August 17, 2011

Mr. Greg Chew
Community Design Funding Program Manager
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814

Dear Mr. Chew:

The County of Sacramento Transportation Department (SacDOT) is pleased to submit this request for $513,000 in SACOG Community Design funds to assist with the financing of the “Fair Oaks Village Streetscape” Project ("Project") as a “Complete Street” project for 2011-13 SACOG Community Design funding program. On July 19, 2011, the Sacramento County Board of Supervisors officially endorsed this Project and directed SacDOT to submit this application for the Community Design funding program.

This Project is located along approximately 1,100 feet of Fair Oaks Boulevard (FOB) beginning at the intersection of Howard Street and Bridge Street and extending north through the heart of Fair Oaks Village to the intersection where Fair Oaks Boulevard and Winding Way merge.

This Project implements portions of the Fair Oaks Village Enhancement Committee’s (FOVEC) Vision Plan, including the final design and construction of bike routes, pedestrian facilities, parking, accessibility upgrades and landscaping within the Village area. In 2010, SACOG awarded $136,200 in Community Design funding to complete preliminary engineering and environmental documentation for the project. That design work is expected to be completed by January 2012. The estimated cost for final design and construction of this Project is $583,000. The proposed SACOG grant request is $513,000, the balance of $70,000 in match (12%) would be provided from the SacDOT local programming budget. Construction could begin in August 2012 and be complete in February 2013. No right-of-way is anticipated for construction in this Project.

Mr. Refugio Razo, Senior Civil Engineer with SacDOT, is trained and qualified in managing Federal Aid eligible projects for the County of Sacramento. Refugio will manage the Federal Aid funding for this Project. Mr. Razo’s phone is (916) 874-6074 and email is razor@saccounty.net. Mr. Ron Vicari, Principal Civil Engineer with SacDOT will be the Project Manager and can be contacted at (916) 874-5164 or vicari@saccounty.net

Thank you for your consideration of funding this important Community Design Project. We believe this Project will be a valuable investment for the Fair Oaks Community, and will also help accomplish SACOG’s long term vision for establishing land use patterns as identified by the Blueprint Principles.

Sincerely,

Michael J. Penrose, Director
Department of Transportation

"Leading the Way to Greater Mobility"

www.sacdot.com
August 17, 2011

Mr. Greg Chew  
Community Design Funding Program Manager  
Sacramento Area Council of Governments  
1415 L Street, Suite 300  
Sacramento, CA 95814

Dear Mr. Chew:

Upon receiving funding through the SACOG Community Design Program for the application in this packet, I, as the authorized signatory for the Sacramento County Department of Transportation understand the following:

• The funding for the awarded project is for federal aid projects and the jurisdiction that I represent accepts the responsibility of undertaking federal aid funding.

• The staff person who is knowledgeable of federal aid requirements has reviewed the contents in this application and will be assigned as the lead person overseeing federal aid requirements throughout the delivery of this project. The jurisdiction acknowledges that if it does not have a qualified staff person or consultant to manage federal transportation funds, SACOG maintains the right to retract committed funding for this project.

• Delivery of the project as conveyed in the application in terms of scope, timeline and deliverables will be used to evaluate the success of this project. If the project is not delivered or completed within three years of receiving authorization by the funding source, this jurisdiction acknowledges that it may be penalized in future funding cycles of SACOG’s four regional funding programs, and in particular the Community Design Program. This will likely mean this project will be de-programmed of any of its unused grant funding, plus this jurisdiction will be prohibited from applying in the next round of funding in this program.

• All awarded projects, regardless of funding source, are required to submit to the SACOG Community Design Program Manager a quarterly update on the status of the project. The responsibility of submitting the 1 or 2 paragraph email to SACOG lies solely with the award recipient. Failure to do so may result in penalties to this jurisdiction in future funding cycles of SACOG’s four regional funding programs, and in particular the Community Design Program. If the awarded jurisdiction’s project manager changes during the course of the project, it is the responsibility of the jurisdiction to convey this Terms of Award Statement to the new project manager.

(Signature)

Michael J. Penrose  
(Print Name)

Director, Sacramento County Dept. of Transportation  
(Title, Jurisdiction)  
8/16/11  
(Date)

“Leading the Way to Greater Mobility”

www.sacdot.com
County of Sacramento

August 17, 2011

Mr. Greg Chew
Community Design Funding Program Manager
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814

Subject: SACOG Community Design Program Grant Application: Fair Oaks Village Streetscape Project

As a Senior Civil Engineer with the County Department of Transportation, I have had substantial experience in managing federal aid projects, including specific administrative and procedural requirements associated with federal transportation funds. I believe I am very qualified to manage Federal Aid funds.

