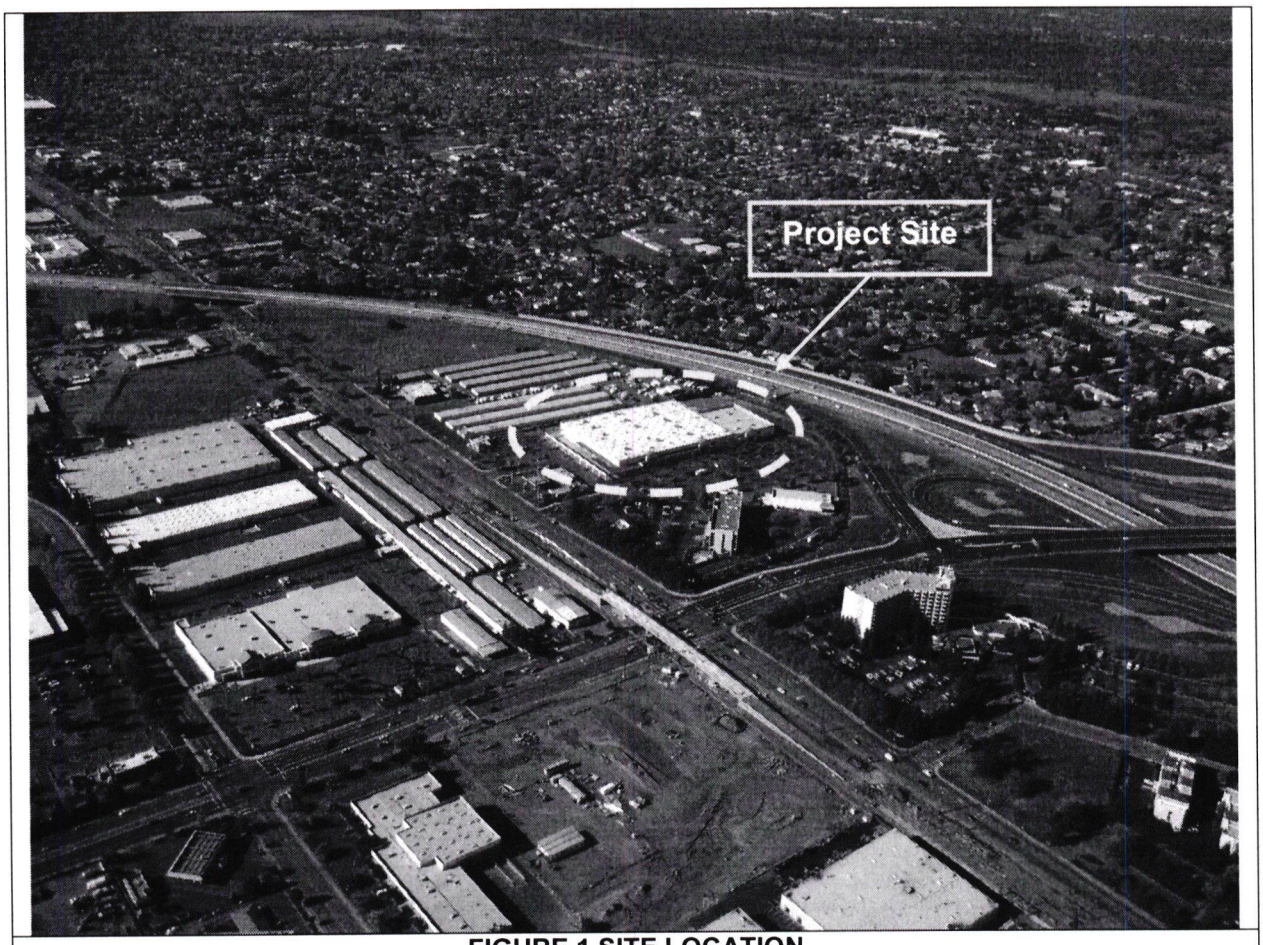


FIGURE 1 SITE LOCATION

Adjacent Zoning and Current Land Use		
	Zoning & Land Use Designation	**Current Use**
Project Site	OPMU	Vacant Buildings
North	Highway 50	Highway 50
South	Light Rail Corridor and CMU	RT Light Rail, Light Industrial
East	OPMU	Retail, Restaurant and Hotels
West	OPMU	Mini Storage

General Plan and Folsom Boulevard Specific Plan Consistency

The proposed project site is located in the Folsom Boulevard Planning Area. The Folsom Boulevard Specific Plan implements general plan land use, urban design, and economic development goals in addition to the Folsom Boulevard Planning Area land use, circulation, and transit concepts.

The following General Plan goals are most relevant to the proposed project:

Land Use Goal LU.5 – Redevelop and regenerate existing areas of the City.

Analysis – The proposed project implements Action LU.5.1.1 by upgrading, beautifying and revitalizing an existing major building in the Convention Overlay District. The new building face will promote other high quality tenants to relocate into this center.

Economic Development Goal ED.6 – Revitalize existing businesses and strengthen the commercial viability of new business along Folsom Boulevard.

Analysis – The proposed project implements Actions ED.6.1.1 and ED.6.1.2 and it will improve the viability, appearance, cleanliness, and accessibility of a commercial area along Folsom Boulevard. The relocation of an existing business in the area into the City will strengthen the commercial viability of this portion of the Folsom Boulevard Specific Plan.

Goals related to streets and edges are:

- **Building Orientation & Placement**
  - Orient new development—including retail, office, and housing—toward streets, especially Folsom Boulevard and major cross streets.
  - Guideline: storefronts should have a presence on the street and not be walled-off or oriented inward.

Analysis – Due to the building existing orientation on the site, the front façade does not face Folsom Boulevard, but has improved the front and rear façades that can be seen from the major roadways of Sunrise Boulevard and Highway 50. Portions of the rear elevation are very visible from the freeway and the new design breaks up the building mass by off-setting the parapet heights and continuing elements on the front of the building for continuity.

- **Parking Placement, Access & Design**
  - Locate parking away from street faces—i.e., towards the center of the block—behind, beside or under buildings, where possible.
  - If parking must be located between the street and the building, screen the lot with structure and/or landscaping that includes pedestrian-oriented elements to separate the parking from the street.
  - Development standards and guidelines: consolidate parking lots and reduce curb cuts to parking lots, require parking lot perimeter landscaping and screening, and require interior parking lot landscaping.

Analysis – The parking lot will be replanted to add landscape materials in the existing islands and plant various shrubs, flowers, and trees to provide shade and screening as required in the Zoning Code.

Design Guidelines – Design Review Findings

The applicable "Guiding Principals" and "Design Concepts" in section 110-84 are further defined by the City of Rancho Cordova Design Guidelines and are satisfied by this project as described by the facts and findings in the resolution attached to this report.

Conditional Use Permit for the Special Sign Corridor

The applicable findings to approve additional sign area in the Special Sign Corridor are addressed by the facts and findings in the resolution attached to this report.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines.

FINANCIAL IMPLICATIONS TO CITY

There are no significant cost implications to the City for this development. The improvement of this building will result in the relocation of an existing business not within Rancho Cordova to locate into the City. The remodel will encourage people to shop in Rancho Cordova, improve the marketability of a vacant building with other new uses that will increase sales tax revenues to the City.

RECOMMENDED MOTION

Move the City Council to determine the project to be Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and adopt Resolution 105-2008 approving the Design Review for the building redesign and a Conditional Use Permit to allow more sign area in the Special Sign Corridor, Project No. RC-08-357, Sunrise 50 Retail, located at 11115 Folsom Boulevard, subject to the attached Design Package and Conditions of Approval.

ATTACHMENTS

1. Resolution No. 105-2008, including the Design Package including elevations, site plans, landscape, sign program, and photometric plans **(Exhibit A)**, Conditions of Approval **(Exhibit B)**.
2. Pacific Neon Justification Letter
3. Planning Commission Minutes of August 14, 2008
4. 500 feet mailing list and map

RESOLUTION NO. 105-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A DESIGN REVIEW AND CONDITIONAL USE PERMIT, PROJECTS RC-08-357

WHEREAS, Sunrise 50 Investors, LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for approval of a Design Review of an existing building and a Conditional Use Permit to allow greater sign area than permitted in the Special Sign Corridor (SSC), located on the northwest corner of Folsom Boulevard and Sunrise Boulevard; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Rancho Cordova more particularly described as APN 056-0222-002; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, on June 24, 2008, the Planning Commission considered the project request pursuant to Title I, II and III of the City of Rancho Cordova Zoning Code, and all other applicable state and local regulations and recommended project approval to the City Council; and

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

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

Approves the Design Review **(see Exhibit A)** and Conditional Use Permit, subject to the Conditions of Approval **(see Exhibit B)** and the following findings and supporting evidence:

1. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project has been reviewed and is in accordance with the Guidelines of the California Environmental Quality Act. **Evidence:** This proposed new building is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. Section 15332 applies when the project meets the following conditions: it conforms to General Plan and Zoning land use designations, policies, and standards; it is within City limits; it is less than five acres; it is substantially surrounded by urban uses; it has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. As the proposed project meets all criteria of an in-fill project, the project qualifies for categorical exemption under CEQA Guidelines Section 15332.

2. DESIGN REVIEW

The basis for the review of this project is provided in the City's Design Review Ordinance and the reasons for approving the project are described as follows:

a) *The proposed project is consistent with the objectives of the General Plan and Community Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principals" and "Design Concepts" in section 110-84.* **Evidence:** The proposed project is consistent with the objectives of the General Plan and the Folsom Boulevard Specific Plan, as described in the previous sections of this report. The project will comply with all applicable Zoning regulations for commercial uses. The proposed structure design complies with the development regulations in Zoning Code sections 240-06.3 and 240-07.3.

b) *The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.* **Evidence:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community. The site planning for the original shopping center does not address the street and little can be accomplished to improve Folsom Boulevard through the renovation of this single building. The proposed project mitigates these constraints through use of high-quality materials, screening of infrastructure facilities, and substantial improvements to the landscape design on the site.

c) *The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.* **Evidence:** The character, scale, and quality of design for the proposed retail building are similar to that of nearby commercial buildings. The architecture complements the buildings in the general area. Design efforts have been made to break up the large horizontal planes of the building, with colors, architectural projections and enhanced exterior materials. Mechanical equipment on the roof will be screened to the greatest extent possible, in accordance with the commercial design guidelines.

d) *The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.* **Evidence:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. No changes are proposed to the site plan that would impact circulation or connectivity.

3. CONDITIONAL USE PERMIT

A conditional use permit for the additional sign area shall not be approved, unless the appropriate authority can make affirmative findings, as required in Section 335-33 (b).

"Section 335-33 (b) Where the building and facilities are of a size, shape, height, of multiple uses or of such geographical conditions or location the BP sign provisions are not appropriate, an individual sign or sign program for said parcel or facility may be considered by use permit when granting authority finds that the proposed sign or signs:"

a) *Are proportional and in scale with the building*. **Evidence:** The existing building is 428 feet wide and is intended for retail commercial use and is designed to accommodate 3 to 4 retail businesses. The total wall surface is (38,784) total square feet. The proposed sign program for this building is (912.05) square feet or 2% of the total wall surface. According to industry practice, most retail buildings have 8% to 10% of the total wall surface in sign area. Arizona Tile will be allocated approximately 351 sq ft of the total sign area, with the remaining sign program area of approximately 560 sq ft allocated to the other future tenants. The proposed signs are proportional and in scale with the buildings.

b) *Are compatible in design, color and material with the building and surrounding area*. **Evidence:** The sign package being proposed is fabricated internally illuminated channel letters and logos that are consistent with other signs in the surrounding area. No wall mounted cabinet signs, no monument sign or exposed neon or flashing signs are proposed for this site. The proposed Arizona Tile signs are white face lit letters on the front elevation. The building color on the front elevations is a dark color and the white copy will provide the best contrast and allow the signs to be visible and not blend into the wall background.

c) *Do not constitute a special privilege over adjoining uses*. **Evidence:** The applicant states the sign program proposed is in line with other commercial retail business's in the area like Home Depot, Heritage Furniture, America's Tires, Brookfield's, Jim Boy's Tacos and many other business's in the surrounding area. Some of the existing businesses in the SSC have had the benefit of the old sign code allocation and have enjoyed a marked advantage over the new uses in the same area.

   Due to the large scale of the building, the requested sign package is more compatible with the other commercial businesses in the area. The property is situated in a manner that Highway 50 is elevated above the grade of this property, and the building does not have direct frontage on Folsom Boulevard, which places the tenants at a huge market disadvantage. This building has been vacant for some time. Without an adequate sign program, it will be difficult to attract other potential retail businesses to this building.

d) *Do not block from view existing buildings and existing signs*. **Evidence:** The existing building is a stand alone building. The signage and building will not block other buildings or signage.

e) *Are unobtrusive.* **Evidence:** The proposed signs are unobtrusive and do not project above the building walls or project from the building face. The proposed building signs are individual illuminated channel letters with possible logos that are mounted flush to the wall surface.

f) *Are in keeping with the intent of the sign regulations.* **Evidence:** This proposed sign package is in keeping with the intent of the sign regulations in the SSC that attempts to control over height free standing pole and/or monument signs along the Highway 50 corridor. The applicant is not requesting any pole or monument signs. If the subject property were governed by the regular sign standards, this project would be allowed approximately 1,260 square feet of sign area. The SSC would allow only 428 sq ft of sign area for this building. The proposed sign program is requesting 912.5 square feet, which is 347 square feet less than what the Commercial and Industrial zone would allow, but 474 sq ft more than the SSC.

g) *Do not exceed the height and size entitlement for signs located on parcels in the same zone, which are not within the Special Sign Corridor.* **Evidence:** As stated in (6) above, the proposed sign program does not exceed the height and size entitlement for the signs located in the same zone as other commercial and Industrial zones, which are not impacted by the SSC.

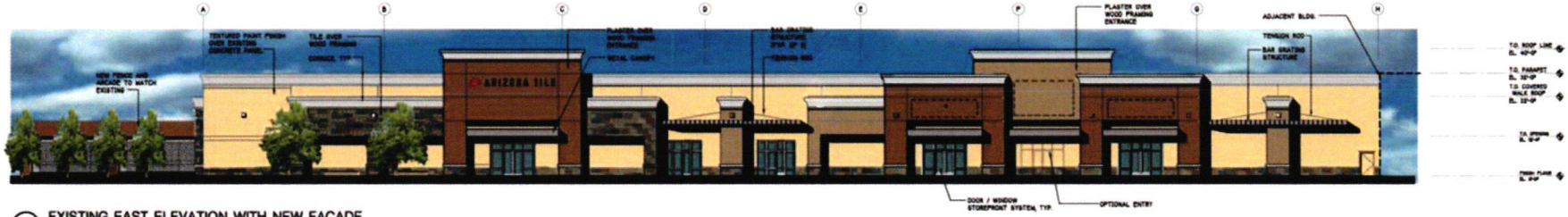
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of September, 2008.

AYES:
NOES:
ABSENT:
ABSTAIN:

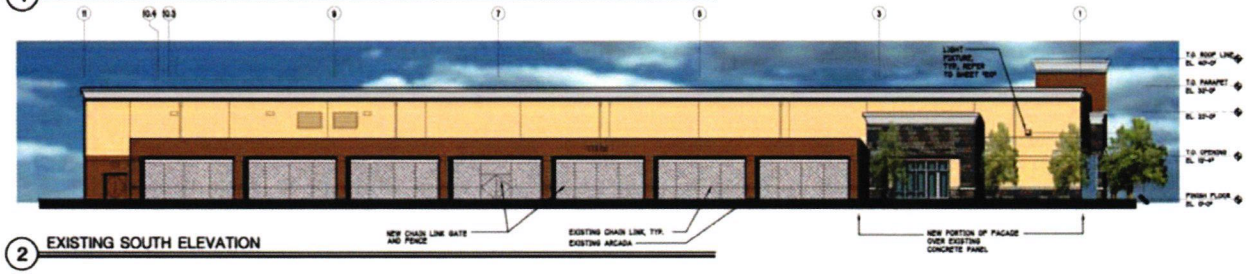
_____
Linda Budge, Mayor

ATTEST:

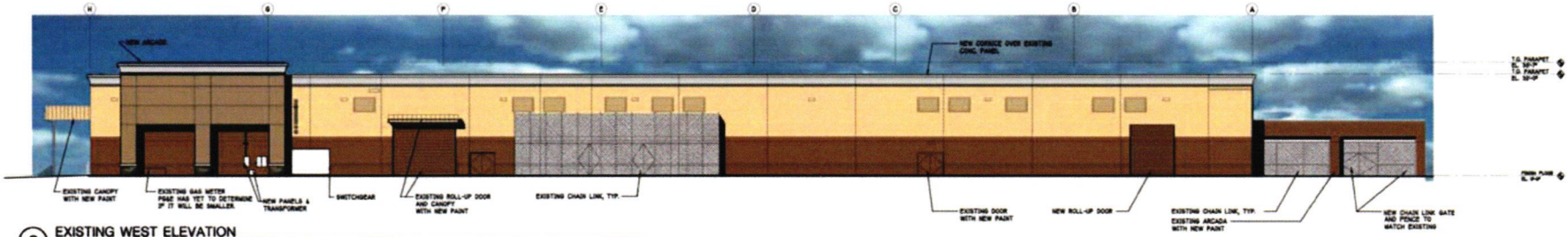
_____
Mindy Cuppy, City Clerk



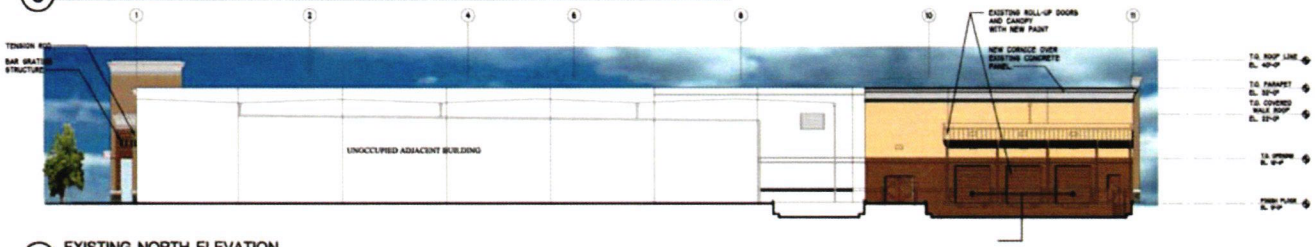
1 EXISTING EAST ELEVATION WITH NEW FACADE



2 EXISTING SOUTH ELEVATION



3 EXISTING WEST ELEVATION



4 EXISTING NORTH ELEVATION

LEGEND

BENJAMIN MOORE PAINTS

P1	PAINT COLOR: SADDLE SOAP	2110-30
P2	PAINT COLOR: BROOKLINE BEIGE	HC-47
P3	PAINT COLOR: PEARL HARBOR	2165-50
P4	CORNICES PAINT: HOT SPRING STONES	AC-51
T1	ARIZONA TILE:	
G1	PILKINGTON GLASS: ARCTIC BLUE	ECLIPSE ADVANTAGE REFLECTIVE LOW-E
	STOREFRONT: ANODIZE ALUMINUM	KAWNEER CO. FRANKLIN, IN. MULLION (CANOPIES TO MATCH MULLION)

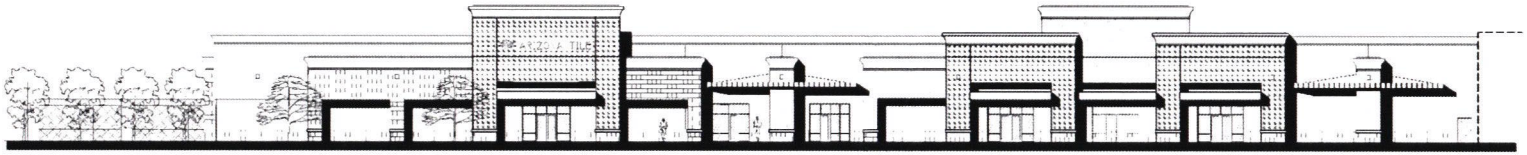
ARCHITECTURE
PLANNING
INTERIORS
VITAE

SUNRISE 50 INVESTORS, LLC.