As the designated lead project manager for the County of Sacramento’s Fair Oaks Village Streetscape Project, I will be managing the Federal Aid funds for this project. I have reviewed the contents of this application and have determined to the best of my knowledge that this project is eligible to receive Federal Aid funds.

My contact information is listed below:

Phone: (916) 874-6074
E-Mail: razor@saccounty.net
Fax: (916) 874-7831
Address: Department of Transportation
County of Sacramento
906 G Street, Suite 510
Sacramento, CA 95814

Please feel free to contact me if you have any questions regarding this grant application.

Sincerely,

[Signature]

Refugio Razo
Senior Civil Engineer
Department of Transportation

"Leading the Way to Greater Mobility"

www.sacdot.com
### Project Summary

**Table 1**

<table>
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<th>Project Title</th>
<th>Fair Oaks Village Streetscape Project</th>
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<td>Sacramento County Department of Transportation</td>
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<td><strong>Lead Person and Contact Information (phone, email, mailing address)</strong></td>
<td>Federal Funds Manager: Refugio Razo, Senior Civil Engineer Sacramento County Department of Transportation 906 G Street, Suite 510, Sacramento, CA 95814 Phone: (916) 874-6074 E-Mail: <a href="mailto:razor@saccounty.net">razor@saccounty.net</a> Fax: (916) 874-7831 Project Manager: Ron Vicari II, Principal Civil Engineer 906 G Street, Suite 510, Sacramento, CA 95814 Phone: (916) 874-5164 E-Mail: <a href="mailto:vicarir@saccounty.net">vicarir@saccounty.net</a></td>
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<td>Minimum Amount to Conduct Project</td>
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<td><strong>Project Description</strong></td>
<td>The Fair Oaks Village Streetscape Project constructs approximately 1,100 feet of improvements along Fair Oaks Boulevard (FOB) beginning at the intersection of Howard Street and Bridge Street and extending north through the heart of Fair Oaks Village to the intersection where Fair Oaks Boulevard and Winding Way merge. The Project will provide a “Complete Street” along this portion of Fair Oaks Boulevard corridor with sidewalks, the addition of a mid-block crossing, enhanced bike routes, improved decorative street lighting, and landscape amenities that encourages mobility with less dependence on personal motor vehicles. These improvements will create a personal Village appeal that further encourages people to live, work and shop in the Fair Oaks Village area.</td>
</tr>
</tbody>
</table>
BACKGROUND

The Fair Oaks Village – Past and Present

HISTORY
The history of the Fair Oaks Village dates back to 1895 when an agricultural colony was established to grow wonderful fruits in the fertile sandy loam of the area. That colony transformed into a community. By the early 1900’s, the first business block with first rate architecture was completed. It housed a school, bank, lumber yard and other stores. With the completion of the bridge across the American River, the Village grew in importance for area commerce and transportation. This lineage can still be found today in the uniqueness of the Village main street. Some of the original buildings are hidden today beneath layers of remodeling. Yet the people of the area are drawn to that time when the simplicity and security of a close-knit community was a way of life. This is the attractiveness of the Fair Oaks Village still today.

LOCATION

The Fair Oaks Village is well located and accessible to the greater Fair Oaks Community and the region just off Sunrise Boulevard, immediately north of the American River. While part of the unincorporated area of Sacramento County, it is unique in many aspects of its overall composition, character, and culture. It is distinct from the adjacent suburban land forms that exist on its periphery, yet it blends in easily as an attractive alternative to the typical business and entertainment models of neighboring communities.
VILLAGE CHARACTER

The Village is the overwhelming choice for hosting community activities that attract audiences from the entire region. One of the clearly established features of the Village is the natural walking environment surrounding two central parks, which lends itself well to the organization of various seasonal community events. For decades the Fair Oaks Springfest, Christmas in the Village, and the recently established Chicken Festival have drawn increasing numbers of people to enjoy parades, craft displays and small town activities. Each year, the California International Marathon circulates through the Village attracting some of the largest and loudest race supporters that line the race route. The Concert in the Park series is an ongoing weekly summer event that fills the village park with the sounds of musicians from around the region.

The marquee feature of the Village, distinguishing it from other old town main streets in the region, is the abundance of resident chickens that roam the area displaying their vibrant colors and trademark crow. These free range fowl have become the adopted moniker for the village and integrate well with the casual and secure atmosphere it offers.

As a budding center of culture, antique shops, art galleries, craft stores, salons and day spas offer unique goods and services. An atmosphere perfect for outside dining and strolling through shops and parks offers the community an attractive alternative environment.

With its openness, charm, and natural topographic features, the Village is often referred to as Sacramento County’s “Carmel by the Sea”. Continuing to develop that distinctive culture and preserve its potential in the heart of suburban Sacramento County should be a priority for both public and private interests alike.

BLUEPRINT LAND USE AND TRANSPORTATION

In the middle of the vast car-centric suburbs of northeast Sacramento County, the Fair Oaks Village is a unique example of a true mixed use community. Narrow streets; commercial buildings nestled against pedestrian walkways, shops, restaurants, even an old-fashion hardware store intermixed with homes all surrounding a central plaza park and community club house. There are even second floor apartments over retail space with views of “main street”.

The Village serves as a gathering point for bicyclists and runners who take advantage of the proximity to the American River Bike trail and its activities. The unique shops, parks, and small coffee houses are ideal staging areas for many groups to formulate their daily activities removed from the commotion of the surrounding areas.
Transit service is available to Village residents via Sacramento Regional Transit routes 21 and 28. Both of these routes circulate within the village and offer service to the Folsom (Gold) Light Rail Line as well as points with the adjacent communities and neighboring cities. The unique location of the Village adjacent to Sunrise Blvd. allows for efficient transit speeds and operations while serving the Village without significant deviation and congestion.

The Village has all the characteristics of the modern “smart growth” pedestrian-friendly development eagerly promoted in the Blueprint principles. Yet as suburban sprawl surrounded and squeezed the small village, it has struggled to stay strong. Without the convenience of large parking lots, and the volume of shoppers brought by major traffic corridors, Village merchants find it difficult to keep their doors open. With scarce infrastructure dollars being used to support more lucrative commercial areas of the county, the Village sidewalk system was never completed, and much of what exists is crumbling and obstructed. In addition, there is currently no clear bike route though the Village to support the current and future level of bike activity. Fair Oaks Blvd is on the 2010 City/County Bikeway Master Plan. The Sacramento Department of Transportation (SacDOT) received a SACOG Planning Grant to upgrade Village routes to provide a greater safety to bicyclists.

As the region strives to improve the way development has been executed over the past half century, it seems wise to reinvest in the type of community that defined the standard of smart growth over 100 years ago. The Vision Document presented later in this application was developed with the Blueprint Principles in mind. The design and environmental work in the Planning Grant is scheduled for completion in January 2012.

**FAIR OAKS VILLAGE ENHANCEMENT COMMITTEE**

“The Fair Oaks Village Enhancement Committee works together with property owners, business owners, the County of Sacramento, and other stakeholders to develop and implement a plan of improvements that enable the Fair Oaks Village to increase its viability as a thriving business district.”

This Mission statement was adopted by the Fair Oaks Village Enhancement Committee or FOVEC when it was initiated in 2007. FOVEC was formed as a small group of interested citizens eager to pursue the betterment of the Village. Its goal is to provide a means to preserve and enhance the Village though a collaborative and open public process. The model it is pursuing for this betterment is based on preserving and strengthening the commercial success of the area through the implementation of context sensitive public improvements. FOVEC has a broad representation from within the community and also enjoys a partnership with Sacramento County and the Fair Oaks Chamber of Commerce among others. It holds regular meetings, has a presence at many community events, and maintains a website (www.fovec.net). As a volunteer group, it has a commitment to its mission.
THE FAIR OAKS VILLAGE VISION AND VISIONING PROCESS

In summer of 2008, the Fair Oaks Village Enhancement Committee unveiled its Vision document as a 40 page idea of what the Village could look like in the future. It was developed by the committee with the help of noted urban planners Mogavera Notestine. During the Visioning process, FOVEC provided opportunities for citizen input by sponsoring two public workshops which were attended by over 100 interested community members. At these workshops, and through separate focus group meetings, the communities’ ideas, interests, and concerns were gathered and used to develop the final document and its recommendations.

As previously stated, the Vision focuses its attention on Village enhancements through a variety of pursuable public improvements that are included in our proposed Project such as:

- Improvements to signage and way finding throughout the Village to assist and encourage business and public facility usage
- Improvements to walking and biking facilities to provide improved continuity for alternate modes of travel
- Improved accessibility
- Participation in the development of a property/business owners group.

Future Development

As a pedestrian oriented community, the Vision also recognizes that increasing the housing density near the commercial area will be critical to the vitality of the local merchants. This Vision document identifies a number of opportunity sites suitable for housing over retail development. Land use in the Village is governed by the Fair Oaks Village Special Planning Area (SPA) which allows mixed use development. In fact the document includes “Residential Facilities in Combination with Commercial Buildings” in its list of permitted uses. This type of development requires significant private investment which is difficult to generate in an environment with aging infrastructure and a struggling business climate. Public investment in enhancing the walkability and aesthetics of the community will likely improve interest in the village by the development community.