SUNRISE 50 RETAIL

RANCHO CORDOVA, CA

EXHIBIT A



SUNRISE 50 RETAIL

EXTERIOR IMPROVEMENTS

11115 FOLSOM BOULEVARD, RANCHO CORDOVA, CA

PROJECT DIRECTORY

OWNER: SUNRISE 50 INVESTORS, LLC
8629 S. PRIEST DR.
TEMPE, AZ 85284
TEL: (480) 893-9393
FAX: (480) 753-9633
CONTACT: GARY SGARSTEN

ARCHITECT: VITAE ARCHITECTURE PLANNING INTERIORS
7201 STREET, SUITE 950
SACRAMENTO, CA 95819
TEL: (916) 497-6011
FAX: (916) 497-6010
CONTACT: BRENDAN KOON

GENERAL CONTRACTOR: ASI GENERAL CONTRACTOR, INC.
906 SEAPORT BLVD.
WEST SACRAMENTO, CA 95691
TEL: (916) 373-0707
FAX: (916) 376-8550
CONTACT: SCOTT SLOTHOWER

ELECTRICAL: SCHETTER ELECTRIC, INC.
CONTRACTING AND ENGINEERING
171 BANKSON STREET
SACRAMENTO, CA 95814
TEL: (916) 446-7747
FAX: (916) 446-2621
CONTACT: MAX DELUNE

LANDSCAPE ARCHITECT: HAAG LANDSCAPE
4755 STACET
SACRAMENTO, CA
TEL: (916) 376-1861
FAX: (916) 326-2505
CONTACT: ED HAAG

SHEET INDEX

ARCHITECTURAL

A0.01 TITLE SHEET
A0.02 MASTER SITE PLAN
A0.03 FLOOR PLAN (FOR REFERENCE ONLY)
A0.04 BUILDING ROOF PLAN (FOR REFERENCE ONLY) AND SECTION
A0.05 BUILDING EXTERIOR ELEVATIONS

LANDSCAPE

L1 ORIGINAL IRRIGATION PLAN
L2 ORIGINAL PLANTING PLAN
L3 IRRIGATION PLAN UPDATE
L4 PLANTING PLAN UPDATE

ELECTRICAL

E0 SITE PLAN LIGHTING (PHOTOMETRIC PRINTOUT)

VITAE
ARCHITECTURE
PLANNING
INTERIORS

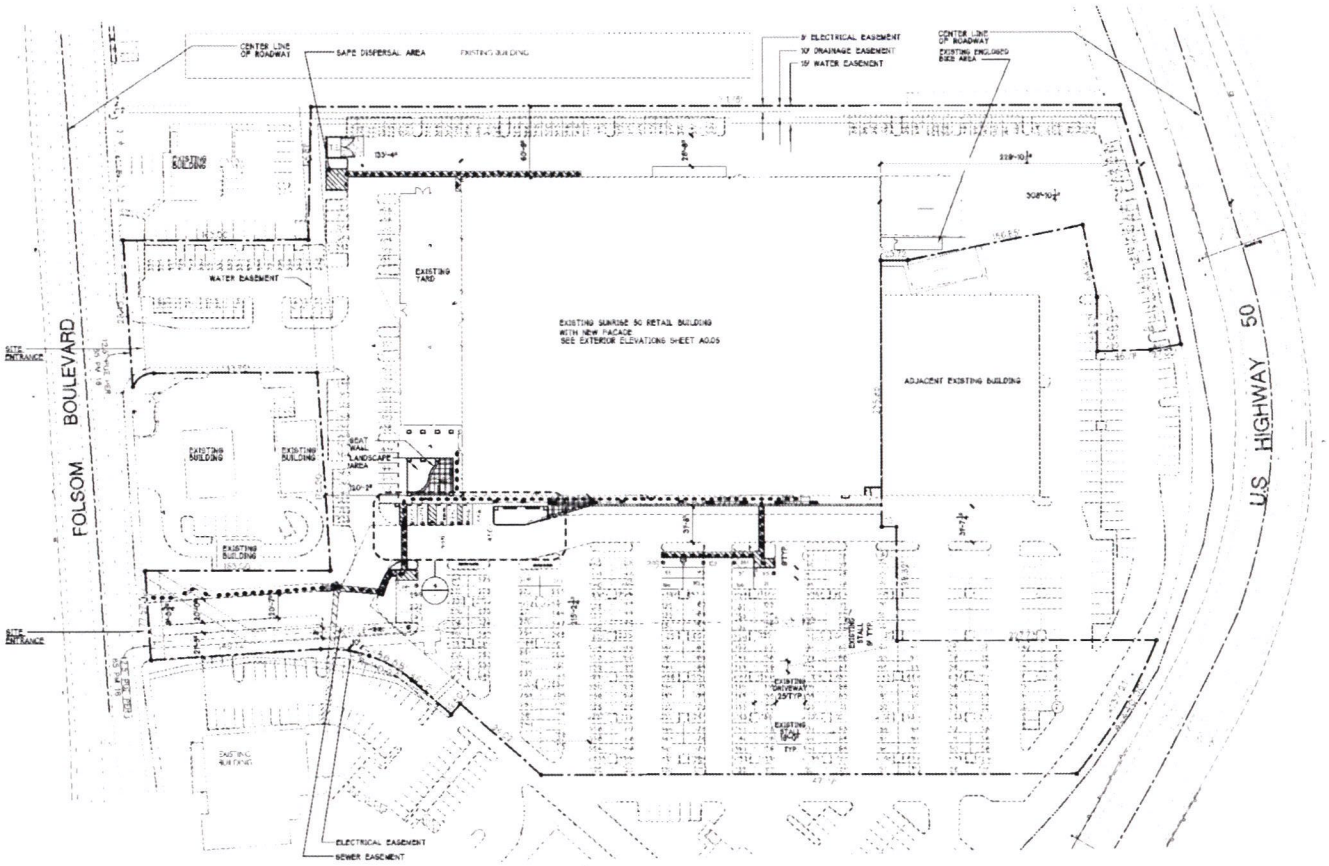
SUNRISE 50 INVESTORS, LLC.

SUNRISE 50 RETAIL

11115 FOLSOM BLVD.
RANCHO CORDOVA, CA.

TITLE SHEET

A 0.01



1 MASTER SITE PLAN

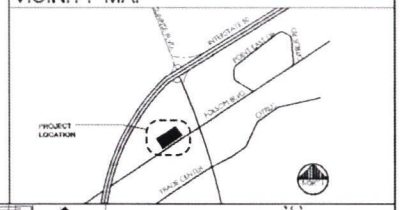
PROJECT DATA

SITE AREA:	8.328 ACRES (371,479 SF) GROSS		
BUILDING AREA:			
EXISTING BUILDING SHELL GROSS	103,748 SF		
FAR:	.28		
PARKING:			
PARKING REQUIRED:	LAND USE TYPE: PARKING RATIO (MIN.) VEHICULAR		
	RETAIL & SERVICE	3.7 STALLS/1000 SF	17 STALLS
	OFFICE	3.3 STALLS/1000 SF	15 STALLS
	WAREHOUSING/STORAGE	.3 STALLS/1000 SF	18 STALLS
	TOTAL PARKING STALLS REQUIRED		50 STALLS
PARKING PROVIDED	450 STALLS (INCLUDING 10 H.C. PARKING STALLS)		
PARCEL NO:	056-0280-027		
JURISDICTION:	CITY OF RANCHO CORDOVA, CA		
ZONING:	OPMU-OFFICE PROFESSIONAL MIXED USE		
BUILDING USE:	M, B, S-2		
BUILDING CODE:	2007 CALIFORNIA BUILDING CODE 2007 CALIFORNIA MECHANICAL CODE 2007 CALIFORNIA PLUMBING CODE 2007 CALIFORNIA ELECTRICAL CODE 2007 CALIFORNIA ENERGY CODE 2007 CALIFORNIA FIRE CODE AND ALL RELATED ORDINANCES		
CONSTRUCTION TYPE:	EXISTING IIIB W/ FULLY AUTOMATIC SPRINKLERS		
SITE AREA COVERAGE:			
TOTAL BUILDING AREA	103,748 S.F.	= 28 %	
PARKING AREA:	240,093 S.F.	= 64.6 %	
LANDSCAPE AREA:	27,638 S.F.	= 7.4 %	
TOTAL:	371,479 S.F.	= 100 %	

LEGEND

001	STALL COUNT
	HANDICAP LOADING AISLE / PATH OF TRAVEL AT DRIVEWAY
	HC PATH OF TRAVEL
	PROPERTY LINE
TR	NEW TRASH ENCLOSURE

VICINITY MAP

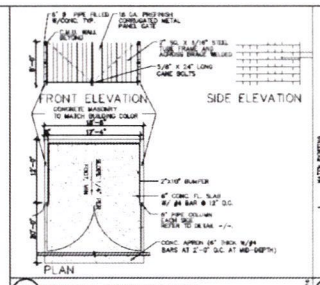


VITAE ARCHITECTURE PLANNING INTERIORS

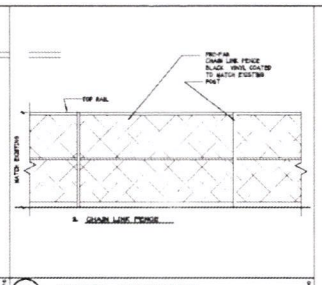
SUNRISE 50 INVESTORS, LLC.

SUNRISE 50 RETAIL

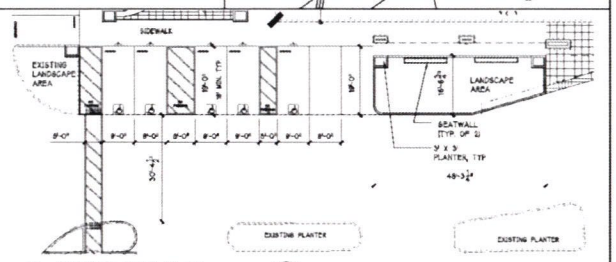
11115 FOLSOM BLVD.
RANCHO CORDOVA, CA.



2 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



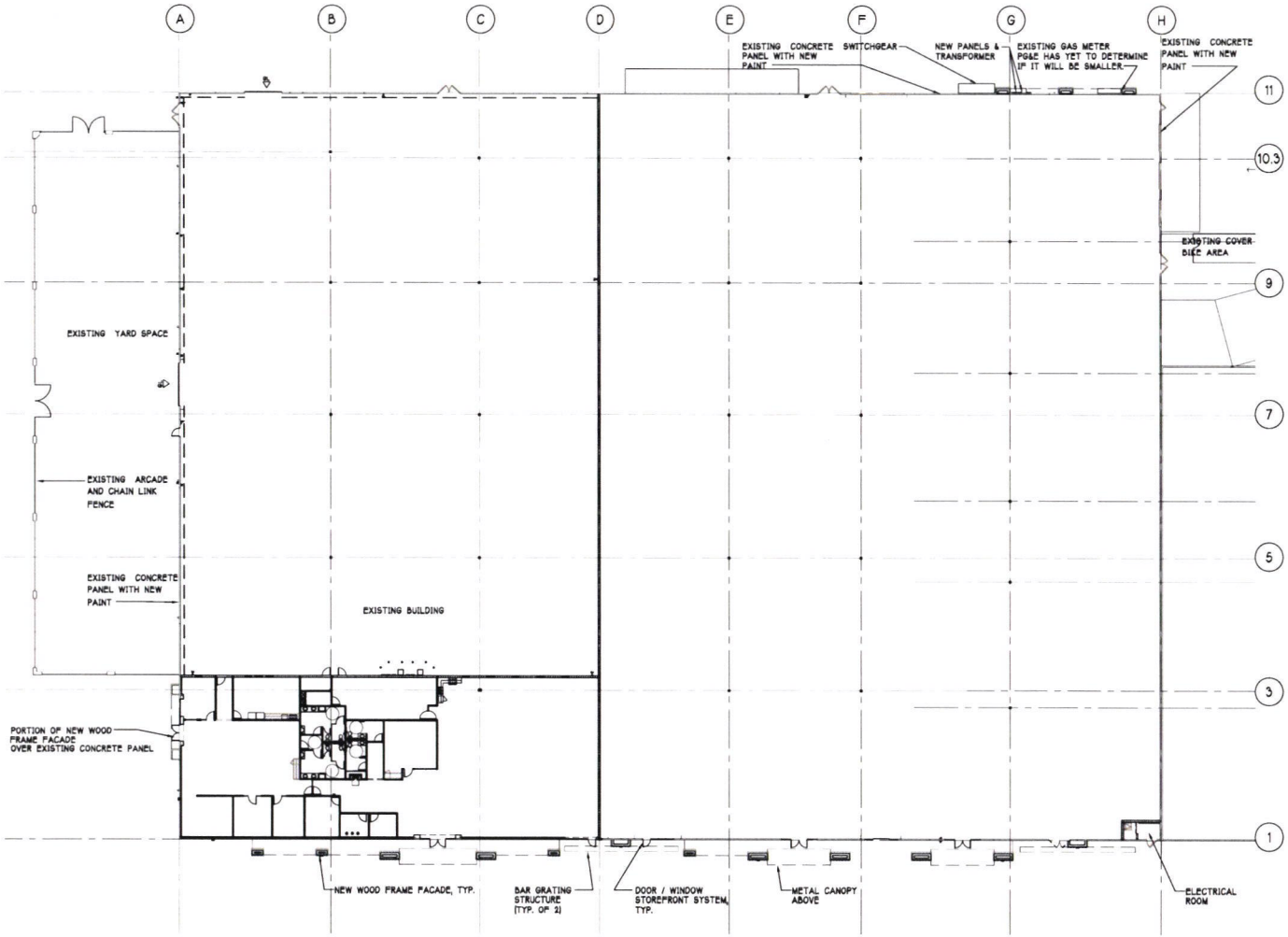
3 FENCE ELEVATION
SCALE: N.T.S.



4 PARTIAL SITE PLAN

OVERALL SITE PLAN

A 0.02



1 FLOOR PLAN

SCALE: 1=50'

NORTH

VITAE

SUNRISE 50 INVESTORS, LLC.