To pursue these concepts, the plan was divided into five districts to identify the unique aspects and opportunities of each. The “main street” or Village Boulevard District (Fair Oaks Blvd.) was viewed as
pivotal in an improvement strategy since it is clearly viewed as the commercial heart of the Village and is most visible as a first impression. During the two community workshops, feedback from the public on the priority for public improvements on Fair Oaks Blvd. was obtained. With this input, the Consultant “ground truthed” the District to verify the validity of the improvements. The results of the exercise were a valuable first step in refining the planning process for the currently proposed project.

Five Village Districts were identified in the “Vision” document for their unique characteristics.
THE VISION IMPLEMENTATION PLAN

To continue the momentum generated through the Vision planning workshops, the Vision document included a six-month implementation plan. The FOVEC has taken the Vision document and has used it to gain support and financing to implement a number of priority recommendations. These improvements were made possible by funding provided by the County of Sacramento. Allocations from the Transportation and Economic Development Departments as well as funding obtained through the Board of Supervisors have resulted in the following:

**Directional Signs**

Design, fabrication and installation of 19 Village directional signs located at strategic intersections within the Village. These unique and attractive signs have been well received by the community and are a valuable “first step” in a visible output from the Visioning process. These signs will be shortly followed up with the development and installation of business directory signage that will assist in locating participating businesses within the Village.

**Circulation/Parking Studies**

A study of Circulation and Parking has been undertaken by a traffic engineering firm contracted by FOVEC to better understand and improve two critical areas of concern; Viability of a revised circulation plan for the Park District to recover any excess street right-of-way for business and public space, and a investigation of parking configurations and usage to make better efficient use of street and offsite parking for business and public events.

**Project Manager**

The hiring of a part-time project manager to provide for management of project implementation and FOVEC activities. This position is also provided to explore the necessary steps for establishing a business improvement district and to pursue additional grant opportunities.

In addition, the FOVEC has become a regular part of many of the Village activities such as the Concerts in the park, the various festivals and parades, and is a named beneficiary of the Honorary Mayors race.
PUBLIC AND PRIVATE INVESTMENTS
IN THE VILLAGE
In recent years, there have been numerous examples of reinvestment, both public and privately sponsored, that have contributed to the Village resurgence as a destination location. Currently, there are also numerous projects in the planning stages.

Recent and Current Village Projects
- The privately funded and installed Brick Oak Tree Mosaic in the intersection of Fair Oaks Blvd. and California Ave.
- A new light bridge and other upgrades to the Veterans Memorial Amphitheater located in the center of the Village
- Improved playground and stage facilities in Plaza Park
- The Village center Clock Tower donated in 2005 by the Fair Oaks Lions Club
- The complete remodel of Carmelita’s Mexican restaurant on Bridge Street, south of the Village center
- The new upscale Crest Apartments immediately east of the Village center
- A new Fair Oaks Water District administration building being constructed on Fair Oaks Blvd.

Planned Projects in the Village Area
- Village Walk “Residential Over Retail” Project
- $4.4 million Improvement Project to the Veterans Amphitheater in Village Park
- Bridge Street Commercial Building (corner of Bridge and Ridge Streets)
- The Point at Fair Oaks commercial complex at the corner of Sunrise and Fair Oaks Blvd.
- Bluffs Plaza Community Gathering Place at Bridge Street near the Old Fair Oaks Bridge

From this level of activity, it is clear that the Village is a valued asset to many organized civic and cultural groups as well as local government and private entrepreneurs. It provides excellent access to the American River Parkway via Bridge Street and the Old Fair Oaks Bridge. It attracts a wide variety of both visitors and regular patrons who enjoy this area as a cornerstone of community activity. It represents to many a renaissance center in the middle of the suburbs. It also currently offers an ample selection of unique products, restaurants, and services as a diversion from the growing trend of generic, non-personalized retail sites. Implementation of the proposed Project will help to maintain the momentum already developed and represent the public commitment to the preservation of its character, while assisting in the stimulation of further private investment.