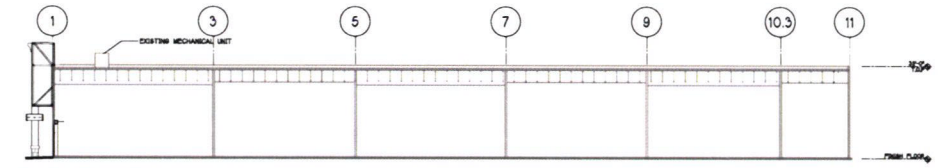
SUNRISE 50 RETAIL

11115 FOLSOM BLVD.
RANCHO CORDOVA, CA.

JOB NO.	208.134
SCALE	AS NOTED
DATE	06.04.08
CHECKED BY	B.E.
DRAWN BY	A.KRAV
PLANNING DEPARTMENT SUBMITTAL	06.04.08
PLANNING DEPARTMENT REVISION	07.28.08

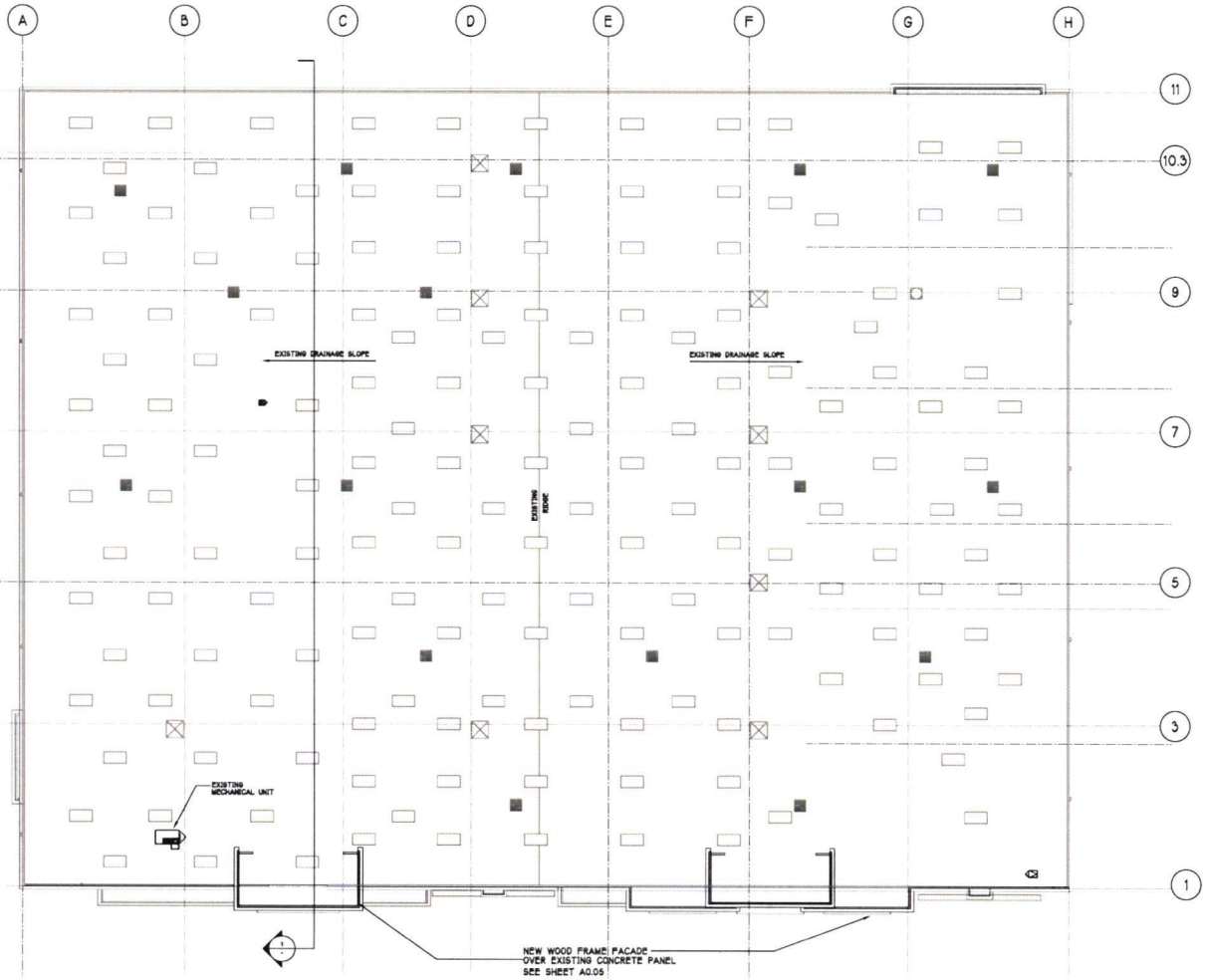
FLOOR PLAN
FOR REFERENCE ONLY

A A0.03



1 OVERALL SECTION

SCALE: 1/8" = 1'-0"



2 ROOF PLAN

SCALE: 1/8" = 1'-0"

SYMBOL LEGEND

- EXISTING ROOF MOUNTED EVAPORATIVE COOLER
- EXISTING LENNOX ROOFTOP AC UNIT
- EXISTING SKYLIGHTS
- EXISTING PARAPET

VITAE

SUNRISE 50 INVESTORS, LLC.

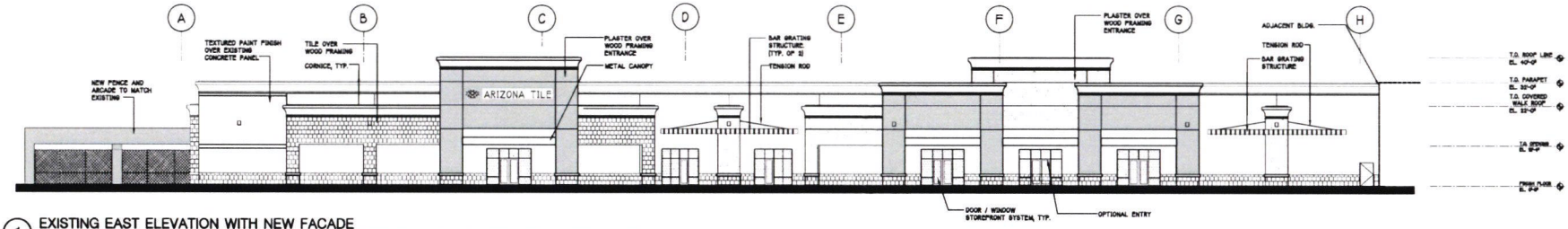
SUNRISE 50 RETAIL

11115 FOLSOM BLVD.
RANCHO CORDOVA, CA.

JOB NO.	208 134
SCALE	AS NOTED
DATE	06.04.08
CHECKED BY	JJ
DRAWN BY	ARW
PLANNING DEPARTMENT SUBMITTAL	06.04.08
PLANNING DEPARTMENT REVISION	07.28.08

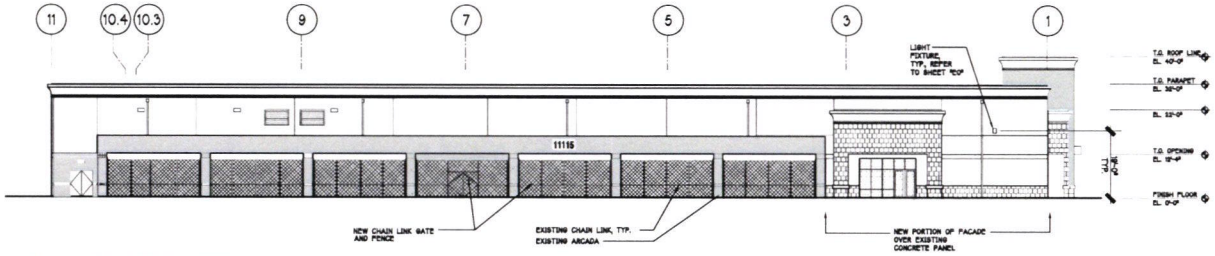
OVERALL SECTION &
ROOF PLAN
FOR REFERENCE ONLY

A A0.04



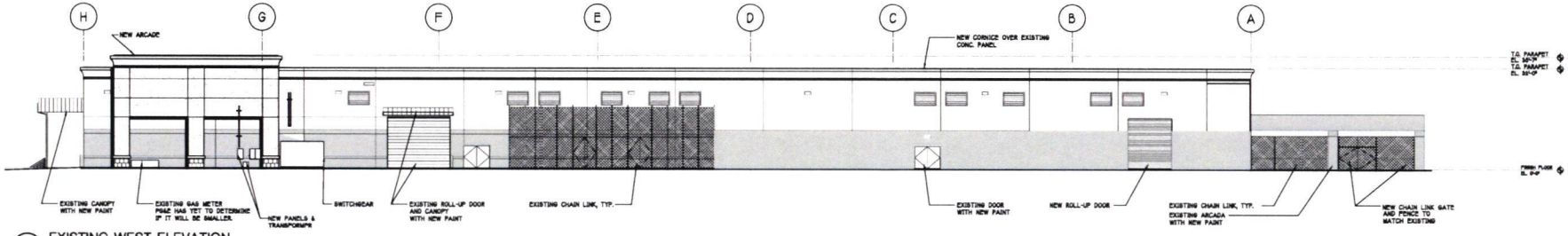
1 EXISTING EAST ELEVATION WITH NEW FACADE

SCALE: VHF = 1'-0"



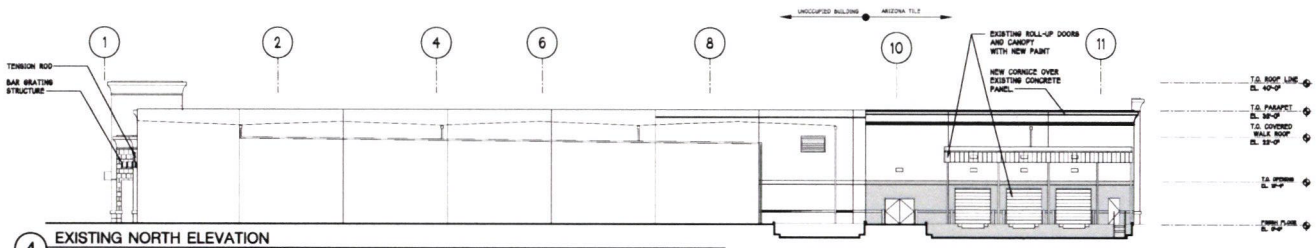
2 EXISTING SOUTH ELEVATION

SCALE: VHF = 1'-0"



3 EXISTING WEST ELEVATION

SCALE: VHF = 1'-0"



4 EXISTING NORTH ELEVATION

SCALE: VHF = 1'-0"

LEGEND

BENJAMIN MOORE PAINTS

	P1	PAINT COLOR: SADDLE SOAP 2110-30
	P2	PAINT COLOR: BROOKLINE BEIGE HC-47
	P3	PAINT COLOR: PEARL HARBOR 2160-50
	P4	CORNICES PAINT: HOT SPRING STONES AC-31
	T1	ARIZONA TILE:
	G1	PILKINGTON GLAS: ARCTIC BLUE ECLIPSE ADVANTAGE REFLECTIVE LOW-E

STOREFRONT: ANODIZE ALUMINUM CANNEDE CO. FRANKLIN, IN MULLION (CANOPIES TO MATCH MULLION)

SUNRISE 50 INVESTORS, LLC.

SUNRISE 50 RETAIL

11115 FOLSOM BLVD.
RANCHO CORDOVA, CA.

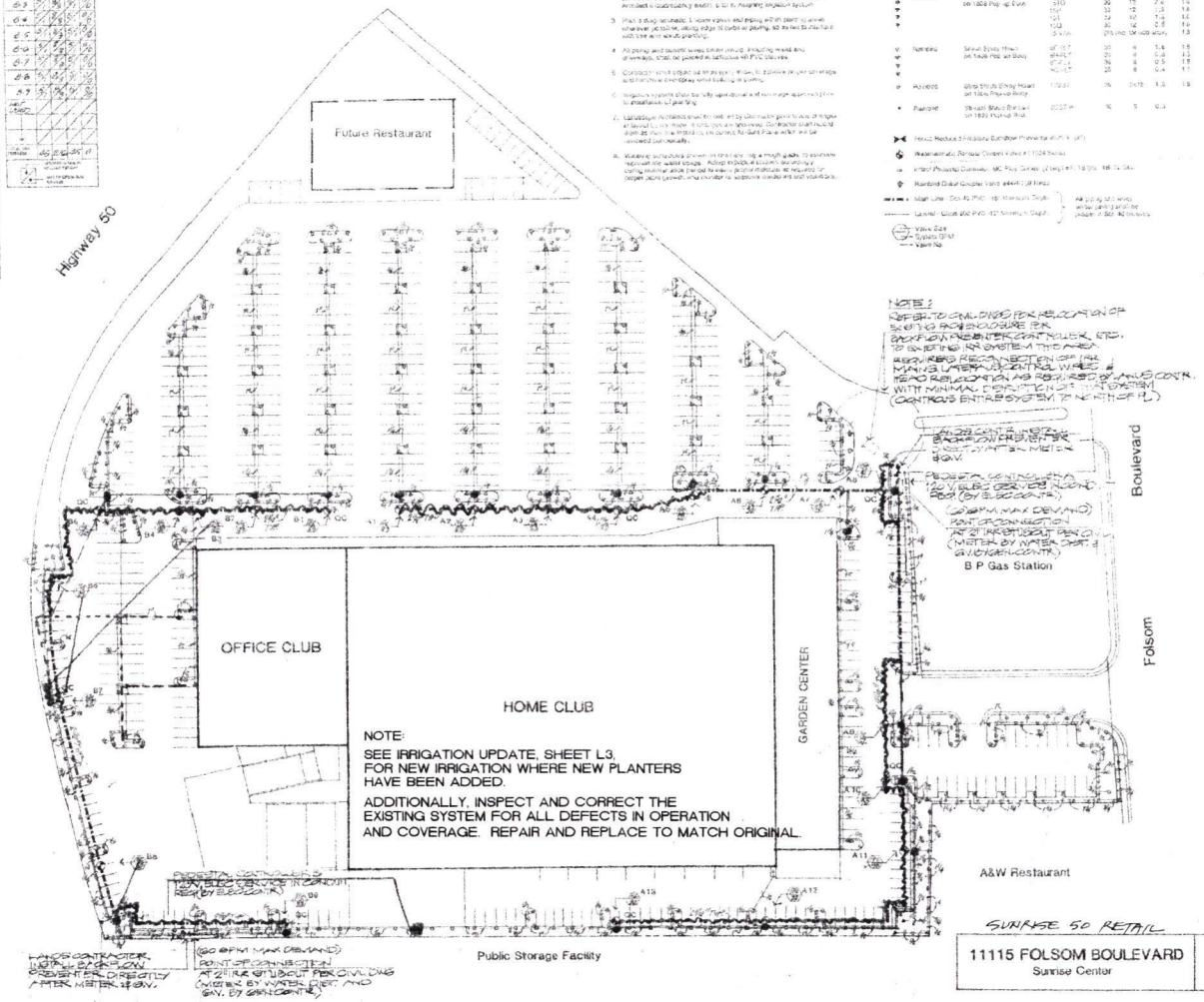
JOB NO.	208 134
SCALE	AS NOTED
DATE	06.04.08
CHECKED BY	JJ
DRAWN BY	ABW
PLANNING DEPARTMENT SUBMITTAL	06.04.08
PLANNING DEPARTMENT REVISION	07.28.08

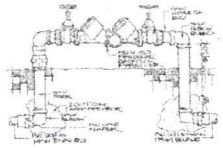
EXTERIOR ELEVATIONS

A A0.05

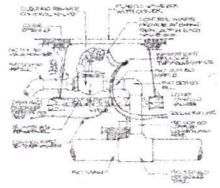
Legend

- Time Clock
- Main Line
- Valve Location
- Lateral lines

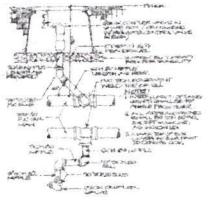




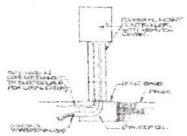
1 Backflow Preventer



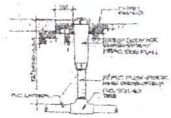
2 Control Valve



3 Quick Coupler



4 Controller



5 Pop-up Shrub Head

NORTH
NOTE

SUNRISE 50 RETAIL

11115 FOLSOM BOULEVARD Sunrise Center	Irrigation Plan 2-8-92		Sheet L1 of 2

APPROVAL:
COMPLIES WITH SACRAMENTO COUNTY
WATER CONSERVATION REQUIREMENTS

Martin C. Hughes — County Landscape Architect, Transportation Division

WATER USE CALCULATIONS

Water Use Type | Area Symbol | Water Use Factor | Total

Medium 40,347 S.F. x 1.2 = 42,347 S.F.
(Conversions and low usage plant materials, spray irrigation, medium water factor)

Total: 42,347 S.F. (Site Area Irrigated is 35% of 40,347 S.F.)

SHADE STUDY

Total Planting Parking: 221,260 S.F.

Maximum 50% P.A. Req. Plan Shown: 57,125 S.F. 29,537 S.F. (10%)

Maximum 50% Tree Shade Req. Plan Shown: 110,630 S.F. 113,394 S.F. (51%)

Parking Lot Shade Trees: Yearwood, London Plane

82 F @ 962 S.F. = 79,646 S.F.
16 H @ 481 S.F. = 4,610 S.F.

Other Deciduous Shade and Ornamental Trees

25 F @ 707 S.F. = 18,300 S.F.
11 H @ 304 S.F. = 3,156 S.F.

Conifers for Holiday Use

20 H @ 354 S.F. = 7,280 S.F.

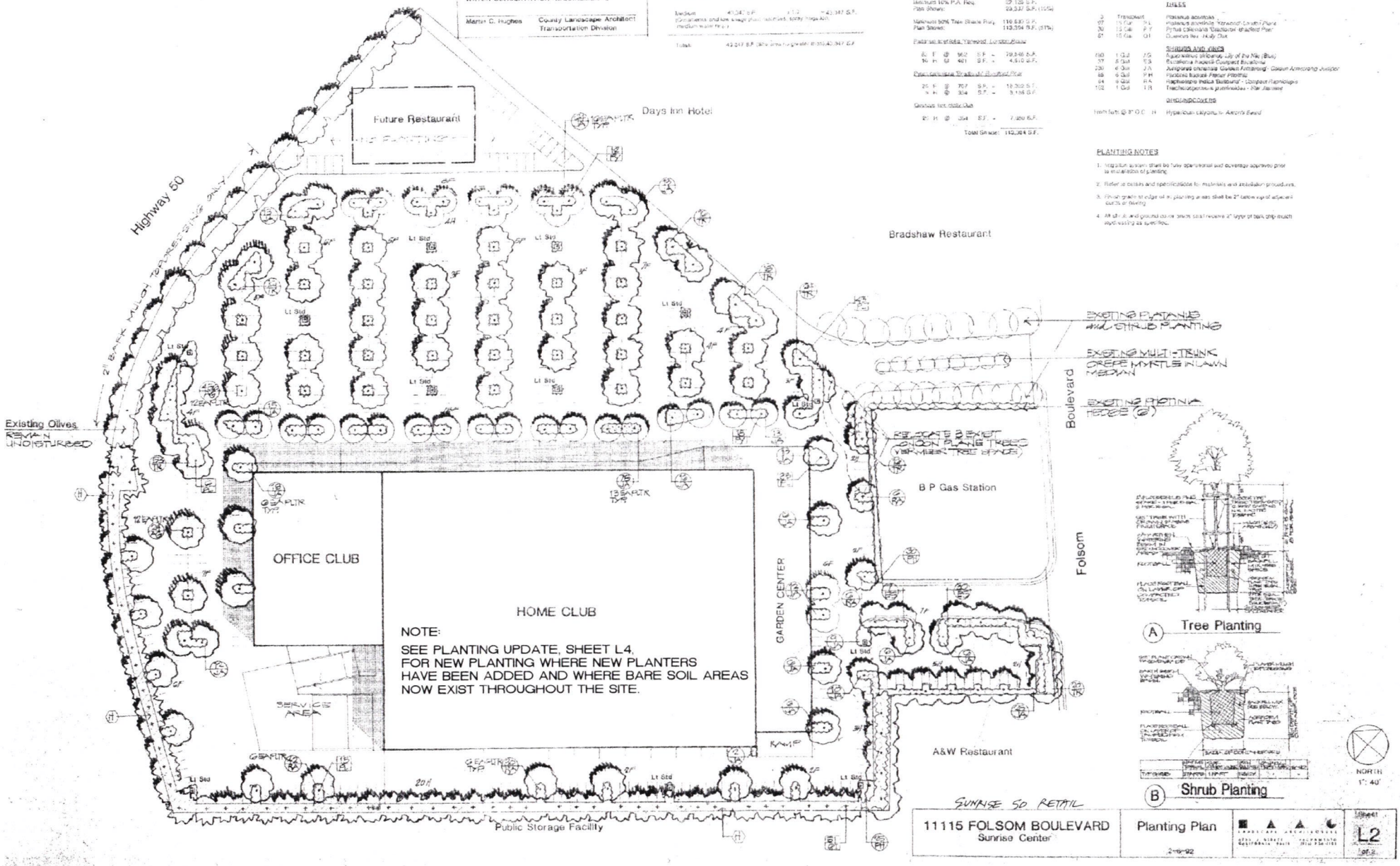
Total Shade: 112,994 S.F.

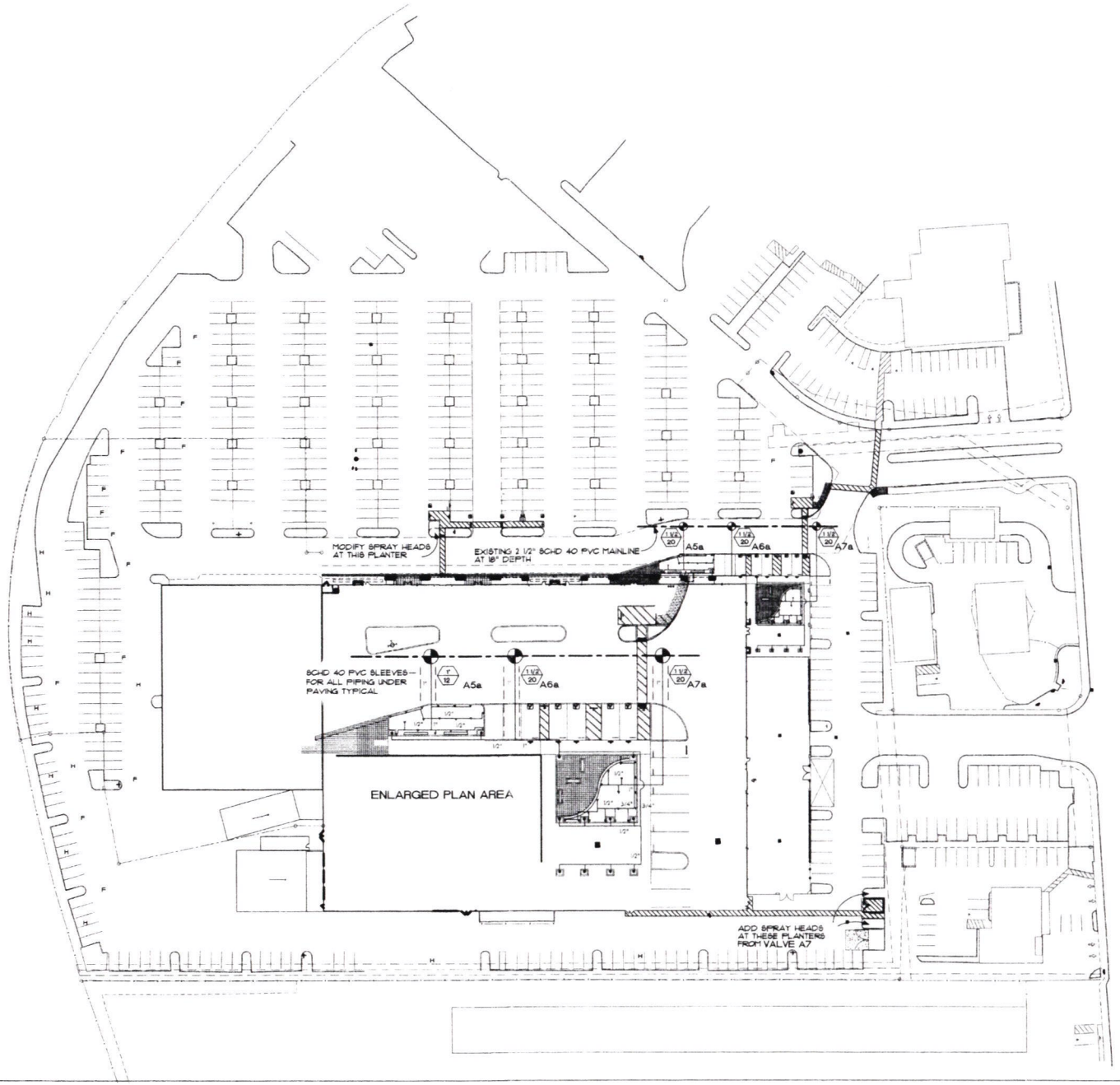
PLANT LIST

Quantity	Size	Symbol	Botanical/Common Name
			TREES
3	Transplant		Platanus acerifolia
97	15 Gal	PL	Platanus acerifolia 'Yarwood' London Plane
30	15 Gal	P.T	Pyrus Calleriana 'Chanticleer' Ornamental Pear
21	15 Gal	QI	Quercus ilex Holly Oak
			SHRUBS AND VINES
150	1 Gal	AG	Agapanthus africanus, Lily of the Nile (Blue)
57	5 Gal	EG	Eucalyptus nicholii Compact Eucalyptus
236	5 Gal	JA	Juniperus chinensis 'Golden Armstrong' - Golden Armstrong Juniper
88	5 Gal	PH	Pittosporum tobira 'Wheeler Dwarf' Wheeler Dwarf Pittosporum
64	5 Gal	RA	Raphiolepis indica 'Balbonii' - Compact Raphiolepis
102	1 Gal	TR	Trachelospermum jasminoides - Star Jasmine
			GROUNDCOVERS
from flats @ 3" O.C.		H	Hypericum calycinum - Aaron's Beard

PLANTING NOTES

1. Irrigation system shall be fully operational and coverage approved prior to installation of planting.
2. Refer to details and specifications for materials and installation procedures.
3. Finish grade to edge of all planting areas shall be 2" below top of adjacent curbs or paving.
4. All shrub and ground cover areas shall receive 2" layer of bark chip mulch after rolling as specified.





WORK DESCRIPTION

1. INSPECT AND CORRECT EXISTING IRRIGATION SYSTEM FOR PROPER OPERATION AND COVERAGE OF ALL PLANTING AREAS PRIOR TO NEW PLANTING.
2. DUPLICATE AND INSTALL NEW SYSTEM TO MATCH MANUFACTURE AND DETAILS AS SPECIFIED PER THE ORIGINAL DRAWING, SHEET L1.
3. INSTALL NEW VALVES, HEADS AND PIPING AS SHOWN FOR NEW PLANTERS
4. INSTALL, AT EXISTING CONTROLLER, 'DOUBLERS' - MFG. BY TRANSITIONAL SYSTEMS, AVAILABLE AT EWING IRRIGATION (916) 383-2400 FOR NEW VALVES A5a, A6a AND A7a.
5. COORDINATE NEW VALVE SCHEDULES WITH EXISITNG CLOCK SCHEDULES.
6. CLEAN UP SITE OF ANY AND ALL DEBRIS UPON COMPLETION.
7. MAINTAIN THE ENTIRE SITE LANDSCAPE AFTER COMPLETION & CLEAN-UP OF THE WORK FOR A PERIOD OF 60 DAYS. REPLACE OR CORRECT ANY VALVE, HEAD OR PIPE PRIOR TO BEGINNING THE GUARANTEE PERIOD.
8. GUARANTEE THE IRRIGATION FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE BY THE OWNER OF THE MAINTENANCE PERIOD FOR ALL PARTS AND WORKMANSHIP OF THE ENTIRE SITE IRRIGATION SYSTEM.

NOTE:

1. SEE ORIGINAL IRRIGATION PLAN, SHEET L1, DATED 2-6-92.
2. ADD, MODIFY AND OR DELETE EXISITNG IRRIGATION SYSTEM AS REQUIRED AND AS DRAWN TO UP DATE THE CONTROLLER, VALVES AND PIPING TO INSURE ADEQUATE COVERAGE THROUGHOUT THE ENTIRE SITE.
3. REFER TO SHEET L1 FOR ASBUILT CONDITIONS.
4. IRRIGATION SCHEDULES FOR NEW VALVES SHALL MATCH EXISTING VALVE AT 'DOUBLERS' FOR NEW VALVES, A5a,A6a + A7a. SEE SCHEDULE ON SHEET L1

LANDSCAPE ARCHITECTURE

PROJECT
SUNRISE 50 RETAIL

SHEET TITLE
IRRIGATION PLAN UP-DATE

DATE
6/3/08

PLAN NORTH

SCALE: 1"=40'-0"

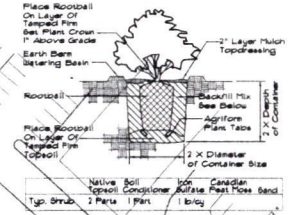
L 3

PLANTING NOTES

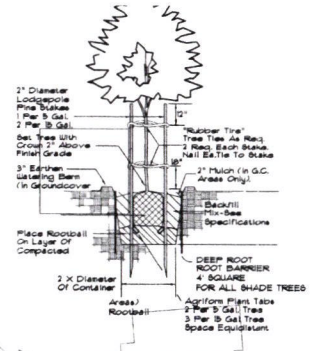
1. Irrigation system shall be fully operational and coverage approved prior to installation of planting.
2. Finish grade at edge of all planting areas shall be 2" below top of adjacent curbs, walks or paving.
3. All shrub and groundcover areas shall receive 3" layer of shredded 2-3" SIZE mulch topdressing.
4. Fertilize individual plants after installation with Osmocote time release formula pelletized fertilizer, per manufacturer's instructions.
5. Pre-planting soil preparation shall include cultivating all planted areas down to 12 inch depth, and incorporating the following amendments:

Amendment or Fertilizer	Application Rate
Nitrogen stabilized compost	4 cu. yds. per 1,000 s.f.
Ammonium Phosphate (6-20-0)	15 lbs. per 1,000 s.f.

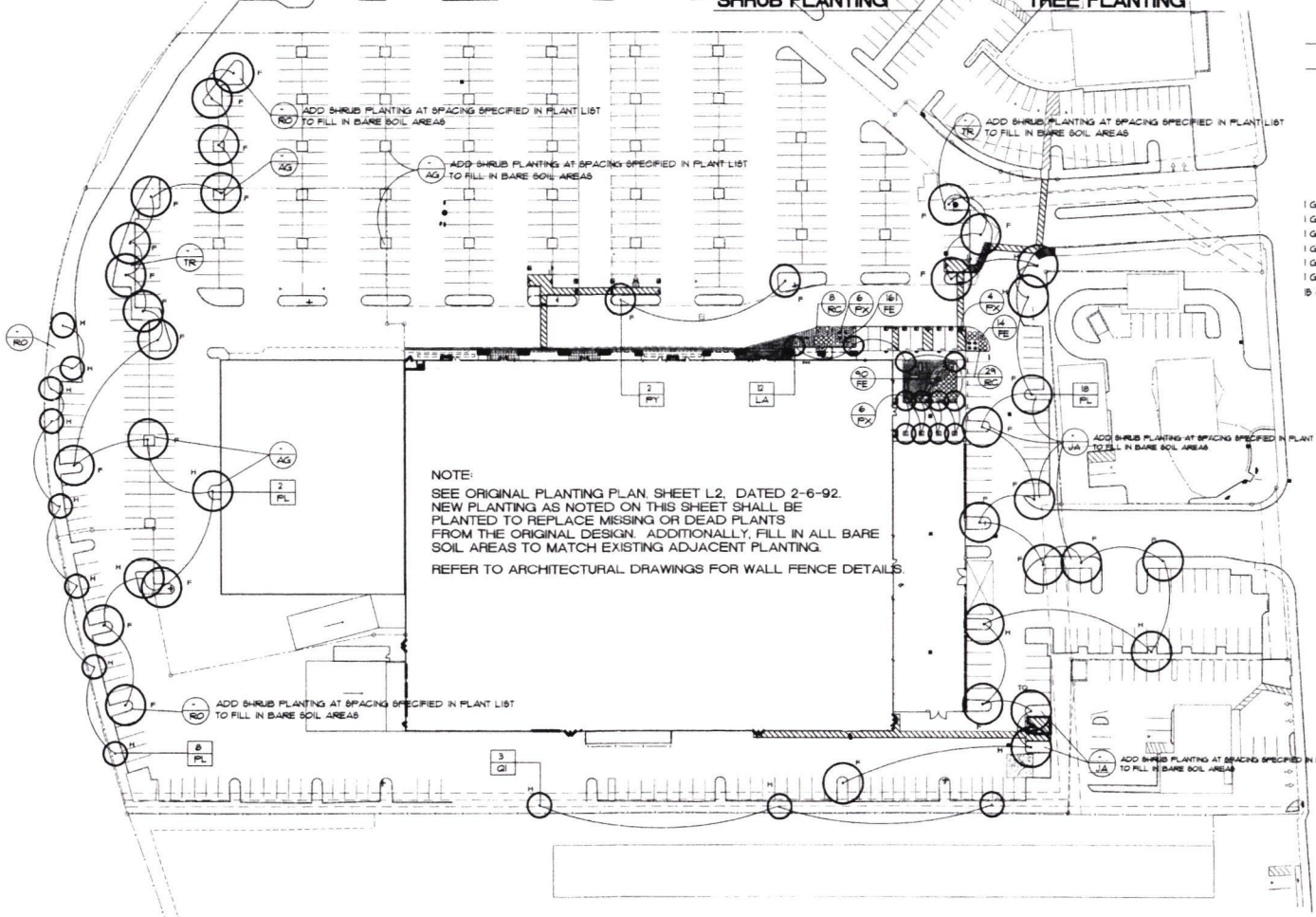
6. CARE SHALL BE GIVEN TO ROOTS OF EXISTING TREES.



SHRUB PLANTING



TREE PLANTING



WORK DESCRIPTION

1. INSPECT AND CORRECT EXISTING IRRIGATION SYSTEM FOR PROPER OPERATION AND COVERAGE OF ALL PLANTING AREAS PRIOR TO NEW PLANTING.
2. PROTECT ALL EXISTING PLANTING FROM ANY DAMAGE DURING PERFORMANCE OF THIS WORK. REPLACE ANY EXISTING PLANTING THAT IS DAMAGED DURING CONSTRUCTION.
3. PREPARE ALL PLANTING AREAS FOR ADDITIONAL PLANTING AS NOTED BY ROTOTILLING BARE SOIL AREAS - REMOVE ALL STUMPS, ROCKS AND DEBRIS.
4. ADD SHRUB/GROUND COVER PLANTING TO MATCH EXISTING IN ALL BARE SOIL AREAS. THIS INCLUDES ANY AREAS NOTED NOTED ON THIS PLAN.
5. AFTER PLANTING, SPREAD A 3" LAYER OF 2-3" SIZED SHREDDED CEDAR OVER ALL PLANTING BEDS THROUGHOUT THE PROJECT SITE.
6. CLEAN UP SITE OF ANY AND ALL DEBRIS UPON COMPLETION.
7. MAINTAIN THE ENTIRE SITE LANDSCAPE AFTER COMPLETION & CLEAN-UP OF THE WORK FOR A PERIOD OF 60 DAYS. REPLACE ANY DEAD OR DYING PLANTS PRIOR TO BEGINNING THE GUARANTEE PERIOD.
8. GUARANTEE ALL PLANTING FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE BY THE OWNER OF THE MAINTENANCE PERIOD FOR ANY PLANTS DEMISE DUE TO DISEASE, NEGLECT OR IMPROPER PLANTING.