The construction of this Project will provide the following infrastructure: sidewalk infill; handicap ramps; curb extensions; landscaping; enhanced bike routes, median improvements at the Winding Way and Bridge Street intersections, re-striping, and improved decorative street lighting along this segment of Fair Oaks Boulevard. Enhancing the walk-ability, bike-ability, aesthetics, and safety of this mixed use community will generate new interest in the Village by infill developers.
PROJECT DESCRIPTION

The Fair Oaks Village Streetscape Design Project-Phase 1 refines the improvement features outlined in the Vision document and constructs a selected portion of the final master plan that has received environmental clearance and final design plans will be complete in January 2012 to allow immediate implementation. The current conditions on Fair Oaks Blvd. are not commensurate with the level of pedestrian-oriented activities. Narrow or non-existent sidewalks (as shown) plus the lack of designated parking and lack of designated bike routes make it a challenge for most to navigate a direct line on a given side of the street. The lack of crosswalk opportunities also acts to discourage walking trips. In addition, American with Disabilities Act (ADA) facilities, pedestrian sanctuaries, and shade islands are in need of upgrading.

The Vision outlined a number of significant improvements for the Village Boulevard District, that is the section of Fair Oaks Blvd. between Winding Way and Bridge Street. This proposed Project addresses pedestrian, bike, and ADA improvements.

Given the overall magnitude of these proposed improvements, a phasing approach to the delivery of the overall plan for this district is necessary. The first phase of work will be oriented towards addressing the highest priority of existing deficiencies. If awarded the Community Design Grant funds as requested, Phase I of this overall plan for Fair Oaks Blvd will include: sidewalk infill; handicap ramps; curb extensions; landscaping; enhanced bike routes; median improvements at the Winding Way and Bridge Street intersections, re-striping, and improved decorative street lighting along this segment of Fair Oaks Boulevard to enhance the walkability, aesthetics, and safety of this mixed use community.
Additional construction features of this Project will include the following:

- Sidewalk replacement and relocation to provide consistent widths and standards as needed.
- Construction of curb, gutter and sidewalk improvements to fill “gap” areas that lack any facilities.
- Enhanced bike routes.
- Installation of a mid-block crosswalk between California and Bridge Streets.
- Installation of tree wells and shade trees at selected locations along the Blvd. that will create a consistent and attractive theme for the district.

Development and approval of both CEQA (California Environmental Quality Act) and NEPA (National Environmental Policy Act) reviews for the proposed improvements will be complete in January 2012. If the Cycle 5 funding is awarded and federalized then NEPA will be required after the funds are programmed, as such the environmental process would require an additional four months. This will not impact the schedule shown that anticipates a construction start date in the summer of 2012. As with all SacDOT proposed projects, this schedule can be delayed if needed due to programming. The costs to obtain NEPA clearance (if needed) will be provided by SacDOT local programming funds and are not a part of this request.

Preparation of Engineered Construction Documents for the proposed Phase One improvements inclusive of all plans, utility relocations, right of way considerations, landscape construction documents, specifications, and construction cost estimates will also be complete in January 2012. A copy of the current striping plan is included in the related materials section of this application.

As mentioned, no right-of-way is anticipated for construction in this Project. The Construction cost for the proposed Project is $440,600. The estimated cost for final design and construction of this Project is $583,000. The proposed SACOG grant request is $513,000, the balance of $70,000 in match (12%) would be provided from the SacDOT local programming budget. The additional Project cost breakdown is shown below:

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<td>TOTAL PROJECT COST</td>
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NOTE: The detailed engineers estimate of this Project is available upon request.

As mentioned previously, this Project will provide an immediate benefit to pedestrians and bicyclists in specific areas along Fair Oaks Blvd as well as implement ADA improvements at the major Village intersection, and landscaping at various locations. This Project will construct the highest priority improvements that will lay the foundation for future private and public investment.
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* The Schedule for this Project assumes a May 2012 start date, however, this timeline can also be adjusted based on available programming dates as directed or preferred by SACOG
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</table>
Mr. Gregory Chew  
Community Design Funding Program Manager  
Sacramento Area Council of Governments  
1415 L Street, Suite 300  
Sacramento, CA 95814

Subject: SACOG Community Design Grant Application: Pre-Submittal Letter for the Fair Oaks Village Streetscape Project.

The Sacramento County Department of Transportation (SacDOT) is hereby requesting eligibility to submit an application for the “Fair Oaks Village Streetscape Project” (Project) as a Category #2, “Complete Streets” Project for the 2011-13 SACOG Community Design Funding Program. On July 19, 2011, the Sacramento County Board of Supervisors officially endorsed this Project and directed SacDOT Staff to proceed with the application process for this Community Design Funded Project.

The Fair Oaks Village is a unique example of a true mixed-use community which finds its roots in the early 1900s. Land use in the Village is governed by the Fair Oaks Village Specific Planning Area (SPA) which allows mixed use development. The SPA document includes “Residential Facilities in Combination with Commercial Buildings” in the list of permitted uses. The Fair Oaks Village streetscape improvement plan concept between Winding Way and Bridge Street was further guided by the Fair Oaks Village Enhancement Committee (FOVEC) Vision document. Enhancing the walkability, aesthetics, and safety of this mixed use community will generate new interest in the Village by infill developers.

In 2010 SacDOT received a $136,200 SACOG Community Design grant (Cycle 4) for the engineering design of the Fair Oaks Boulevard Village segment between Bridge Street and Winding Way. The PS&E and CEQA documents (Categorical Exemption) for this segment will be completed in December 2011. The design does not anticipate the need for any new right-of-way. Plans are currently 80% complete and can be provided upon request.

Cycle 5 funding for this proposed Project would provide the construction of these improvements on this same segment that was designed in Cycle 4. The total Project cost for construction is $583,000. SacDOT is requesting $513,000 from Cycle 5 funding, and the balance of $70,000 in match (12%) would be provided from the SacDOT local programming budget. If the Cycle 5 funding is awarded and federalized then NEPA will be required after the funds are programmed, as such the construction would likely be in the summer of 2013, otherwise with local funds the construction could likely occur in the summer of 2012. As with all SacDOT proposed projects, this is a best case schedule and can be delayed if needed due to programming.

The proposed Project Cycle 5 funding would be used for the construction of the following infrastructure: sidewalk infill; handicap ramps; curb extensions; landscaping; median improvements at the Winding Way and Bridge Street intersections, re-striping, and improved decorative street lighting along this segment of Fair Oaks Boulevard.
Mr. Refugio Razo, Senior Civil Engineer with SacDOT, is trained and qualified in managing federal aid eligible projects for the County of Sacramento, Mr. Razo will manage the federal aid funding for this Project. See below for Mr. Razo’s statement regarding his review of this Project.

We are hopeful that SACOG will find this “Fair Oaks Village Streetscape” Project worthy of consideration for the 2011-13 Community Design Program Grant Application process. We look forward to your feedback regarding this important Project proposal. Please contact me, Ron Vicari II, at (916) 874-5164 or at vicarir@saccounty.net if you have any questions, comments or like additional information regarding this Project.

Sincerely,

Ron Vicari II, Principal Civil Engineer
Department of Transportation
(916) 874-5164
vicarir@saccounty.net

Cc: D. Shoeman, Chief, SacDOT
    R. Razo, Senior Civil Engineer, SacDOT

Statement declaring federal aid review:

I, Mr. Refugio Razo, am trained in managing federal aid eligible projects. I have reviewed and approve of the contents in this pre-submittal letter for the “Fair Oaks Village Streetscape” Project. I can be reached at (916) 874-6074 and at razor@saccounty.net.

Refugio Razo, Senior Civil Engineer
Department of Transportation
August 5, 2011

Mr. Ron Vicari II
Principal Civil Engineer
Sacramento County Department of Transportation
906 G Street, Suite 510
Sacramento, CA 95814

Re: Sacramento County – Fair Oaks Village Streetscape Project

Mr. Vicari:

Thanks for providing us with Sacramento County’s pre-submittal letter for initial review for the above referenced project as a potential candidate for the Community Design Funding Program. The main purpose of the pre-submittal letter is for the SACOG/Caltrans Review Team to help determine if your potential project is eligible for federal-aid funding through the Community Design Funding Program.

The SACOG/Caltrans Review Team has completed a review of your project, and the following are its comments:

1. The Team understands that your project will construct infill sidewalks, handicapped ramps, curb extensions, landscaping, median improvements, restriping, and improved decorative street lighting in the Fair Oaks Village area.

2. Thank you for providing the status that the PS&E and CEQA documents will be completed in December, 2011, and that there is no anticipated need for right of way.

3. In all likelihood, if your project is awarded Community Design Program funding, it will receive federal funding. In that case, please describe in your application how NEPA will be paid for, and what implications that will have on your timeline.

4. The Team believes that this project is fundamentally federal aid eligible and that you may submit an application. It will most likely qualify for TE funds. Please be aware that the funding sources may not be available for the programming year that you request. This may mean a later programming year or somehow advancing the project.

The following notes are sent to all applicants:

5. If you choose to apply for Community Design Program funding and your project is recommended for funding by the Community Design Selection Committee (the first of two review committees), you will be contacted between September 12th and 14th and an interview may be offered to you the day of Monday, September 19th. By September 16th, SACOG will ask you to submit a draft of a scope of work, schedule and detailed cost estimate. We do not expect these documents to be complete, but enough of it so that we may discuss it during the interview. After the interview, then we’ll ask you to make revisions to those documents per the discussion in the interview. SACOG and your organization would need to agree upon the final version of those three documents by October 3, 2011.
6. In addition, you may be required to calculate the emissions benefits of your project by Monday, October 3. SACOG will ask you to perform this requirement only if and when there is a realistic possibility your project may receive Congestion Mitigation and Air Quality (CMAQ) program funding. For a project to spend CMAQ, it must show that it reduces emissions of certain types of pollutants.