SELECTED PLANTING

Size	Symbol	Botanical/Common Name	WATER USE	DESIGN INTENT
		TREES		
15 GAL.	LA	LAGERSTROEMIA INDICA 'TUSCARORA', PINK CRAPE MYRTLE	L	ACCENT
15 GAL.	PY	PYRUS CALLERYANA, BRADFORD PEAR	M	SHADE
15 GAL.	PL	PLATANUS ACERIFOLIA 'YARWOOD' - LONDON PLANE	M	SHADE
15 GAL.	QI	QUERCUS ILEX, HOLLY OAK	L	SCREEN
		SHRUBS/GROUNDCOVERS		
1 Gal. @ 24" O.C.	AG	AGAPANTHUS AFRICANUS	L	ACCENT
1 Gal. @ 18" O.C.	FE	FESTUCA OVINA 'ELIJAH BLUE' FESCUE	L	ACCENT
1 Gal. @ 36" O.C.	JA	JUNIPERUS CHINENSIS 'ARMSTRONG' JUNIPER	L	ACCENT
1 Gal. @ 24" O.C.	TR	TRACHELOSPERMUM JASMINOIDES, STAR JASMINE	M	ACCENT
1 Gal. @ 36" O.C.	RC	ROSE - PINK CARPET ROSE	M	ACCENT
1 Gal. @ 24" O.C.	RO	ROSMARINUS 'PROSTRATUS', TRAILING ROSEMARY	L	ACCENT
15 GAL.	PX	PHORMIUM TENAX - 'MAORI SUNRISE' FLAX	M	ACCENT

WATER USE CALCULATIONS

Estimated areas of water usage, for compliance with Water Conservation Ordinance Requirements.

Water Use	Area Subtotal				Total
Low: JUNIPER & ROSEMARY	26,347 S.F.	×	4	=	10,538
Medium: STAR JASMINE	17,000 S.F.	×	1	=	17,000
Total:	43,347 S.F.				27,538

(Site area greater than)

SHADE STUDY

Paving Requiring Shade:	221,700 S.F.		
Minimum 50% Shading Req:	110,850 S.F.		
Plan Shows:	113,304 S.F. (51 %)		
PLATANUS			
83 F	@ 962 S.F.	=	79,846 S.F.
10 H	@ 481 S.F.	=	4,810 S.F.
PYRUS			
26 F	@ 707 S.F.	=	18,382 S.F.
9 H	@ 354 S.F.	=	3,186 S.F.
QUERCUS			
20 H	@ 354 S.F.	=	7,080 S.F.
Total Tree Shading:	113,304 S.F.		

PLAN NORTH

SCALE: 1"=40'-0"

LANDSCAPE ARCHITECTURE

PROJECT

SUNRISE 50 RETAIL

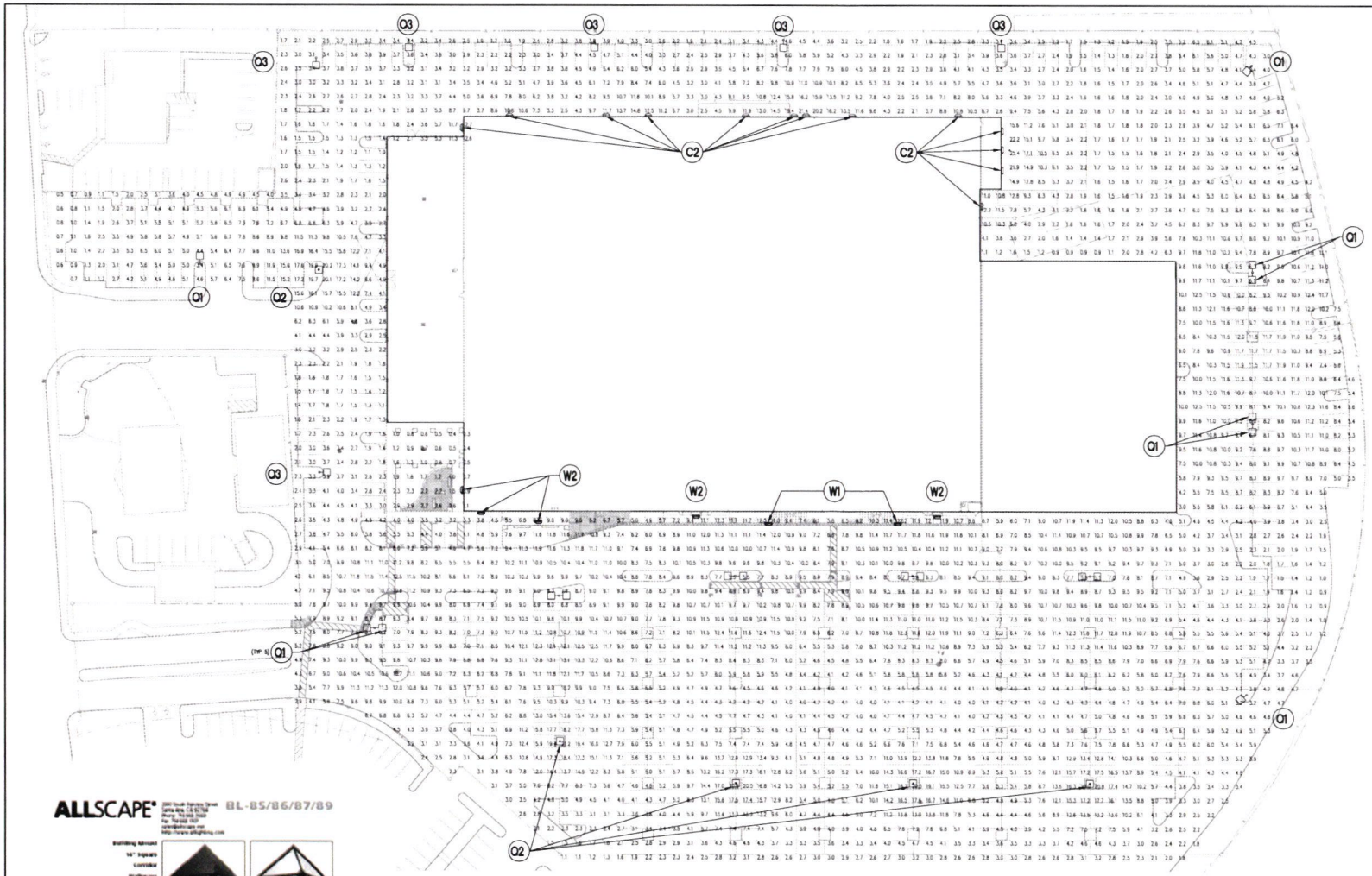
SHEET TITLE

PLANTING PLAN UP-DATE

DATE

6/3/08

L 4



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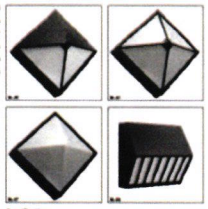
SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'-0"

ALLSCAPE® BL-85/86/87/89



Specifications

Certifications

Ballast Housing

Lens Frame

Lens

Ballast

Finish

EXTERIOR FIXTURE SCHEDULE									
SYM	VOLTAGE 120	VOLTAGE 277	MANUFACTURER & CATALOG NUMBER	LAMPS	MOUNTING	SUBSTITUTE OR APPROVED EQUAL		DESCRIPTIONS	VA
W1		X	ALLSCAPE BL-85/-7/8 MH-E17/277	(1) 78W MH	BUILDING	APPROVED EQUAL		ACCENT LIGHT AT 19'	78
W2		X	ALLSCAPE BL-86/-7/8 MH-E17/277	(1) 78W MH	BUILDING			ACCENT LIGHT AT 19'	78
EXISTING FIXTURES									
C2		X	LITHONIA TWP-25MW-277-SF	(1) 25W HPS	BUILDING			EXTERIOR WALL PACK	256
Q1		X	MCGRAW EDISON GLA 97229 W/ 35' POLE	(1) 1000W HPS	POLE			TYPE III DISTRIBUTION	1000
Q2		X	MCGRAW EDISON GLA 97229 W/ 35' POLE	(1) 1000W HPS	POLE			TYPE V DISTRIBUTION	1000
Q3		X	MCGRAW EDISON GLA 97229 W/ 35' POLE	(1) 250W HPS	POLE			TYPE III DISTRIBUTION	256

SCHETTER ELECTRIC, INC.
CONTRACTING AND ENGINEERING
471 Bannon Street, Sacramento, CA 95814
(916) 446-2521 Fax (916) 446-2621
CA License No. 245778 NV License No. B-0463 & C2-0458

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SCHETTER ELECTRIC, INC.
LICENSE NO. 245778
CLASSIFICATION C-10

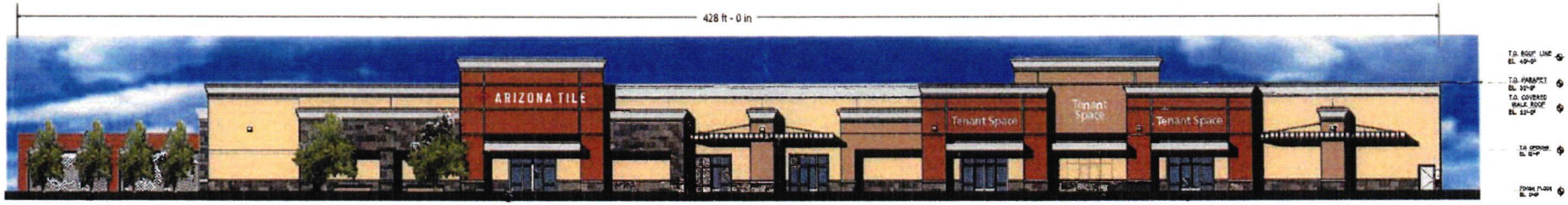
SUNRISE 50 RETAIL

11115 FOLSOM BLVD.
RANCHO CORDOVA, CA

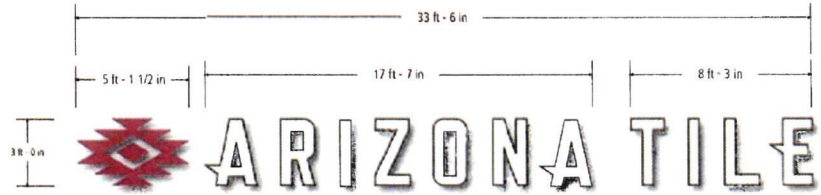
JOB NO.	A000046
SCALE	AS SHOWN
DATE	06/02/06
CHECKED BY	M.PALMER
DRAWN BY	M.DELUNA
BUILDING DEPARTMENT	

SITE PLAN - LIGHTING

E0



East Elevation
Scale 1"=30'-0"



A1 Illum. Letters and Logo
Scale 1/4"=1'-0"
Sign Area 92.7 SqFt.

T1 Illum. Letters
Scale 3/16"=1'-0"
Sign Area 50 SqFt.

T2 Illum. Letters
Scale 3/16"=1'-0"
Sign Area 50 SqFt.

T3 Illum. Letters
Scale 3/16"=1'-0"
Sign Area 50 SqFt.

PACIFIC NEON

2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2948
Account Executive: Howard Herlitz
Approved:

Project Title:
Sunrise 50 Retail

Address:
11115 Folsom Blvd.,
Rancho Cordova, California

Status:
Preliminary: 6.5.08
Revised: 6.9.08
6.27.08

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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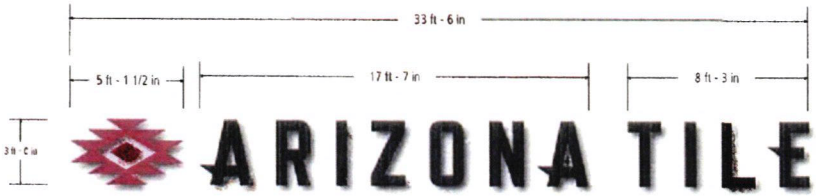
South Elevation
Scale 1"=30'-0"



A2 Illum. Letters and Logo
Scale 3/16"=1'-0"
Sign Area 92.7 SqFt.

B Non- Illum. Entrance Sign
Scale 3/8"=1'-0"
Sign Area 21 SqFt.

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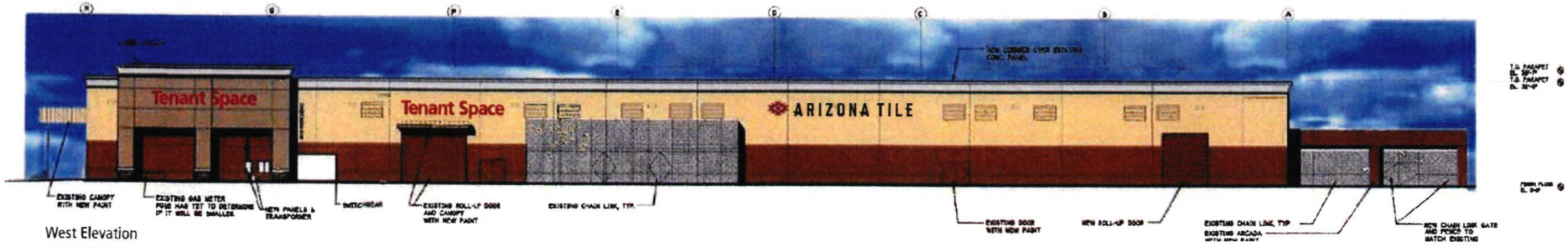
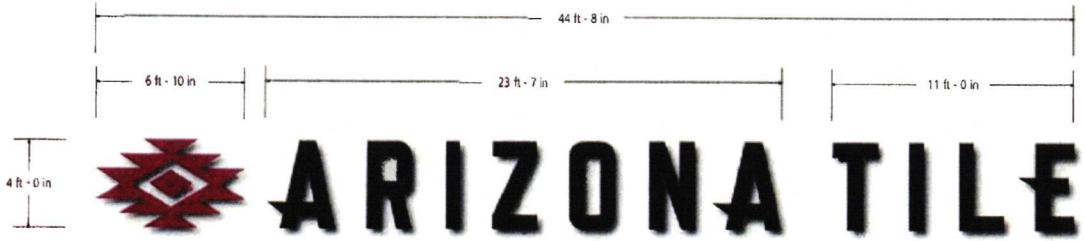


West Elevation

Scale 1" =30'-0"



A3 Illum. Letters and Logo

Scale 3/16" =1'-0"

Sign Area 165.65 SqFt.

T4 Illum. Letters

Scale 3/16" =1'-0"

Sign Area 130 SqFt.

T5 Illum. Letters

Scale 3/16" =1'-0"

Sign Area 130 SqFt.

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Project: No. 08-2948

Account Executive: Howard Herlitz

Approved:

Project Title:
Sunrise 50 Retail

Address:
11115 Folsom Blvd.,
Rancho Cordova, California

Status:
Preliminary: 6.5.08
Revised: 6.9.08
6.10.08
7.28.08
7.30.08

Electrical Circuits
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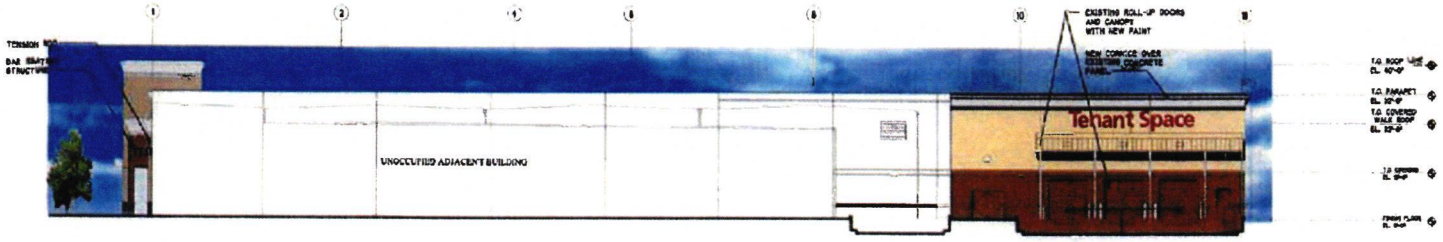

North Elevation

Scale 1"=30'-0"

4 ft - 0 in

Tenant Space

T6 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 75 SqFt.

PACIFIC NEON

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www.pacificneon.com

Project No. 08-2948

Account Executive: Howard Heifitz

Approved:

Project Title
Sunrise 50 Retail

Address:
11115 Folsom Blvd.,
Rancho Cordova, California

Status
Preliminary: 6.5.08
Revised: 6.9.08
6.10.08
7.28.08
7.30.08

Electrical Circuits
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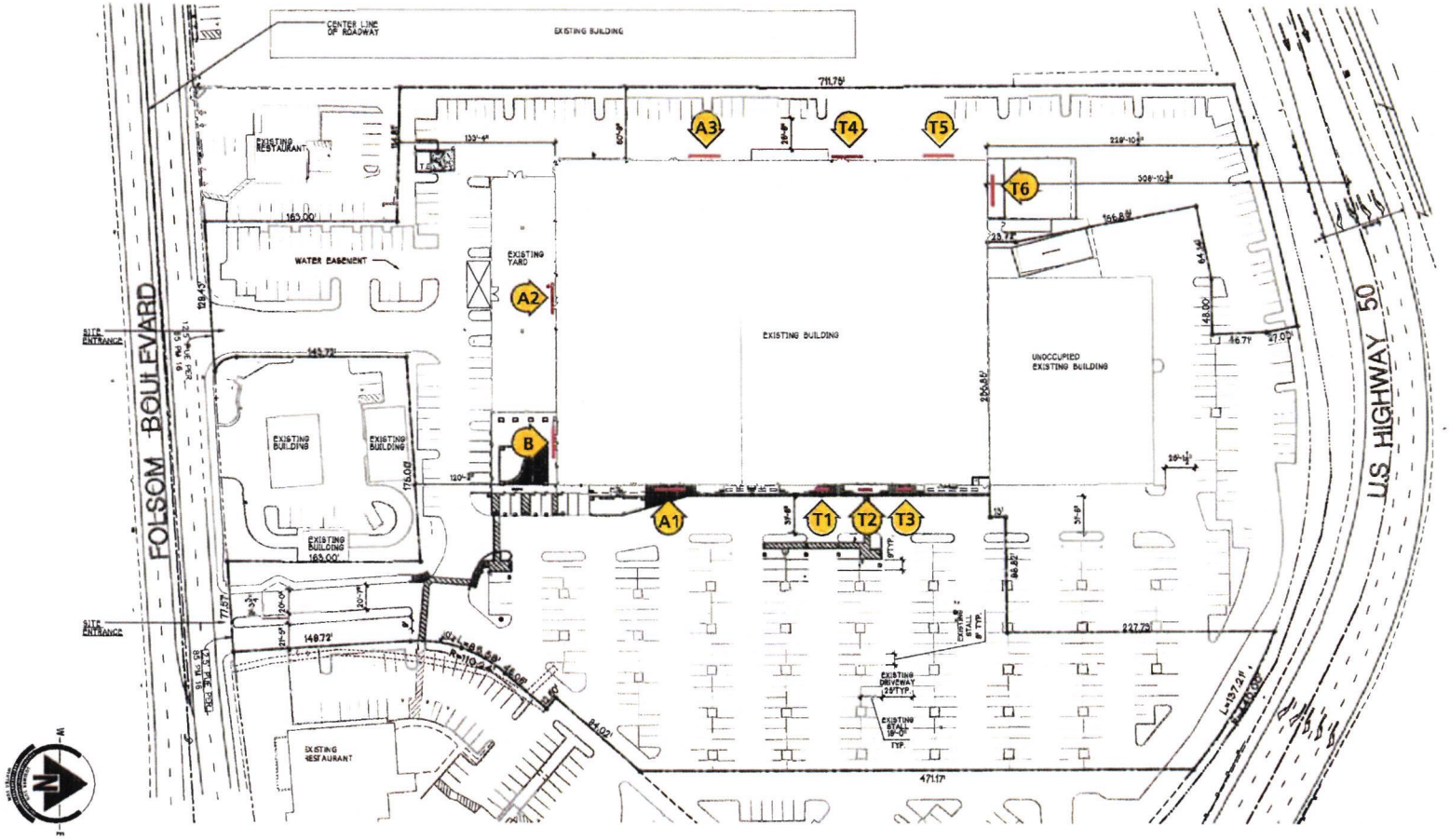

Sign Area Calculations

Building Frontage 428ft
Sign Ratio 3 to 1 (3 x 428=1284SqFt)

A1	Arizona Tile	92.7 SqFt
A2	Arizona Tile	92.7 SqFt
A3	Arizona Tile	165.65 SqFt
B	Entrance Sign	21 SqFt
T1	Tenant Space	50 SqFt
T2	Tenant Space	50 SqFt
T3	Tenant Space	50 SqFt
T4	Tenant Space	130 SqFt
T5	Tenant Space	130 SqFt
T6	Tenant Space	130 SqFt
Total		912.05 SqFt

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Approved.

Project Title:
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Address:
11115 Folsom Blvd., Rancho Cordova, California

Status:
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Revised: 6.9.08, 6.10.08

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Sheet No.
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Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Exhibit A) for remodel of the existing building and a Use Permit to allow greater sign area, according to the adopted sign program. APN: 058-0280-027	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	On-Going	Planning	
	Prior to Issuance of Grading/Improvement Permits or Construction			
3.	Improvement Plans shall be submitted showing hydrant locations for review and approval prior to construction. Fire hydrant and fire department notes shall be shown on the site plans or improvement drawings.	Prior to improvement plan approval	Metro Fire District	
4.	Applicant shall photo-document the condition of adjacent streets and sidewalks to the satisfaction of the Public Works Department. Applicant shall be responsible for all damage to City streets associated with construction of the project.	Prior to improvement plan approval	Public Works	
5.	All curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.	Prior to improvement plan approval	Public Works	
	Prior to Issuance of Building Permits			
6.	The buildings shall be reviewed for architectural consistency with the approved plans and the adopted Design Guidelines by the Planning Director. All roof top mechanical equipment shall be screened from public view to the satisfaction of the Planning Director. All building signs shall be reviewed in conformance with the approved sign program, including the design criteria and location guidelines. Any significant deviations will require approval from the appropriate authority.	Prior to Building Permit	Planning	

EXHIBIT B

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
7.	The Applicant shall submit a final landscape plan for review and approval by the Planning Director. The landscape plan shall include: • Special or enhanced paving in the plaza and in the walkway surrounding the building. • Plant materials and irrigation system that meet water conservation requirements.	Prior to Building Permit	Planning	
8.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials being stored on site.	Prior to Building Permit	Metro Fire District	
	Prior to Occupancy Permit			
9.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director. The trash enclosure shall be painted to match the palette of colors used for the building and all building and site improvements shall be in substantial conformance with the approved plans. Install ingress and egress directional signs to the satisfaction of the Planning Director.	Prior to Occupancy	Planning	
10.	All landscaping shall be planted according to the approved landscape plans. A certificate of compliance shall be submitted by a landscape architect or designer, certifying that installation of water conservation features conforms to City water conserving landscape requirements.	Prior to Occupancy	Planning/ Public Works	
11.	Bicycle racks shall be installed to the satisfaction of the Planning Director. The following guidelines shall be used: • Racks must be securely anchored. • A footprint 6 feet long by 2.5 feet wide must be provided. • There should be a minimum of 5.5 feet clear for pedestrian right-of-way outside the footprint. • Install bicycle racks at least 2.5 feet from walls and other obstructions and 4 feet from curb ramps and disabled parking.	Prior to Occupancy	Planning	

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
12.	Approved address numbers shall be placed on the buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to Occupancy	Metro Fire District	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

Advisory Comments – Rancho Cordova Planning Department

1. The conditional use permit for the drive-up facility may be revoked if congestion attributable to the facility regularly occurs on public streets or within the parking lot, and the management cannot alleviate the situation.

Advisory Comments - Metro Fire District

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.

2. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction.

3. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.

4. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.

Conditions of Approval

Advisory Comments – Rancho Cordova Police Department

1. Overall Site Comments and Conditions:

   a. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and in any other locations where the applicant wishes to restrict sitting, loitering, or cutting through landscaped areas.

   b. A pay phone shall not be installed on the premises of this building pad. This does not preclude a pay phone on other pads or buildings within this shopping center.

   c. All private walking paths and sidewalks shall incorporate exposed aggregate or other rough-surface materials to discourage skateboarding on the property.

2. Physical Security:

   a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.

   b. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.

   c. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.

   d. All hatchway openings on the roof of any building shall be secured as follows:

      i. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.

      ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.

      iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

Conditions of Approval

3. Lighting:

   a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground level is required.

   b. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

   c. The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.

   d. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

   e. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Intensity Discharge fixtures with vandal-resistant covers. This shall be consistent throughout the property, including loading zones and driveways on the rear of the building.

Advisory Comments – County Sanitation District 1 (CSD-1)

1. Developing this property may require the payment of sewer impact fees. Contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

2. Sewer service shall continue to be provided by the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

June 26, 2008

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA. 95670

We are applying for a Conditional Use Permit for the signage at the Sunrise 50 Retail Center at 11115 Folsom Blvd. Rancho Cordova. Historically this location has been zoned and used for commercial businesses for many, years and most recently to the Retail Businesses Home Base and Office Depot. When the County adopted the Highway 50 Special Corridor, which spans 1,000 feet from the center line of the freeway, along both sides of the freeway. The very restrictive Business Professional sign standards were imposed on this corridor. These restrictions were specifically crafted to keep tall tower signs, billboards and other large sign programs from cluttering the visual skyline of the freeway corridor. However the BP standards also reduce the allowed sign area for the building signs from 3 square feet for every foot of building frontage to 1 square foot for every foot of building frontage.

This building will be occupied by Commercial Retail tenants. The intent is to divide the building for 3 to 4 new retail Business's. Without the Special Sign Corridor restrictions, the customary (3) square feet of signage per foot of building frontage will allow each tenant to have adequate signage on the front, side and rear elevations without utilizing the maximum square footage allowed for similar commercial industrial zoned properties. Due to the poor access into the center it is accentual for each Business to have adequate signage to succeed at this site.

Please see our responses to the findings

(a) Pole / monument signs. Not applicable to our Use Permit. We are not applying for a Pole or monument sign at this time.

(b) The existing building is for Retail Commercial use and has the size to accommodate 3 to 4 retail Business's. The building is being remolded and has adequate space for signage and is clearly not intended for Professional Office use. The Office / Professional zone standards have imposed very restrictive sign use standards that are not imposed on Commercial and Industrial uses outside of the Special Sing Corridor.

(1) The proposed signs are proportional and in scale with the buildings. The total wall surface is (38,784) total square feet. The proposed signage is (912.05) square feet, or 2% of the total wall surface. The signage for most retail buildings equates to 8% to 10% of the total wall surface. We are requesting 2.13 square feet of signage per the 428 lineal feet of frontage.

P.O. Box 15100 Sacramento, CA 95851 PH: 916.927.0527 FAX: 916.927.2414

Sunrise 50 Retail Center

(2) The signage we are proposing are fabricated internally illuminated letters and logos that are consistent with the signage surrounding this site. The signage will blend nicely with the building architecture. No wall mounted cabinet signs, no exposed neon or flashing signs will be permitted. The proposed Arizona Tile signage calls for white face lit letters on the front elevation. The building color on the front elevations is a dark color and the white copy will provide the best contrast and allow the signs to be visible and not blend into the wall background. At this time we are not sure what other Retail Tenants will occupy this building. We cannot determine the colors and letter font styles for the other Business's at this time.

(3) The signage we are proposing is in line with other Commercial Retail Business's in the area like Home Depot, Heritage Furniture, America's Tires, Brookfields, Jim Boy's Tacos, Les Schwab Tires and many other business's in the surrounding area. Some of the existing businesses in the special sign corridor have had the benefit of the old sign code allocation and have enjoyed a marked advantage over the new uses in the same area. For this large scale building to not be allocated the requested sign package, like other commercial and industrials sign allowances, puts the tenants at a huge Market disadvantage. This building has been vacant for some time. Without adequate signage it will be difficult to attract other potential retail businesses to this building. .

(4) The existing building is a stand alone building. The signage and building will not block other buildings or signage.

(5) The proposed signs are unobtrusive. The proposed building signs are individual illuminated channel letters with possible logos, there are no unsightly wall cabinet or projecting signs.

(6) This proposed sign package is in keeping with the intent of the sign regulations. If the subject property governed by the regular sign standards, this project would be allowed approximately 1,260 square feet of sign area. Our proposed sign program is requesting 912.5 square feet which is 347 square feet less than what the Commercial and Industrial zone would allow, but more than twice what the current Special Sign Corridor will permit (420 square feet)

(7) Our proposed sign program does not exceed the height and size entitlement for the signs located in the same zone as the Commercial and Industrial zone.

Thank you,

Sincerely,

Howard Herlitz
Pacific Neon Company

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
August 18, 2008

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, August 18, 2008 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Tom Moe called the meeting to order at 6:00 p.m.

Staff Present: Principal Planner, Bill Campbell; Planning Commission Clerk, Jennifer Bennett

Roll Call:

Commissioners Present: Burke, Cummings, Johnson, Konarski, Moe, Savorn, Vance
Commissioners Absent: NONE

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the agenda of the August 28, 2008 Meeting of the Planning Commission.

Action: Commissioner Vance moved, seconded by Commissioner Burke, to approve the agenda of the August 28, 2008 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the minutes of the July 24, 2008 Meeting of the Planning Commission.

Action: Commissioner Burke moved, seconded by Commissioner Vance, to approve the minutes of the July 24, 2008 meeting. Motion was approved unanimously.

2. **PUBLIC COMMENT** – There were no public comments heard at this meeting on non-agenda items.

3. **PUBLIC HEARING**

A. Consideration of the Design Review & Conditional Use Permit for the Sunrise 50 Retail Center, RC-08-357

Request: The applicant is seeking approval of a façade redesign of an existing building in the Convention Overlay District of the Folsom Boulevard Specific Plan (FBSP), and a Conditional Use Permit to allow a greater sign area than permitted in the Special Sign Corridor (Section 335-30 RCZC).
Project Applicant: Brendan Koon, Vitae Architecture, 770 L Street, Sacramento, CA 95814.
Project Location: APN: 058-0280-027; 11115 Folsom Boulevard.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review and the Conditional Use Permit for Project No. RC-08-357, subject to the findings, evidence, attached Design Package and the Conditions of Approval. Chair Moe opened the public hearing and took testimony from the applicant.

The Commissioners had the following concerns and comments:

- Savorn-Do you anticipate any problems with 18-wheelers delivering to Arizona tile? Campbell-No, the store was originally set up for large truck deliveries and they will not be changing any of the circulation patterns.
- Cummings-Can you confirm the developer does own pad two? Campbell-Yes. Cummings-Was there any effort to bring the design to pad two? Campbell-No, that's not what was presented to us.
- Cummings-Can you explain why condition number six is in the Conditions of Approval? Campbell-Because of the age of the building, our design guidelines do promote mechanical screening. At the time we placed the condition in there it was a placeholder because we didn't know how effective the front modification would be. We can't screen the mechanical equipment on the West and the North side of the building. The condition was placed there for the East and South elevations.
- Cummings-Was there any discussion on adding a matching detail on the West Elevation to provide some balance? Campbell-There is not an ideal place to put an additional detail and the architect is working with a limited budget as well.
- Cummings-Will there be any changes to the landmark sign along Folsom Boulevard. Campbell-No.
- Cummings-Is the entire property from Brookfield's over to America's Tire all owned by Sunrise L.L.C. Campbell-It's my understanding that the current owner owns just the two pieces of properties in question, but not the other buildings.

PUBLIC COMMENT

Brian Huarte, Agent for ownership entity

- The property consists of two parcels separated by a rubber bladder. There are two separate ownership entities. The original owner has always owned both parcels. Arizona Tile has now become a partial owner. Technically there are two separate ownership entities. Both parties have agreed to work together. Interior improvements are underway. Arizona tile will be leasing 45,000 square feet of the building, with the remaining 60,000 square feet to be leased out to another tenant. We are looking for high end tenants.
    - Moe-Will there be new HVAC units installed on the roof? Huarte-Only one small unit will be added to supplement.
    - Burke-Will there be any monument signs on Folsom? Huarte-There is an existing monument sign at Brookfield's that they may be able to use.
    - Cummings-Are there any security plans in place for the building such as cameras or security cars? There have been problems on this property. Huarte-Other Arizona Tile stores use cameras. It is anticipated that many of the problems will cease once the building is occupied.

Brendan Koon, Head Architect

- Our goal was to subdivide the "big box" so that it doesn't remain vacant. We created a village concept, broken down into smaller pieces. To address the comment on putting another arcade element on the right hand side of the West elevation, the vantage point in person is much different than it looks on paper.
    - Cummings-How does the proposed signage area compare to what is required in the special sign corridor and what is allowed in the regular sign area? Campbell-The special sign corridor only allows a 1:1 ratio, while the zoning code allows a 3:1 ratio. The allowed square footage according to the special sign corridor standards would be 427 sq. ft. for the total building. A 3:1 ratio would allow them 1,200 sq. ft. total. The applicant is proposing 912 sq. ft. for the whole building. Cummings-Has any market analysis been done on why people do not visit this location? Other businesses in the center are busy. Burke-Brookfield's is on Folsom and is visible. Koon-Signage is one of the foremost topics of discussion when we are speaking with potential tenants. There is a direct link between marketability and signage.

Chair Moe Closed the public hearing.

Action:

Motion: Commissioner Savorn moved, seconded by Commissioner Burke, the Planning Commission forwarded a recommendation to the City Council to find the project Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act and adopt a resolution approving the Design Review and the Conditional Use Permit for Project No. RC-08-357, subject to the findings, evidence, Design Package and the Conditions of Approval.

Vote on the Motion:

AYES: Burke, Johnson, Konarski, Moe, Savorn, Vance
NOES: Cummings
ABSTAIN: NONE
ABSENT: NONE

There being 6 Ayes, 1 Noes, 0 Abstains, 0 Absentees, the motion is hereby declared to be passed.

6. REGULAR CALENDER

- NONE

7. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

The Commissioners had the following suggestions:

- Commissioner Johnson brought up the possibility of having a presentation on parking structures in the future.

8. STAFF/COMMISSION COMMENTS

The Commissioners had the following comments:

- Staff confirmed anticipated attendance with commissioners for September Planning Commission Meetings.

9. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 7:09 p.m., August 18, 2008, to the next scheduled meeting.