7. Likewise, if your project is recommended for funding by the Community Design Selection Committee, and there is a realistic possibility that the project might receive STIP-TE funding, then you may be asked to do two tasks. First, you may be asked to fill out a TE eligibility application for review by Caltrans. Secondly, there is a law that requires that SACOG give priority to TE-eligible projects that partner with or employ the Sacramento Regional Conservation Corps (916) 386-8394, or the California Conservation Corps (916) 341-3129. During the interview on September 19th, the Review Team will discuss how this issue may be addressed.

Based on the comments above, the Team believes that this project is mostly or entirely federal aid eligible as proposed. Also please keep in mind that if the project that you apply for substantively changes from what you have written in your pre-submittal letter, you may need to re-send a new pre-submittal letter for SACOG review. Because of Mr. Razo’s qualifications (the county’s proposed federal aid manager) in managing federal-aid funding, SACOG will defer to him if and when a new letter is warranted. Also, if your jurisdiction decides to apply for the Community Design funding during this round, please include a copy of your pre-submittal letter and this response in your application.

If you have any questions about SACOG’s response, please feel free to contact me at (916) 340-6227.

Sincerely,

Gregory H. Ohew
SACOG Community Design Program Manager
**Recent and Planned Public and Private Investments in the Fair Oaks Village Area**

1. Village Square Housing Project (planned)
2. Upscale Crest Apartments
3. Village Walk Mixed-Use Project (planned)
4. Fair Oaks Water District New Administration Building (under construction)
5. Fair Oaks Theater Festival $4.4 million renovation of Veterans Memorial Amphitheater (ongoing)
6. Fair Oaks Bluffs Plaza gathering place near Old Fair Oaks Bridge (planned)
7. Bridge Street Commercial Building (planned)
8. The Pointe at Fair Oaks retail commercial building (planned)
9. Village Market Center facade upgrades (under construction)
10. Carmella Restaurant major remodel and facade upgrade
11. Intersection Enhancements
12. Village Center Clock Tower
13. Decorative Directional Signs

*13 locations throughout the Village*
“The Fair Oaks Village Enhancement Committee works together with property owners, business owners, the County of Sacramento, and other stakeholders to develop and implement a plan of improvements that enable the Fair Oaks Village to increase its viability as a thriving business district.”

Fair Oaks Village Enhancement Committee’s Mission Statement
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Acknowledgements

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Fair Oaks Village Enhancement Committee

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Organizations

County of Sacramento
Fair Oaks Chamber of Commerce
Fair Oaks Recreation and Parks District
Fair Oaks Water District

Individuals

Local Business Owners
Local Land Owners
Local Residents
Introduction

Fair Oaks Village is a historical community in the heart of Fair Oaks, California. It is nestled behind the bluffs of the American River and shielded by hilly terrain from the busy Sunrise Boulevard to the West. The character of this community sets it apart from the development that surrounds it. It is a unique place full of eclectic buildings, parks, cultural monuments, and wildlife. Its commerce is supported by surrounding residents and occasional visitors. The unique qualities of this place ought to be preserved and strengthened, and the commercial success of this area should be enhanced through the implementation of sensitive improvements within the Village.

In early 2007, a small group of interested citizens formed a committee to pursue the betterment of the Village. As stated in its mission statement, the Fair Oaks Village Enhancement Committee, or FOVEC, was formed to provide a means to preserve and enhance the Village through a collaborative process. The FOVEC has partnered with Sacramento County, the Fair Oaks Chamber of Commerce, and others to guide future improvements in Fair Oaks Village’s commercial area. This collaboration and public process has resulted in the creation of this visioning document.

The Village Enhancement Vision has provided an opportunity for community members to shape the neighborhoods where they live, work, own property or manage businesses. The visioning process addressed land use, zoning, transportation, urban design and related community issues. It brought together a diverse range of interests to develop a shared vision for Fair Oaks Village. The goal of this Village Enhancement report is to summarize the work completed to date and to provide a document that can be used in order to implement the shared vision.

The Village Enhancement Vision:

- Encompasses the views of stakeholders that make up Fair Oaks Village.
- Identifies community strengths and assets.
- Identifies community needs and concerns.
- Establishes goals for improving Fair Oaks Village’s commercial district.
- Presents specific recommendations to reach those improvement goals.

Implementation of this Village Enhancement Vision will help Fair Oaks Village in a number of ways. A widely embraced Vision can:

- Clearly describe what the community wants accomplished.
- Provide a framework for other community and planning decisions.
- Give direction to Sacramento County and other service providers about appropriate capital improvements for Fair Oaks Village.
- Offer residents and businesses the opportunity to offer a clear picture of the type of development Fair Oaks Village wants.
- Inform property owners and potential developers about what businesses are needed and the types of development that will be encouraged.
- Provide guidelines for the design of new development so it will complement and enhance the existing commercial area.
The Vision

Fair Oaks Village Districts

Fair Oaks Village is an eclectic place. It can be difficult to find, and it is also easy to get lost within it. Each street has its own unique buildings, trees, and parking requirements, just to name a few differences. Because of this, no single solution should be applied to improvements in the Village as a whole.

This vision of Fair Oaks Village is comprehensive and made up of many smaller visions. As part of this process, the Village was broken down into five separate “districts.” Each of these districts has its own character, strengths, and challenges. Each district vision suggests improvements that are targeted to that district. The overlapping of these districts also serves to improve the “sense of place” within Fair Oaks Village by strengthening the natural structure of the community. The five districts identified on the map are briefly described below.

A: Gateway Districts
Both the North and South Gateways serve as transitional areas between the busy auto-oriented environment along Sunrise Boulevard and the quiet, pedestrian environment of the Village. These districts should draw attention to the Village but also encourage drivers to slow down and to appreciate the finer character of the Village surroundings.

B: Village Boulevard
This portion of Fair Oaks Boulevard is the commercial heart of the historic Fair Oaks Village. It is similar to the general idea of a historic “Main Street.” Streetscapes and buildings within this district should support a healthy pedestrian shopping environment.

C: Park Loop
The Park Loop encompasses the Plaza Park and Amphitheatre on the West, the Village Park and Community Clubhouse on the East. This district is the public “green” for the community; as such, it should accommodate a variety of public events and also serve as a day-to-day open space for residents to enjoy.

D: North Village Boulevard
As Fair Oaks Boulevard winds to the north, the street begins to lose some of its unique “Village” characteristics. This portion of the boulevard should be identified more with the Village; it should encourage people to safely drive, cycle, and walk from outlying residential areas into the Village.

E: Bridge Street
The historical bridge over the American River connects Fair Oaks Village to the American River Parkway trail system and to adjacent neighborhoods. The quality of the Bridge Street connection should be enhanced by a new plaza, better access and directional signage to encourage more visitors to explore the Village.
August 12, 2011

Mr. Gregory Chew  
Community Design Funding Program Manager  
Sacramento Area Council of Governments  
1415 L Street, Suite 300  
Sacramento, CA 95814  

Dear Mr. Chew,

For several years now, I have been working with a community-based group known as the Fair Oaks Village Enhancement Committee (FOVEC) to develop and implement a vision for improving the public and private spaces in and around the Fair Oaks Village.

I am writing to express my strong support the Fair Oaks Village Streetscape Project, which has been submitted for potential funding through the 2011-2013 Community Design Program Grant application process. This streetscape project is an integral component of the overall FOVEC vision for the community.

In 2010, Sacramento County received a $136,000 Community Design Grant (Cycle 4) for the engineering design component of the Streetscape Project. With total construction costs of $583,000, this application requests $513,000 in Cycle 5 funding with the remainder (12%) being provided by the Sacramento County Department of Transportation.

If approved for funding, this project would enhance walkability, aesthetics, and safety in the Fair Oaks Village, generating new interest in the village as a regional destination. Further, constructing these improvements builds upon FOVEC’s work to solicit public input in creating a vision and design that are now in a position to begin implementation.

Please contact me at any time with any questions concerning the application, the Streetscape Project, or the years of work that have led to its development.

Sincerely,

[Signature]
Roberta MacGlashan  
Supervisor, District 4

RM:tw
Dear Mr. Chew:

I am pleased to offer my support for the Fair Oaks Village Streetscape Design – Phase 1 project submitted by the County of Sacramento and the Fair Oaks Village Enhancement Committee (FOVEC).

As a Village property owner and a member of the FOVEC committee, I have a great interest in the future of the Village. I believe the FOVEC plan as presented in the Vision document provides the best opportunity for the continued preservation and improvement to the Village. This first phase of work is essential to improving the most visible areas of the Village and setting the tone for re-investment, something that is essential to the long term health of the area.

These streetscape improvements truly represent the tipping point between planning and implementation. They are the product of numerous public workshops and meetings of the FOVEC group and their consultant. I firmly believe that they are key to the continued growth in Village activity and the attractiveness that this unique environment offers.

I therefore ask your strong consideration for the approval of the project as presented.

Sincerely,

Tino Cuevas

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