_____
Tom Moe, Planning Commission Chair

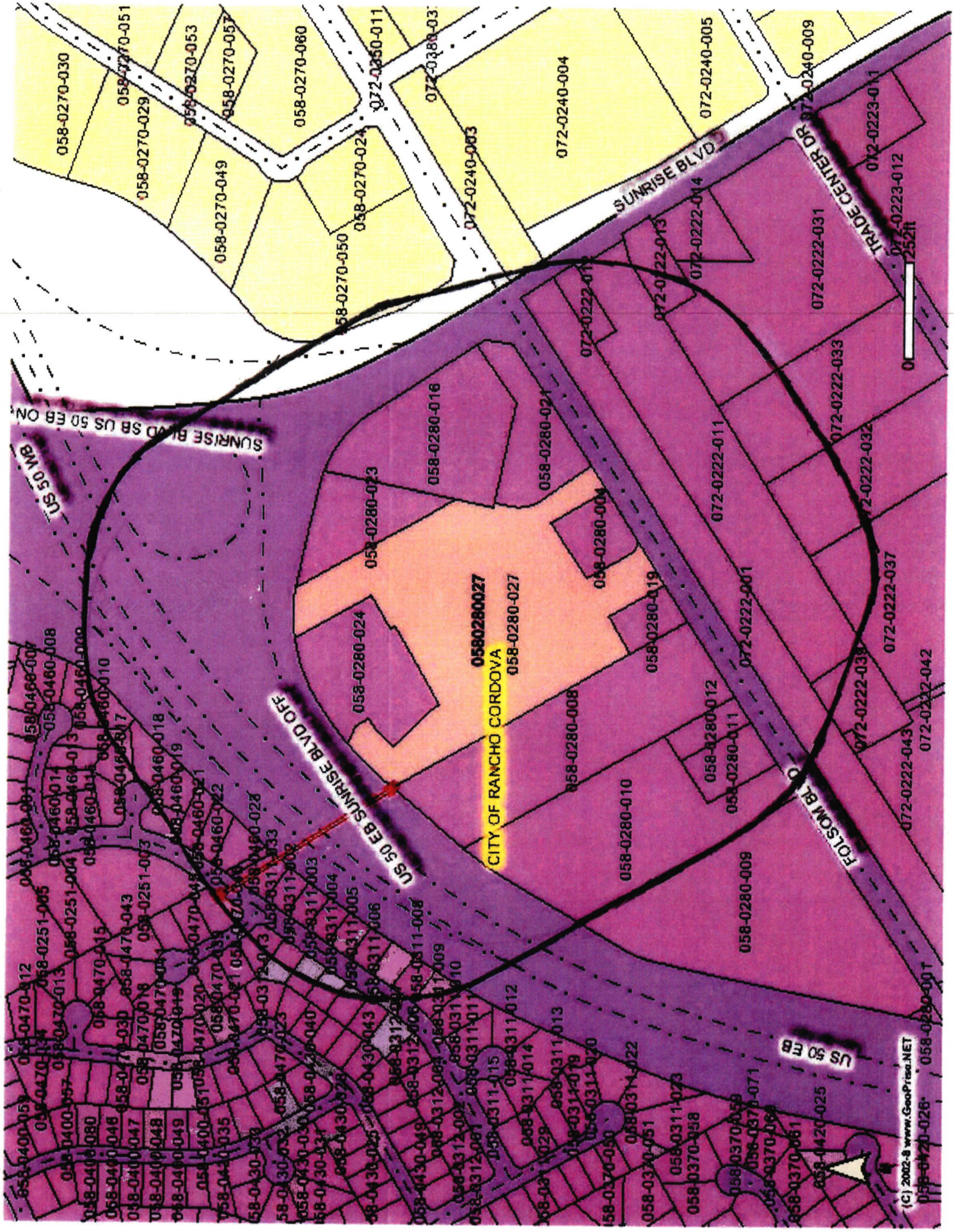
_____
William Campbell, Principal Planner

ATTEST:

_____
Jennifer Bennett, Commission Clerk

DRAFT

ATTACHMENT 4



500' Radius
Around 058-0280-027

No.	APN	Owner Name (First Name First)	Situs Address	Mail Address	Mail City	Mst	Mzip	Land Use
1	**058-0280-027-0000**	**William C. Cummings**	**11115 Folsom Blvd**	**8615 Elder Creek Rd #200**	**Sacramento**	**Ca**	**95828**	**Department Store**
2	058-0251-003-0000	St Marys Orthodox Church	11055 Hirschfeld Way	Po Box 3045	Rancho Cordova	Ca	95741	Religious
~~3~~	~~058-0270-050-0000~~	~~Hv-houston Development Inc~~	~~11211 Point East Dr~~	~~433 California St #7th~~	~~San Francisco~~	~~Ca~~	~~94104~~	~~Hotel~~
4	058-0280-004-0000	Paul Joseph & Carolyn Nancy Marchi	11079 Folsom Blvd	Po Box 1539	Paso Robles	Ca	93447	Service Station
5	058-0280-008-0000	Gus C. & Julie M. Gianulias	11055 Folsom Blvd	2410 Fair Oaks Blvd #220	Sacramento	Ca	95825	Mini Warehouse
6	058-0280-009-0000	Ramesh Pitamber	Folsom Blvd	5151 Weston Way	Granite Bay	Ca	95746	Commercial Acreage
7	058-0280-010-0000	Dickenson	11033 Folsom Blvd	10755 Scripps Poway Pkwy #f	San Diego	Ca	92131	Mini Warehouse
8	058-0280-011-0000	Fischer Family	11043 Folsom Blvd	2020 E Orangethorpe Ave	Fullerton	Ca	92831	Store Building
9	058-0280-012-0000	Kmoch Joyce Jean	Folsom Blvd	5136 Primrose Dr	Fair Oaks	Ca	95628	Commercial Lot
10	058-0280-016-0000	LQ Rancho Cordova Llc	11131 Folsom Blvd	909 Hidden Rdg #600	Irving	Tx	75038	Motel
11	058-0280-019-0000	Joel & Roy Perez	11065 Folsom Blvd	Po Box 3142	Rancho Cordova	Ca	95741	Restaurant Drive In
12	058-0280-021-0000	LSC	11135 Folsom Blvd	11135 Folsom Blvd	Rancho Cordova	Ca	95670	Restaurant Building
13	058-0280-023-0000	Halle Enterprises Llc	11127 Folsom Blvd	20225 N Scottsdale Rd	Scottsdale	Az	85255	Auto Repair
14	058-0280-024-0000	William C. Cummings	11119 Folsom Blvd	8615 Elder Creek Rd #200	Sacramento	Ca	95828	Department Store
15	058-0311-002-0000	Husein & Suada Muran	11004 Hirschfeld Way	9536 Mirandy Dr	Sacramento	Ca	95827	Duplex
16	058-0311-003-0000	Obrien Family Trust	11000 Hirschfeld Way	2831 Armstrong Dr	Sacramento	Ca	95825	Duplex
17	058-0311-004-0000	Fred & Christine Librach	10996 Hirschfeld Way	12 Jamboree Ct	Sacramento	Ca	95835	Duplex
18	058-0311-005-0000	Marc Paul Leonetti	10992 Hirschfeld Way	10992 Hirschfeld Way	Rancho Cordova	Ca	95670	Duplex
19	058-0311-006-0000	Eugene E. Wells	10988 Hirschfeld Way	3400 N Lakeshore Blvd	Loomis	Ca	95650	Duplex
20	058-0311-007-0000	Yelo Family Trust	10984 Hirschfeld Way	7843 Lahontan Ct	Sacramento	Ca	95829	Duplex
21	058-0311-008-0000	Roderick S. & Sharon L. Cooney	10980 Hirschfeld Way	75 Fallon Ln	Sacramento	Ca	95819	Duplex
22	058-0311-009-0000	Gene Robert Lemasters	10976 Hirschfeld Way	10976 Hirschfeld Way	Rancho Cordova	Ca	95670	Duplex
23	058-0311-010-0000	Alberto Orozco	10972 Hirschfeld Way	10972 Hirschfeld Way	Rancho Cordova	Ca	95670	Duplex
24	058-0311-033-0000	Belton Mouras	11008 Hirschfeld Way	650 Howe Ave #1020	Sacramento	Ca	95825	Duplex
25	058-0312-008-0000	Felix Greco	10977 Hirschfeld Way	10979 Hirschfeld Way	Rancho Cordova	Ca	95670	Duplex
26	058-0312-009-0000	Valorie L. Wegener	10981 Hirschfeld Way	10983 Hirschfeld Way	Rancho Cordova	Ca	95670	Duplex
27	058-0312-010-0000	Parsons Trust	10987 Hirschfeld Way	12720 Robinia Cir #20	Sonora	Ca	95370	Duplex
28	058-0312-011-0000	Belton Mouras	10989 Hirschfeld Way	Po Box 189145	Sacramento	Ca	95818	Duplex
29	058-0312-012-0000	Osvaldo Angelica	10993 Hirschfeld Way	55 Chickasaw Ct	Corte Madera	Ca	94925	Duplex
30	058-0312-013-0000	Joe A. & Markleen Stevenson	10997 Hirschfeld Way	10997 Hirschfeld Way	Rancho Cordova	Ca	95670	Duplex
31	058-0460-009-0000	Belton Mouras	11088 Erla Ct	650 Howe Ave #1020	Sacramento	Ca	95825	Duplex
32	058-0460-010-0000	Margarette & James Radulovich	11084 Erla Ct	11084 Erla Ct	Rancho Cordova	Ca	95670	Duplex
33	058-0460-011-0000	Belton Mouras	11080 Erla Ct	650 Howe Ave #1020	Sacramento	Ca	95825	Duplex
34	058-0460-017-0000	Behrendt Family	11067 Goller Ct	9567 Soaring Oaks Dr	Elk Grove	Ca	95758	Duplex
35	058-0460-018-0000	Johnston Trust	11068 Goller Ct	4120 Miners Trl	Loomis	Ca	95650	Duplex
36	058-0460-019-0000	Belton Mouras	11064 Goller Ct	650 Howe Ave #1020	Sacramento	Ca	95825	Duplex

500' Radius
Around 058-0280-027

No.	APN	Owner Name (First Name First)	Situs Address	Mail Address	Mail City	Mst	Mzip	Land Use
37	058-0460-020-0000	S. Constance Codling	11060 Goller Ct	Po Box 1415	Alameda	Ca	94501	Duplex
38	058-0460-021-0000	Belton Mouras	11022 Hirschfeld Way	650 Howe Ave #1020	Sacramento	Ca	95825	Duplex
~~39~~	~~058-0460-022-0000~~	~~Miriam Soto~~	~~11018 Hirschfeld Way~~	~~701 Jackpine Ct~~	~~Sunnyvale~~	~~Ca~~	~~94086~~	~~Duplex~~
40	058-0460-023-0000	Belton Mouras	11014 Hirschfeld Way	650 Howe Ave #1020	Sacramento	Ca	95825	Duplex
41	058-0460-024-0000	Southern Calif Water Co	Sunrise Blvd	Sunrise Blvd	Rancho Cordova	Ca	95670	Utilities
42	072-0222-001-0000	Sac-Placer Joint Transportation Powers	Folsom Blvd	Po Box 2110	Sacramento	Ca	95812	Public (nec)
43	072-0222-011-0000	Public Storage Properties	2656 Sunrise Blvd	Po Box 25025	Glendale	Ca	91221	Mini Warehouse
44	072-0222-012-0000	Earl Scheib Realty Corp	2650 Sunrise Blvd	15206 Ventura Blvd #200	Sherman Oaks	Ca	91403	Auto Repair
45	072-0222-013-0000	2668 Sunrise Boulevard Llc	2720 Sunrise Blvd	701 Riverside Ave	Roseville	Ca	95678	Auto Repair
46	072-0222-031-0000	Sunrise Trade Center L P	2690 Sunrise Blvd	4378 Auburn Blvd #300	Sacramento	Ca	95841	Shopping Center
47	072-0222-032-0000	Demetroulas Family	11151 Trade Center Dr		Fair Oaks			Industrial Condominium
48	072-0222-033-0000	Fourway Inc	11167 Trade Center Dr	5175 Ridgevine Way	Fair Oaks	Ca	95628	Industrial Condominium
49	072-0222-037-0000	Ethan Conrad	11135 Trade Center Dr	1300 National Dr #100	Sacramento	Ca	95834	Light Industrial
50	072-0222-039-0000	Garcha Trust	2711 Quarry Ct	2711 Quarry Ct	Rancho Cordova	Ca	95670	Light Industrial
51	072-0240-003-0000	Sac-Placer Joint Transportation Powers	Folsom Blvd	Po Box 2110	Sacramento	Ca	95812	Public (nec)

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William C. Cummings
8615 Elder Creek Rd #200
Sacramento Ca 95828

2. 058-0251-003-0000
St Marys Orthodox Church
Po Box 3045
Rancho Cordova Ca 95741

3. 058-0270-050-0000
Hv-houston Development Inc
433 California St #7th
San Francisco Ca 94104

4. 058-0280-004-0000
Paul & Carolyn Nancy Marchi
Po Box 1539
Paso Robles Ca 93447

5. 058-0280-008-0000
Gus C. & Julie M. Gianulias
2410 Fair Oaks Blvd #220
Sacramento Ca 95825

6. 058-0280-009-0000
Ramesh Pitamber
5151 Weston Way
Granite Bay Ca 95746

7. 058-0280-010-0000
Dickenson Trust
10755 Scripps Poway Pkwy #f
San Diego Ca 92131

8. 058-0280-011-0000
Fischer Family
2020 E Orangethorpe Ave
Fullerton Ca 92831

9. 058-0280-012-0000
Kmoch Joyce Jean
5136 Primrose Dr
Fair Oaks Ca 95628

10. 058-0280-016-0000
LQ Rancho Cordova Llc
909 Hidden Rdg #600
Irving Tx 75038

11. 058-0280-019-0000
Joel & Roy Perez
Po Box 3142
Rancho Cordova Ca 95741

12. 058-0280-021-0000
LSC
11135 Folsom Blvd
Rancho Cordova Ca 95670

13. 058-0280-023-0000
Halle Enterprises Llc
20225 N Scottsdale Rd
Scottsdale Az 85255

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William C. Cummings
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26. 058-0312-009-0000
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10983 Hirschfeld Way
Rancho Cordova Ca 95670

27. 058-0312-010-0000
Parsons Trust
12720 Robinia Cir #20
Sonora Ca 95370

28. 058-0312-011-0000
Belton Mouras
Po Box 189145
Sacramento Ca 95818

29. 058-0312-012-0000
Osvaldo Angelica
55 Chickasaw Ct
Corte Madera Ca 94925

30. 058-0312-013-0000
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32. 058-0460-010-0000
Margarette & James Radulovich
11084 Erla Ct
Rancho Cordova Ca 95670

33. 058-0460-011-0000
Belton Mouras
650 Howe Ave #1020
Sacramento Ca 95825

34. 058-0460-017-0000
Behrendt Family
9567 Soaring Oaks Dr
Elk Grove Ca 95758

35. 058-0460-018-0000
Johnston Trust
4120 Miners Trl
Loomis Ca 95650

36. 058-0460-019-0000
Belton Mouras
650 Howe Ave #1020
Sacramento Ca 95825

37. 058-0460-020-0000
S. Constance Codling
Po Box 1415
Alameda Ca 94501

38. 058-0460-021-0000
Belton Mouras
650 Howe Ave #1020
Sacramento Ca 95825

39. 058-0460-022-0000
Miriam Soto
701 Jackpine Ct
Sunnyvale Ca 94086

40. 058-0460-023-0000
Belton Mouras
650 Howe Ave #1020
Sacramento Ca 95825

41. 058-0460-024-0000
Southern Calif Water Co
Sunrise Blvd
Rancho Cordova Ca 95670

42. 072-0222-001-0000
Sac-Placer Joint Transportation
Powers
Po Box 2110
Sacramento Ca 95812

43. 072-0222-011-0000
Public Storage Properties
Po Box 25025
Glendale Ca 91221

44. 072-0222-012-0000
Earl Scheib Realty Corp
15206 Ventura Blvd #200
Sherman Oaks Ca 91403

45. 072-0222-013-0000
2668 Sunrise Boulevard Llc
701 Riverside Ave
Roseville Ca 95678

46. 072-0222-031-0000
Sunrise Trade Center L P
4378 Auburn Blvd #300
Sacramento Ca 95841

47. 072-0222-032-0000
Demetroulas Family
Fair Oaks 0

48. 072-0222-033-0000
Fourway Inc
5175 Ridgevine Way
Fair Oaks Ca 95628

49. 072-0222-037-0000
Ethan Conrad
1300 National Dr #100
Sacramento Ca 95834

50. 072-0222-039-0000
Garcha Trust
2711 Quarry Ct
Rancho Cordova Ca 95670

51. 072-0240-003-0000
Sac-Placer Joint Transportation
Powers
Po Box 2110
Sacramento Ca 95812

MEMORANDUM

DATE: September 2, 2008

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **SUNRISE 50 RETAIL- DESIGN REVIEW AND CONDITIONAL USE PERMIT**

OWNER:	**APPLICANT:**
Sunrise 50 Investors, LLC 8829 S. Priest Dr Temple, AZ 85284	Vitae Architecture 770 L Street Suite 950 Sacramento, CA 95814

PROJECT:	Design Review of an existing building and a Conditional Use Permit to allow more sign area than permitted in the Special Sign Corridor
FILE:	RC-08-357
LOCATION:	11115 Folsom Blvd
APN:	058-0280-027
PLANNER:	William Campbell

RECOMMENDATION

Staff recommends the City Council review and approve the attached sign program, as submitted. The new sign program has been clarified with guidelines to assist future tenants with developing appropriate signs for the project. The new sign program will be part of the design review package adopted by Resolution 105-2008.

O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Operator, and the project's graphic design consultant. Signing at this location in Rancho Cordova is an integral part of the City's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed.

OVERVIEW

"Tenant" shall mean the occupant of the building or retail space, which could be the Owner, Operator or Tenant. The overview of the criteria is to assist the Tenant, Landlord/ City relationship. The Landlord will be responsible to:

a. Provide base building design and construction information requested by Tenant's sign design consultant.
b. Review, comment and approve tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

This document is part of the project as approved the City of Rancho Cordova. Signs submitted for required permit will be required to be consistent with the provisions of this document.

Maintenance of the Sign.

The tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this Capital Village Sign Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation. City permits shall be required prior to sign installation.

Appliances, Tile, Lumber may be used.

Note: Tenant with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation. The area of each sign on additional elevation(s) must be calculated using the same formula as per front elevation. Additional signs are permitted to reinforce multiple storefront concept.

(ii) Minor Tenant (< 40,000 square feet)

A Minor Tenant is allowed storefront signage based on the following calculations:

- One (1) primary sign is permitted on the front facade only.
- The maximum sign height: 4' - 0" (primary facade only)
- Maximum sign area per elevation not to exceed 250 square feet.

Note: Tenant with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation. (Maximum sign height: 2' - 0").

SIGN STYLES

There are many acceptable sign treatments, however a Mixed Media * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Note: Mixed Media signs are subjected to the height and area limitations defined in the previous section.

Acceptable sign styles may include:

1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters.
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
5. Halo illuminated letters, 3" deep minimum.
6. Dimensional geometric shapes.
7. Exposed neon if used as an accent, subject to approval by the Landlord and Planning Director.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

APPROVAL PROCESS (Landlord / Property Manager)

The Landlord will review and approve Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA.

At least thirty (30) days prior to the Landlords' scheduled delivery of the premises; Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

- Store Name;
- Store Logo (in color with colors identified);
- Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenants sign to the Landlord's Tenant coordinator.

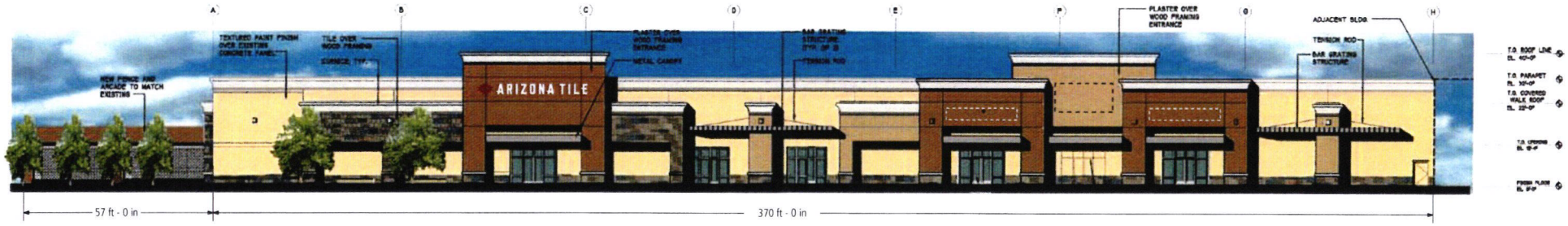
Shop drawings shall include at least the following: Tenants entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - l'-0"

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenants proposed sign. Typical "section-though" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation. Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenants sign design. Tenant must respond to the Landlords comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

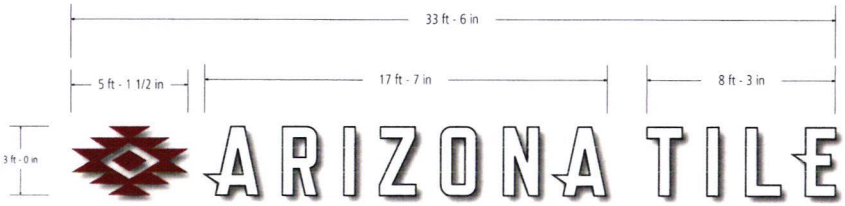
APPROVAL PROCESS (City)

The Tenant shall receive Landlord approval prior to applying for approval of a Sign Permit with the City of Rancho Cordova. Approved plans shall be stamped approved by the City prior to fabrication and installation of any sign(s).



East Elevation

Scale 1"=30'-0"



A1 Illum. Letters and Logo

Scale 1/4"=1'-0"

Sign Area 92.7 SqFt.

T1 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 50 SqFt.

T2 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 50 SqFt.

T3 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 50 SqFt.

PACIFIC NEON

2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2948

Account Executive: Howard Herlitz

Approved:

Project Title: **Sunrise 50 Retail**

Address: **11115 Folsom Blvd., Rancho Cordova, California**

Status: Preliminary: 6.5.08 Revised: 6.9.08 8.28.08 6.27.08 7.28.08 7.30.08

Electrical Circuits

Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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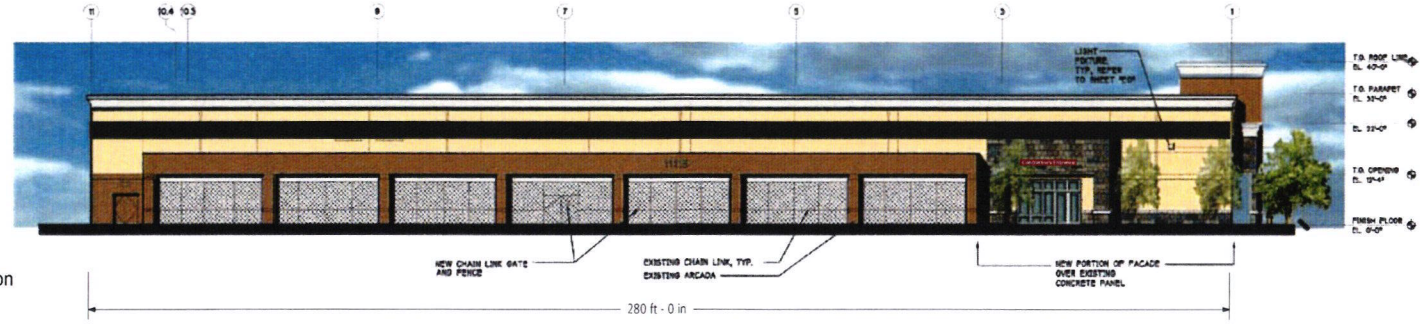
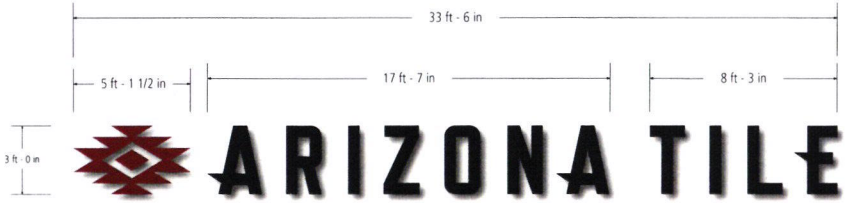
Sheet No. 1

BH



South Elevation

Scale 1"=30'-0"



A2 Illum. Letters and Logo

Scale 3/16"=1'-0"

Sign Area 92.7 SqFt.

B Non- Illum. Entrance Sign

Scale 3/8"=1'-0"

Sign Area 21 SqFt.

PACIFIC NEON

2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2948

Account Executive: Howard Herlitz

Approved:

Project Title: **Sunrise 50 Retail**

Address: **11115 Folsom Blvd., Rancho Cordova, California**

Status:

Preliminary: 6.5.08

Revised: 6.9.08 8.28.08 7.28.08 7.30.08

Electrical Circuits

Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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Sheet No. **2**

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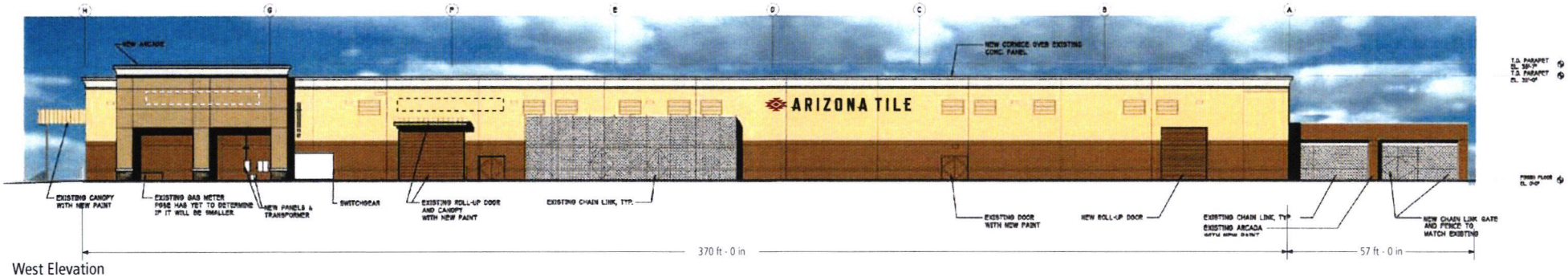
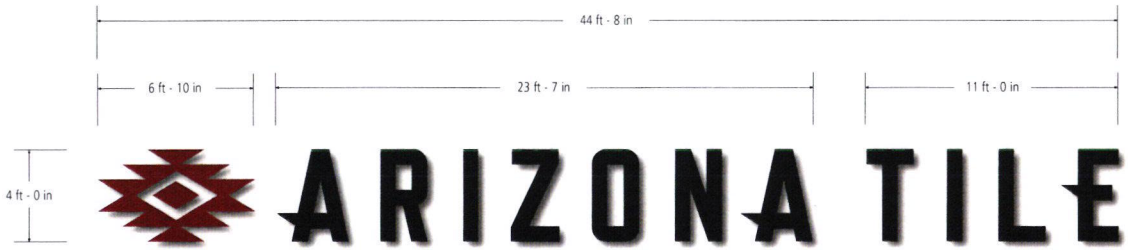


West Elevation

Scale 1"=30'-0"



A3 Illum. Letters and Logo

Scale 3/16"=1'-0"

Sign Area 165.65 SqFt.

T4 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 130 SqFt.

T5 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 130 SqFt.

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Status: ☐ Preliminary: 6.5.08 ☐ Revised: 6.9.08 8.28.08 6.10.08 7.28.08 7.30.08

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Sheet No. 3

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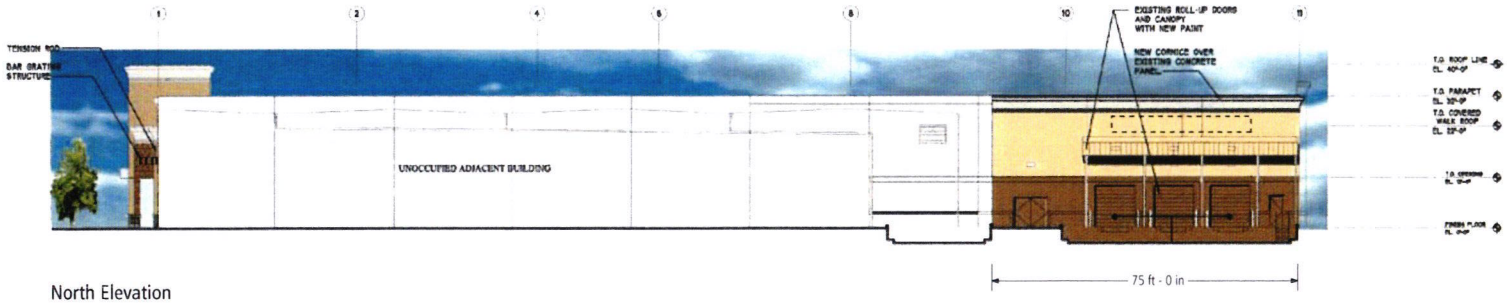

North Elevation

Scale 1"=30'-0"

4 ft - 0 in

Tenant Space

T6 Illum. Letters

Scale 3/16"=1'-0"

Sign Area 75 SqFt.

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Project No. 08-2948

Account Executive: Howard Herlitz

Approved:

Project Title: **Sunrise 50 Retail**

Address: **11115 Folsom Blvd., Rancho Cordova, California**

Status: Preliminary: 6.5.08 Revised: 6.9.08 6.10.08 7.28.08 7.30.08 8.28.08

Electrical Circuits
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Sheet No. **4**

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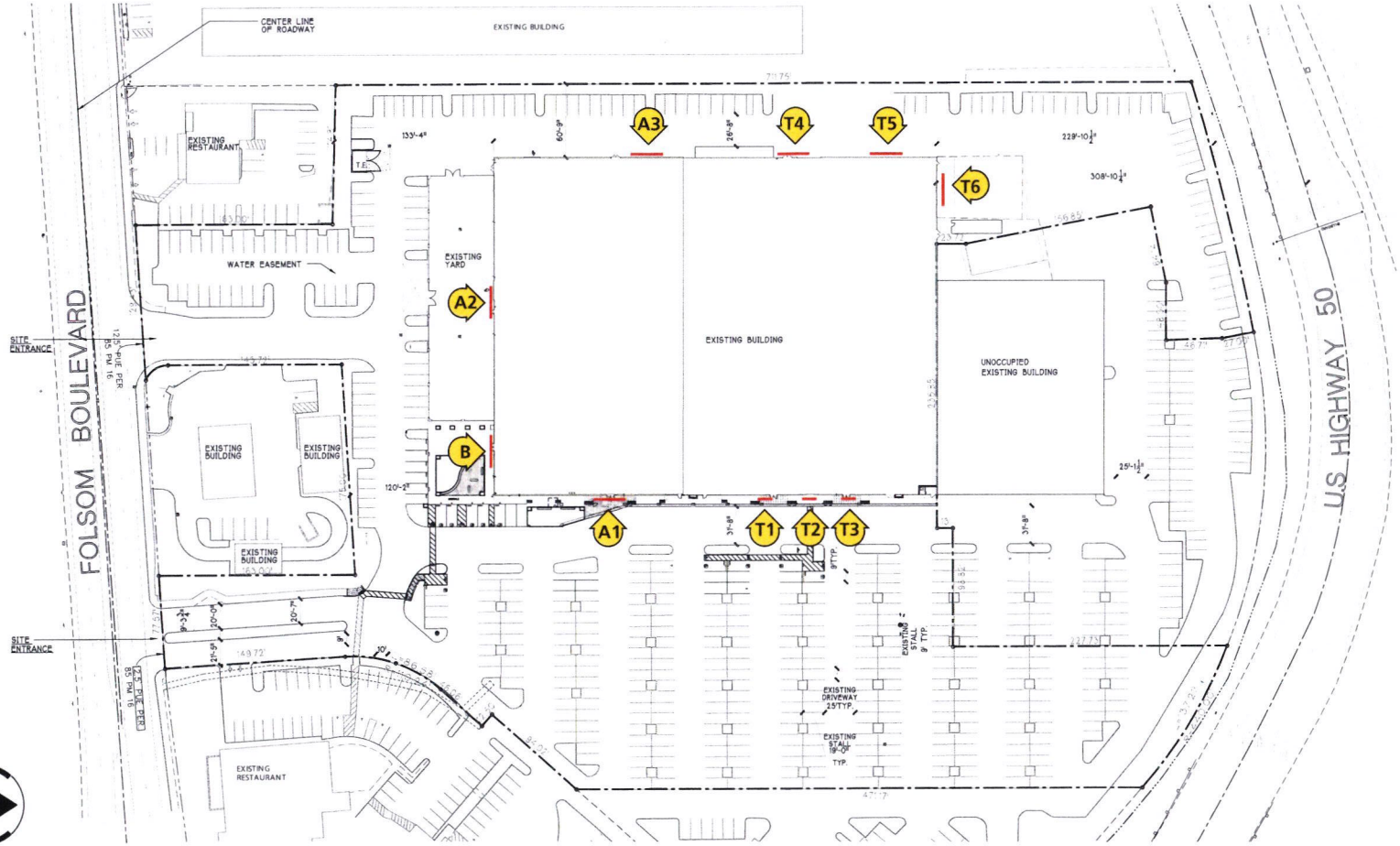

Sign Area Calculations

Building Frontage 428ft
Sign Ratio 3 to 1 (3 x 428=1284SqFt)

A1	Arizona Tile	92.7 SqFt
A2	Arizona Tile	92.7 SqFt
A3	Arizona Tile	165.65 SqFt
B	Entrance Sign	21 SqFt
T1	Tenant Space	50 SqFt
T2	Tenant Space	50 SqFt
T3	Tenant Space	50 SqFt
T4	Tenant Space	130 SqFt
T5	Tenant Space	130 SqFt
T6	Tenant Space	130 SqFt
Total		912.05 SqFt

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Status:
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Electrical Circuits
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Sheet No.
BH
5

SUPPLEMENTAL REPORT
URGENCY ITEM 11.2

CITY OF RANCHO CORDOVA

RESOLUTION NO. 107-2008

A RESOLUTION OF THE CITY COUNCIL AMENDING RESOLUTION NO. 102-2008 DESIGNATING A VOTING DELEGATE AND ALTERNATE DELEGATES FOR THE 2008 ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE BUSINESS MEETING

WHEREAS, the 2008 Annual League of California Cities Conference will be held on September 24-27, 2008 in Long Beach; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its voting delegate and may designate a voting delegate alternate as detailed in the attached **Exhibit A** – League 2008 Voting Delegate/Alternate Form;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that Council Member Ken Cooley is designated as the City's Voting Delegate and Council Member Robert J. McGarvey and Council Member David Sander are designated as the Alternate Voting Delegates for the 2008 Annual League of California Cities Conference.

BE IT FURTHER RESOLVED that the City Clerk submit a certified copy of this Resolution to the League of California Cities by the September 5, 2008 deadline.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of September, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Mindy Cuppy, City Clerk

LEAGUE OF CALIFORNIA CITIES

CITY: _____

2008 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to the League office by September 5, 2008. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting, voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this special area will be limited to individuals (voting delegates and alternates) who are identified with a special stamp on their conference badge. If your city's voting delegate and alternates wish to sit together at the Business Meeting, they are all encouraged to sign in at the Voting Desk in order to obtain the identifying stamp that will admit them to the special voting area.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

ATTEST (I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate.)

Name: _____ Phone: _____

Title: _____ Date: _____

Please complete and return by September 5 to:

League of California Cities
ATTN: Mary McCullough
1400 K Street
Sacramento, CA 95814

FAX: (916) 658-8240

AC2008VotingDelegateLetter.doc

CITY OF RANCHO CORDOVA

RESOLUTION NO. 102-2008

A RESOLUTION OF THE CITY COUNCIL DESIGNATING A VOTING DELEGATE AND AN ALTERNATE FOR THE 2008 ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE BUSINESS MEETING

WHEREAS, the 2008 Annual League of California Cities Conference will be held on September 24-27, 2008 in Long Beach; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its voting delegate and may designate a voting delegate alternate as detailed in the attached **Exhibit A** – League 2008 Voting Delegate/Alternate Form;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that Mayor Linda Budge is designated as the City's Voting Delegate and Vice Mayor Dan Skoglund as the Alternate Voting Delegate for the 2008 Annual League of California Cities Conference.

BE IT FURTHER RESOLVED that the City Clerk submit a certified copy of this Resolution to the League of California Cities by the September 5, 2008 deadline.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of August, 2008 by the following vote:

AYES: Cooley, McGarvey, Sander, Skoglund and Mayor Budge

NOES: None

ABSENT: None

ABSTAIN: None

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk