August 16, 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 is pleased to submit this application to the SACOG Community Design Program requesting $2,515,000 in Community Design (Cycle 5) funding for construction only of the final segment of the “Franklin Boulevard Streetscape Improvement Project” (Project). The total Project cost is $4.515 million, however $2.0 million in match funds is provided by SHRA. On July 19, 2011, the Sacramento County Board of Supervisors officially endorsed and authorized the Sacramento County Department of Transportation (SacDOT) to prepare and submit this application for funding.

This Project will construct the final northerly segment of a larger stretch of “Complete Street” improvements on Franklin Boulevard. The limits of this Project segment along Franklin Boulevard are from 47th Avenue extending approximately 3,000’ north to the Sacramento City/County boundary.

Since design and environmental for this Project are complete, and right-of-way acquisition will be complete by September 2012, the proposed Cycle 5 Community Design funds will be used strictly for construction of the following improvements on Franklin Boulevard: sidewalks, landscaping buffers, pedestrian refuge islands, bike lanes, landscape medians, street signage, ADA improvements, gateway monument, a new enhanced bus stop, and traffic signal modification at Franklin and 47th Avenue.

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. Also, Mr. Ron Vicari, Principal Civil Engineer with SacDOT will be the Project Manager. Ron can be contacted at (916) 874-5164 and vicarir@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 Franklin 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”

Design & Planning: 906 G Street, Suite 310, Sacramento, CA 95814 . Phone: 916-874-6291 . Fax: 916-874-7831  
www.sacdot.com
August 16, 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)

8/16/2011
(Date)

"Leading the Way to Greater Mobility"

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August 16, 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: Franklin Boulevard Streetscape Improvement 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 Franklin Boulevard Improvement 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,

Refugio Razo
Senior Civil Engineer
Department of Transportation

"Leading the Way to Greater Mobility"
### Project Summary

**Table 1**

<table>
<thead>
<tr>
<th><strong>Project Title</strong></th>
<th>Franklin Boulevard Improvement Project</th>
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</thead>
<tbody>
<tr>
<td><strong>Sponsoring Agency</strong></td>
<td>Sacramento County Department of Transportation</td>
</tr>
<tr>
<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>
</tr>
<tr>
<td><strong>Partner Organizations</strong></td>
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<tr>
<td><strong>Grant Category</strong></td>
<td>Category #2 (Complete Streets)</td>
</tr>
<tr>
<td><strong>Community Design Funds Requested</strong></td>
<td>$2,515,000</td>
</tr>
<tr>
<td><strong>Overall Committed Total Project Costs</strong></td>
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<tr>
<td><strong>Local Match and other funds</strong></td>
<td>$2,000,000</td>
</tr>
<tr>
<td><strong>Minimum Amount to Conduct Project</strong></td>
<td>$2,515,000</td>
</tr>
<tr>
<td><strong>Project Description</strong></td>
<td>The Franklin Boulevard Streetscape Improvement Project, located between 47th Avenue and the City/County line (approximately 3,000’ north), will construct the following: new sidewalks and sidewalk infill, six to eight-foot sidewalk landscape buffers (west side), bike lanes, new landscaped medians, ADA improvements, gateway monument at 47th Avenue and Franklin Boulevard, a new enhanced bus stop, pedestrian refuge islands, and traffic signal modification at Franklin and 47th Avenue. The NEPA clearance for this Project is complete and right-of-way is underway and will be completed by September 2012. Construction is scheduled to be complete by October 2013.</td>
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PROJECT DESCRIPTION - INTRODUCTION

The Sacramento County Department of Transportation (SacDOT) is requesting $2.515 million to construct streetscape improvements for the “Franklin Boulevard Streetscape Improvement Project” (“Project”), from 47th Avenue to the Sacramento City-County limit. The proposed streetscape improvement project will provide safe street facilities to accommodate travel to and from local neighborhoods within the Franklin Boulevard Corridor. The Project will also enhance walking connections to the 47th Avenue light rail station from surrounding neighborhoods while also supporting public transit opportunities for employees of many businesses including Campbell’s Soup, a major employment center within the Franklin Boulevard corridor. 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 funding opportunity.

This Project represents a critical step for the County towards implementing an ultimate “Complete Street” vision for a larger 4.1-mile stretch (combined City and County) of Franklin Boulevard, between Florin Road and Sutterville Road. This complete street vision, as conceptualized in the “Franklin Boulevard Urban Design Master Plan” (see attached “Related Materials” Section for brief excerpt), provides for a holistic approach for addressing a variety of issues associated with this corridor including neighborhood revitalization, business retention and attraction, land use changes, vehicular and pedestrian improvement, corridor beautification and improved pedestrian access to the existing light rail stations. This 2011-13 Community Design Project meets the key objectives of the Franklin Boulevard Property and Business Improvement District (PBID) program which was created in 2004 to help improve the Franklin Boulevard commercial district. This Project will also implement the necessary improvements to support the Franklin Boulevard Redevelopment Project Area, as established by the Sacramento Housing and Redevelopment Agency (SHRA) in 1993, to improve the overall conditions within the larger Franklin corridor area. This Project also meets the SACOG Blueprint Principles that are at the core of this funding opportunity.

Significant work has already been completed along this Franklin Boulevard corridor that this Project will build upon, and will also serve to streamline the implementation of this proposed Project. On January 20, 2006 SacDOT received the Categorical Exemption (NEPA) for this Project, a copy of this declaration is included in the “Related Materials” section of this application. Also, on February 14, 2006 another significant milestone was achieved when the Sacramento County Board of Supervisors approved the
environmental (CEQA) “Negative Declaration” as complete and adequate for these and other streetscape improvements on the Franklin Boulevard segment from Turnbridge Drive to the City/County line to the north. This environmental clearance (Control Number: 04-PWE-0053) includes the segment of Franklin Boulevard proposed by this Community Design Project. The entire copy of this Negative Declaration is available for SACOG’s review upon request from SacDOT, see the “Related Materials” Section for a brief excerpt of the CEQA document.

In 2009 SacDOT completed a $5.7 million Franklin Boulevard streetscape improvement project from Turnbridge Drive to 47th Avenue. That project provided much needed revitalization improvements to this major corridor with new landscaping, enhanced transit, bicycle, and pedestrian facilities and increased traffic safety. This proposed Project will pick up where the 2009 project left off at 47th Avenue.

In June 2009 SHRA provided funding of $1.05 million to SacDOT for the design and specifications (PS&E) of this proposed Project representing the final segment of Franklin Boulevard streetscape improvements beginning at 47th Avenue and continuing 3,000’ to the north, thereby connecting to existing City streetscape facilities. The preliminary design and Striping Plan is complete (See “Related Materials” Section) The final design for this proposed Project will be complete in December 2011. The right-of-way acquisition needed for this proposed Project is underway and can be complete by September 2012. With the award of this Community Design grant, construction could start in the Spring of 2013 and be complete by December 2013, with full Project acceptance by February 2014. The schedule for this funding assumes a December 2011 start date, however this timeline can also be adjusted based on available programming dates as directed or preferred by SACOG.

The total cost of this proposed construction only Project is $4.515 million. SHRA has committed to provide a “match” of $2.0 million (44.3% match), therefore the Community Design grant for this Project would request the balance of $2.515 million. The requested funding in the amount of $2.515 million will enable SacDOT to construct the following streetscape facilities along Franklin Boulevard from the Franklin Boulevard/47th Avenue intersection to the Sacramento City/County limits, approximately 3,000’ to the north: new five-foot sidewalks, six to eight-foot landscaping buffers (west side), bike lanes, new 12’ wide landscaped center medians, new street signage and gateway monuments, new striping for bike and travel lanes, an enhanced bus stop including a bus turnout location, Americans with Disability Act (ADA) improvements, three pedestrian refuge islands, Franklin Boulevard roadway striping including the 47th Avenue approach transition, and traffic signal modification at Franklin and 47th Avenue. These Funds will also be used to establish the Franklin Boulevard and 47th Avenue intersection as a major focal point of the community as a gateway style monument will be
constructed at this location. All funding awarded from this grant will go towards the construction of these improvements. All design, environmental and right-of-way costs have already been secured.

PROJECT SETTING AND CONTEXT

Franklin Boulevard is a four-lane arterial road that runs north-south in the south central area of Sacramento County. The Franklin Boulevard Streetscape Improvement project site, located along Franklin Boulevard, between 47th Avenue and the Sacramento city-county limit, is developed with a variety of commercial and light industrial complex businesses including Campbell’s Soup factory, restaurants, food stores, storage facilities, gas stations and automotive shops. A number of residential units and apartment complexes are interspersed among commercial and industrial uses.

Franklin Boulevard served as a major thoroughfare in 1950’s linking the town of Franklin and the City of Sacramento and businesses thrived from the slow traffic. Many of the commercial businesses that located along this corridor catered to this intra-city and regional commercial activity. The construction of SR 99 in the early 1960’s had a profound effect on Franklin Boulevard; north-south traffic was diverted from this corridor, which resulted in many businesses relocating to the more traveled highway corridor. This decreased traffic volumes, forced large commercial uses to relocate to other routes, contributed to an increase in underutilized and vacant parcels and resulted in declining property values for neighborhoods trapped between SR 99 and the decaying commercial corridor. By the mid 1980’s, the boulevard was cluttered by utility poles, billboards, abandoned and dilapidated commercial signs and deteriorated buildings. In addition to decaying conditions, Franklin Boulevard corridor is also affected by the lack of pedestrian accessibility.

In an effort to address these pressing issues, the SHRA, Sacramento County and the City of Sacramento, in partnership with numerous businesses and local community groups, have undertaken and implemented several planning efforts to improve the overall conditions within the Franklin corridor area. These efforts include:

- Franklin Boulevard Redevelopment Area Designation
- Franklin Boulevard Property and Business Improvement District (PBID) program
- Franklin Boulevard Urban Design Master Plan
- Franklin Boulevard Streetscape Master Plan
- Construction of Streetscape Improvements – Turnbridge Drive to 47th Avenue
- Housing Program Strategy
- Commercial Revitalization Program

The purpose of these programs is to integrate land use, transportation, and urban design elements along the corridor in a manner that fosters redevelopment and improved personal mobility. What is now a disconnected mix of aging commercial buildings, fenced-off industrial uses, vacant storefronts, institutional land uses, as well as suburban retail and residential development, can be transformed into a cohesive, interconnected corridor that includes a mix of residential, commercial and open space that enhances the surrounding areas.

PROJECT NEED

Currently Franklin Boulevard, north of 47th Avenue is unfriendly to pedestrians, bicycles and vehicles. In several areas, basic improvements such as curb, gutter and sidewalks, storm drainage, ADA accessible ramps, street lighting and street landscaping do not exist. Utility poles placed along in the undefined
pedestrian walkways have negatively impacted the walking environments along the corridor, especially for students who desire to walk to nearby schools. Any utilities that are to be relocated have been identified, and SMUD is on board with this Project regarding their electrical utility relocation. The SMUD overhead utility relocation effort is consistent and routine with other SacDOT improvement projects, so mutual coordination is expected. No delays are anticipated, and SMUD will bear the cost of relocating their utilities within County right-of-way. Any additional anticipated utility relocation costs will not be disproportional regarding Federal Funding. The design of these streetscape improvements does not require the relocation of any 69kv high voltage power lines. Open ditches and lack of curbs, gutters and sidewalks are also prevalent in front of Campbell’s Soup, thus inhibiting employees from walking to the nearby 47th Avenue light rail station. Although many vacant and underutilized sites along Franklin Boulevard are available for redevelopment, unoccupied or dilapidated buildings, incompatible uses and unsightly signs contribute to visual blight along the corridor. These blighted conditions and lack of streetscape amenities must be addressed to re-establish a pedestrian friendly and vibrant environment.
PROJECT DESCRIPTION

SacDOT is requesting $2.515 million to construct the following new streetscape facilities along the Franklin Boulevard area from the Franklin Boulevard/47th Avenue intersection to the Sacramento City/County limits:

- Five-foot sidewalks
- Six and eight-foot landscaping buffers (west side)
- Bike lanes
- Landscape medians
- Street signage and gateway monuments
- Striping for bike and travel lanes
- New location for enhanced bus stop (with turnout and shelter)
- Roadway striping on 47th Avenue
- Traffic signal modification at Franklin and 47th Avenue

The proposed streetscape improvements are intended to provide better pedestrian and bicycle mobility within the Franklin area and to enhance walking connections to the 47th Avenue light rail station thus providing public transit opportunities for many employment areas, including Campbell’s Soup. The project represents the next phase of improvements needed to fulfill a “Complete Street” vision for 4.1 mile section of Franklin Boulevard, from Florin Road to Sutterville Road. This vision was initially conceptualized as part of the 2001 Franklin Urban Design Master Plan which provides a holistic approach for addressing a variety of issues including neighborhood revitalization, business retention, land use changes, vehicular and pedestrian improvement, corridor beautification and pedestrian accessibility to nearby light rail stations. This project will extend improvements recently constructed for the lower section of Franklin Blvd, consistent with the adopted Franklin Boulevard Urban Design Master Plan. By providing for safe, pleasant conditions for a range of travel modes, and providing for reinvestment in the Franklin corridor, the Street Improvements project will greatly improve visual aesthetics along the corridor and support the various revitalization efforts of the Franklin Boulevard Redevelopment Area and the Property and Business Improvement District (PBID) programs.
The SHRA has committed $2.0 million that will be used as the match towards funding the construction of this $4.515 million Franklin Boulevard Streetscape Improvement Project. The NEPA and CEQA environmental clearances are all complete, the Plans, Specifications, and Estimates (PS&E) documents will be complete in December 2011, the right-of-way clearances will be complete by September 2012. Construction for the streetscape improvements could begin in Spring 2013 and could be completed as early as Fall 2013. The schedule for this funding assumes a December 2011 start date, however, this timeline can also be adjusted based on available programming dates as directed or preferred by SACOG.

**OPPORTUNITIES**

**Significant Investments:** The County of Sacramento, Sacramento City and the SHRA, in partnership with several businesses and local community groups, have invested an enormous amount of public and private investment to revitalize the Franklin Corridor. Several programs have been initiated to mitigate blighted conditions on the corridor including the designation of the Franklin Boulevard Redevelopment Area and the establishment of the Property and Business Improvement District (PBID). A Franklin Boulevard Urban Master Plan was also adopted that identified solutions to transportation problems for pedestrians, motorists, and bicyclists and presented options for creating a safe and pleasant environment that will encourage residents to shop, dine and ultimately return to Franklin Boulevard. SHRA has also provided financial assistance to several property and business owners along Franklin Boulevard through the Commercial Revitalization Program. These investments clearly demonstrate the County’s commitment in converting the Franklin Boulevard area into a vibrant, mixed use corridor.
New upgraded attractive street crossings were designed and constructed along the southern section of Franklin Boulevard, as part of the Franklin Boulevard Urban Master Plan implementation. Similar improvements will be part of the overall enhancement of the Franklin Boulevard and 47th Avenue intersection.

**Development Potential:**

Franklin Boulevard offers many infill and redevelopment sites that can accommodate new development. The vacant and underutilized land offers an enormous opportunity to accommodate future residential and commercial growth in compact, mixed use developments that can positively contribute to the Franklin community while providing desirable places for current and future residents to live, work, shop and play. Accommodating new growth within this commercial corridor will benefit the Franklin community through increased local economic activity, improved transit ridership, and additional housing near employment opportunities, resulting in reduced commute traffic. A recent study revealed that approximately 140 acres of vacant or underutilized land exist within the unincorporated area of Franklin Boulevard. These sites can accommodate approximately 1,800 new housing units.

**General Plan Update Commercial Corridor Program:** The Sacramento County General Plan Update includes several new growth strategies to accommodate nearly 100,000 residential units in the unincorporated area by 2030, as assumed in the SACOG Blueprint Vision. A significant portion of this growth is to be concentrated within fourteen identified commercial corridors that are primed for
revitalization, including Franklin Boulevard. Locating additional housing within Franklin Boulevard is a vital part of Sacramento County’s strategy to implement the Blueprint regional strategy and smart growth principles.

**Recent Infrastructure Improvements:** Streetscape improvements (utilized below) were recently constructed for a portion of Franklin Boulevard, from Turnbridge Drive to 47th Avenue. Approximately $7 million of federal and redevelopment funds were expended to provide these streetscape improvements. This proposed 2011-13 SACOG Community Design candidate Project proposes to extend similar streetscape improvements north of the 47th Avenue and Franklin intersection to the City/County line:

- Reconstructed center medians with landscaping and other treatments
- Continuous five-foot sidewalks between Turnbridge Drive and 47th Avenue
- Landscaped planters separating sidewalks from the roadway
- Beautification/reconstruction of Martin Luther King Jr. intersection
- Installation of new traffic signal at the intersection of Franklin Boulevard and Turnbridge Drive
- Addition of bicycle lanes on Franklin Boulevard between Turnbridge Drive and 47th Avenue

**Connections to Existing Light Rail Stations:** The proposed Franklin Boulevard Streetscape Improvement project site is located close to the 47th Avenue light rail station. Streetscape improvements proposed along this section of the boulevard, including wider sidewalks, pedestrian crossings, landscaping, and street furniture will make it more conducive for Franklin residents to walk or bike to the light rail station, thus reducing their dependency on automobiles. The proposed project will also provide public transit opportunities for employees of many businesses including Campbell’s Soup, a major employment center along the corridor.

**CHALLENGES**

**Lack of Streetscape Facilities:** During the preparation of the Franklin Boulevard Urban Design Master Plan, community residents have identified several of these factors as constraints to promoting better pedestrian and biking activity within their community:

- Narrow, dead end streets
- Shallow lots
- Lack of curb, gutter and sidewalks
- Open ditches
- Flooding
- Poor vehicular and pedestrian network
- Obstructions such as utility poles

**Lack of a Sense of Place:** Franklin Boulevard, north of 47 Avenue, currently lacks a sense of place that establishes the identity of the Franklin community and offers residents and visitors an opportunity to come together, and to meet and mingle face to face. There are limited community amenities as the area lack parks, squares or other gathering points. The key components of living - homes, jobs, houses of worship, entertainment venues and civic institutions - are fragmented into separate areas resulting in a disconnected corridor without many civic amenities.

**Aesthetics:** The general public’s perception of the Franklin Boulevard project site is of wide areas of asphalt and fast moving automobile traffic. There is very little landscaping or tree canopy and the area
generally lacks landscaped medians. Medians that exist have been paved over in asphalt and offer no visual relief. Aesthetically, overhead wires and utility poles add to the visual clutter while chain link and broken fences are cold and an unwelcoming barrier.

RELATIONSHIP TO BLUEPRINT PRINCIPLES AND COMMUNITY DESIGN GOALS

The streetscape improvements proposed for Franklin Boulevard corridor are critical to implementing Blueprint growth objectives locally, within the Franklin community. The Sacramento County General Plan Update, includes several new growth strategies to accommodate nearly 100,000 residential units in the unincorporated area by 2030, as assumed in the SACOG Blueprint Vision. The high growth assumptions are largely due to emphasis placed on redevelopment of the urban core to limit urban sprawl.

In order to accommodate the type of growth and form of growth envisioned by the Blueprint Plan, the Draft General Plan Update directs a significant amount of this growth to fourteen identified commercial corridors that are primed for revitalization, including Franklin Boulevard. A recent study revealed that approximately 140 acres of vacant or underutilized land exist within the unincorporated area of Franklin Boulevard. These sites can accommodate approximately 1,800 new housing units. Locating additional housing within these corridors is a vital part of Sacramento County’s strategy to implement Blueprint regional strategy and smart growth principles.
The Franklin Boulevard Streetscape Improvement project supports the seven Blueprint principles by providing the following benefits:

**Transportation Choices:** The Franklin Boulevard Streetscape Improvement project will deliver constructed streetscape amenities that will promote pleasant and safe conditions for pedestrian and bicyclists. The project will also promote viable transportation choices since these improvements will provide opportunities for Franklin Boulevard residents and visitors to walk or bike to the light rail station, thus reducing their dependency on automobiles. The project will also provide public transit opportunities for employees of Campbell’s Soup and other employment areas within the corridor. The proximity of the LRT Station makes this a perfect project for implementing the Blueprint Principles.

**Housing Diversity and Compact Development:** The County General Plan Update designates Franklin Boulevard as a “Mixed Use Corridor” and establishes a policy direction for the future re-planning of this corridor. The General Plan envisions Franklin Boulevard as a vibrant mixed use corridor – the corridor is also targeted to accommodate 1,800 new residential units, including compact housing developments and detached single family units.

**Use of Existing Assets:** A key purpose of this project is to re-use and revitalize the Franklin Boulevard corridor into a vibrant “main street” made up of tree lined streets, pedestrian-friendly streetscapes, and landscaped medians. To the extent possible, the project will utilize existing infrastructure and seeks to re-allocate existing right-of-way to benefit the full range of uses, not just automobiles.

**Natural Resource Protection:** Consistent with the General Plan Update and Blueprint objectives, the project seeks to allocate a significant portion of growth within the urban corridor and away from green field sites, thus protecting valuable natural resources and reducing urban sprawl.

**Quality Design:** Streetscape improvements proposed for this corridor will be guided by the Franklin Boulevard Urban Master Plan. Streetscape design plans prepared for the corridor will meet the high and common design theme as proposed in the Master Plan – the design focuses on decorative treatments and attractive street landscaping, contributing to community pride and a desire to walk and bike. These improvements when constructed will create a sense of place and provide a more livable community.

**Mixed Use Developments:** Due to the designation of Franklin Boulevard as a “Mixed Use Corridor” on the County General Plan Update, a future corridor planning program will be initiated in the near future to transform this corridor into a vibrant mixed use corridor with corresponding land use plan, policies and development regulations.

**RELATED PLANNING PROGRAMS, INVESTMENT AND DELIVERED PROJECTS**

As previously indicated, the Franklin Boulevard Streetscape Improvement project builds upon several parallel and interconnected revitalization efforts to make the Franklin area a vibrant, healthy and focal point for the Franklin community. These efforts clearly demonstrate the County’s commitment to addressing issues pertaining to the Franklin Boulevard corridor and to implement specific strategies for revitalizing the Franklin corridor. Efforts initiated for the area include the following:

**Franklin Boulevard Redevelopment Area Designation:** In December of 1993, the City Council and Board of Supervisors adopted the 1,441-acre Franklin Boulevard Redevelopment Project Area. Since
this designation, SHRA and the Franklin Boulevard Project Area Committee (PAC) began implementing a number of revitalization projects, including commercial facade improvement rebates, neighborhood clean-up projects, code enforcement, planning entitlement oversight, and the development and preservation of single and multi-family housing. Specific redevelopment goals are listed below:

- **Eliminate the Ugliness**: To eliminate and prevent the further spread of blight through the rehabilitation of the Project Area in accordance with the applicable general plans, specific plans, and local codes and ordinances.

- **Making Long Term Investments**: The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activities.

- **Protect Local Businesses**: The retention and expansion of existing businesses through redevelopment assistance and activities by encouraging cooperative efforts of owners, businesses and public agencies in the revitalization of the Project Area.

- **Stimulate Economic Growth**: The provision for increased sales, business licenses, and other fees, taxes and revenues to the City and County of Sacramento.

- **Reduce Environmental Deficiencies**: The elimination or improvement of environmental deficiencies, such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.

- **Jobs for the Neighborhood**: The creation and development of local job opportunities and the preservation of the area’s existing employment base.

- **Housing for All Families**: The preservation and rehabilitation of existing housing within the Project Area and the development of new housing opportunities in the Project Area.

**Franklin Boulevard Property and Business Improvement District (PBID):** The Franklin Boulevard PBID was formed in August 2004 to help improve the commercial corridor district along Franklin Boulevard. Assessments levied on property owners within the PBID provide funding for safety coordination and advocacy, maintenance, and image enhancement services above and beyond those currently provided by the City and County of Sacramento. The PBID will help preserve the investment resulting from this Project.

**Franklin Boulevard Urban Design Master Plan:** Prepared in 2001, the Urban Master Plan frames a vision of how the 4.1 mile Franklin Boulevard corridor, from Florin Road to Sutterville Road, might evolve over time with investments of planning, funding and community involvement. The plan presents strategies for improvements in infrastructure, transportation planning, streetscape beautification and land use, in transforming and revitalizing this corridor in to a unique and special place in the Franklin community.

**Commercial Revitalization Program:** The Agency also provided financial assistance to many property and business owners along Franklin Boulevard and Fruitridge Road through the Commercial Revitalization Program. By providing low interest loans and rebates, this program encouraged building
facade and accessibility improvements and has had a dramatic impact in both the physical appearance and perceived image of the area. Through the Commercial Revitalization program, SHRA has invested $1 million to improve the facades of businesses which in turn leveraged $3 million in private investments to improve these properties.

Franklin Boulevard Phase I Streetscape Improvements: The County of Sacramento in partnership with SHRA invested approximately $7 million to design and construct streetscape improvements in the County section along Franklin Boulevard, from Turnbridge to 47th Avenue. The constructed improvements include sidewalk improvements, landscaped planters, and the addition of street trees and streetlights. This project was completed in 2007.

Franklin/Fruitridge intersection: The City of Sacramento and SHRA invested $1 million in street improvements at this key intersection, including additional turn lanes, pedestrian islands and other streetscape improvements.

Mulberry Commons Rehabilitation: SHRA was able to leverage $1.4 million of Department of Housing and Urban Development (HUD) public housing funds and $800,000 of Community Development Block Grant (CDBG) funds to acquire, redesign and rehabilitate the thirty-six unit apartment complex. The newly renovated complex managed by the Housing Authority, Mulberry Commons, is located at 3520 41st Avenue. The site includes a SETA Head Start early childhood development facility. The multi-family apartment across the street from this facility (Greystone Apartments) is also slated for significant multi-million dollar improvements with tax credit funding.

41st Avenue Commercial Center: The Community Resource Non Profit Agency is working with the County of Sacramento and SHRA to build a resource center on 41st Avenue to assist the day laborers and community residents with services including medical, dental and language assistance.

La Familia Counseling Center Project: SHRA has provided Community Development Block Grant to expand this facility which now provides a one stop career center, computer training lab, youth anti-violence and health and safety program, and recreation programs.

COMMUNITY SUPPORT
Community action groups and the general public have guided many of the redevelopment and revitalization activities initiated within the Franklin corridor. Community input has been the cornerstone for the development of the Franklin Urban Design Master Plan. The Master Plan has been created based upon input received from committee meetings comprised of the Franklin Boulevard Business Association and the Franklin Redevelopment Project Area Committee. Franklin residents are supportive of the Franklin Boulevard Streetscape Improvement project and are eager to see the final implementation of the Master Plan - the construction of the last stretch of streetscape amenities.

BUDGET AND PROJECT DELIVERABILITY
As demonstrated in this proposal, the County of Sacramento, Sacramento City and the SHRA, have invested a significant amount of public and private funds to revitalize the Franklin Corridor. Property owners, business entities and local citizens have been actively involved in many redevelopment efforts, including the preparation of Franklin Boulevard Urban Design Master Plan. This Master Plan has provided the policy framework for streetscape improvements, and the first phase of such improvements were successfully constructed along Franklin Boulevard, from Turnbridge Drive to 47th Avenue. This proposed Project extends the improvements north to the City/County line. Before and after photos showing these improvements as part of the prior phase are shown below:
The Sacramento County Department of Transportation and the SHRA are committed to completing this project and are willing and capable of delivering the next phase of streetscape improvements on Franklin Boulevard.

Preliminary engineering, and all environmental work for this Franklin Boulevard Streetscape Improvement Project is complete. Plans, Specifications, and Estimates (PS&E) documents will be complete in December 2011. Right-of-way clearances will be completed by September 2012. Construction for the streetscape improvements can begin as early as April 2013 and will be completed by October 2013. The schedule for this funding assumes a December 2011 start date, however, this timeline can also be adjusted based on available programming dates as directed or preferred by SACOG.

All funds received from this Grant opportunity will go towards constructing improvements in the ground. Every dollar awarded will provide for infrastructure that creates a sense of place and a more livable community that serves all users including pedestrians, bicyclists and provides access to all.
## Franklin Boulevard Improvements
### 47th Avenue to County Limits
#### ENGINEERS ESTIMATE

**Project:** Franklin Blvd - 47th Ave to 700' n/o 41st Ave , L= 3,180 LF ~0.6 Mile

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Clearing &amp; Grubbing</td>
<td>$100,000.00</td>
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<tr>
<td>2</td>
<td>SWPPP Preparation and Revisions</td>
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<td>3</td>
<td>Water Pollution Control</td>
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<td>4</td>
<td>Construction Projection Information Signs</td>
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<tr>
<td>5</td>
<td>Iron Fence (adjacent to CSSC)</td>
<td>$339,840.00</td>
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<td>6</td>
<td>Remove Exist. Sidewalk</td>
<td>$61,084.68</td>
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<tr>
<td>7</td>
<td>Remove Curb &amp; Gutter</td>
<td>$65,208.00</td>
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<td>8</td>
<td>Roadway Excavation</td>
<td>$113,280.00</td>
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<td>9</td>
<td>Aggregate Base (Class II)</td>
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<tr>
<td>10</td>
<td>Asphalt Concrete Type A</td>
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<td>11</td>
<td>Slurry Seal</td>
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<td>12</td>
<td>Minor Pavement Reconstruction 13&quot; depth</td>
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<td>13</td>
<td>P.C.C. Curb Type Varies</td>
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<td>14</td>
<td>P.C.C. Sidewalk</td>
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<td>15</td>
<td>P.C.C. Ramps</td>
<td>$132,000.00</td>
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<td>16</td>
<td>P.C.C. Plaza Ramps</td>
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<tr>
<td>17</td>
<td>Pedestrian Crossing</td>
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<td>18</td>
<td>P.C.C. Driveways</td>
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<td>19</td>
<td>Median Landscaping</td>
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<td>20</td>
<td>Landscape Planting</td>
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<td>21</td>
<td>Gateway Monument</td>
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<td>22</td>
<td>12&quot; RCP CL III</td>
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<td>18&quot; RCP CL III</td>
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<td>48&quot; SDMH</td>
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<td>25</td>
<td>Drop Inlet - Type Varies</td>
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<td>26</td>
<td>Survey Monuments</td>
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<td>27</td>
<td>Traffic Stripe Removal</td>
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<td>28</td>
<td>Street Lights</td>
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<td>29</td>
<td>Traffic Signal Modification at Franklin &amp; 47th St</td>
<td>$120,000.00</td>
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<td>30</td>
<td>Tree Removal</td>
<td>$11,300.00</td>
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<td>31</td>
<td>Remove/Relocate Manholes &amp; Inlets</td>
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<td>32</td>
<td>Thermoplastic Striping (Varies)</td>
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<td>33</td>
<td>Retroreflective Pavement Marker (Type H)</td>
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<td>Relocate Existing Roadside Sign</td>
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<td>Install New Roadside Sign</td>
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<td>36</td>
<td>Relocate Fence &amp; Gates</td>
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<td>37</td>
<td>Relocate Bus Bench</td>
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<td>Relocate Street Light &amp; Pole</td>
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<td>40</td>
<td>Adjust SD Manhole to Grade</td>
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**Subtotal** $3,142,718.31

**Contingency** $471,407.75

**Estimated Construction Contract** $3,614,126.06

**Additional Soft Costs**
- Construction Inspection: $433,695.13
- Construction Engineering: $108,423.78
- Survey Staking: $108,423.78
- Materials Testing: $36,141.26
- Change Order: $180,706.30
- Signal Maintenance: $3,000.00
- Traffic Operation: $3,000.00
- Radio/Electronic: $27,500.00

**Total Construction Cost (Construction & Soft Costs)** $4,515,016.31

Say $4,515,000.00
# Franklin Blvd Improvements Project

## Community Design Application, Major Project Timeline

<table>
<thead>
<tr>
<th>Milestones</th>
<th>Due Date</th>
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<tr>
<td><strong>Program. Categorical Exclusion</strong> - Approved by Caltrans</td>
<td>Complete 1/20/2006</td>
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<tr>
<td><strong>Mitigated Neg. Dec. - Adopted by Board of Supervisors</strong></td>
<td>Complete 1/13/2006</td>
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### Design

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<td>65% plans, Specification, and Estimates</td>
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<td>95% plans, Specification, and Estimates</td>
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<td>100% plans, Specification, and Estimates</td>
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### Right-of-Way Acquisition

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<td>Legal Descriptions</td>
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<td>Appraisal</td>
<td>Underway 8/15/2011 to 11/15/2011</td>
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<td>Acquisition</td>
<td>11/15/2011 to 9/15/2012</td>
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<tr>
<td>Right of Way Certification</td>
<td>9/30/2012</td>
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</table>

**NOTE:** All milestones above are complete or will be complete by 9/30/2012 and have dedicated funds outside of this request.

This (Cycle 5) request is for construction funding only.

### Construction

<table>
<thead>
<tr>
<th>Milestones</th>
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<td>Notice to Bidders Issued</td>
<td>9/30/2012</td>
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<tr>
<td>Bids Opened</td>
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<td>Bid Award</td>
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<td>Begin Construction</td>
<td>4/1/2013</td>
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<td>Construction Complete</td>
<td>10/1/2013</td>
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<tr>
<td>Project Accepted</td>
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<td>Complete Drawdown of Federal Funds</td>
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### Funding

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<td>SACOG Community Design Grant (Cycle 5)</td>
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<td>SHRA Match, See attached letter of support from SHRA</td>
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* The Schedule for this funding assumes a December 2011 start date, however, this timeline can also be adjusted based on available programming dates as directed or preferred by SACOG
## Project Budget Summary – Table #2

**Project Name:** Franklin Boulevard Improvements Project  
**SACOG ID:** SAC24624

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<th>Phase</th>
<th>Cost Estimate</th>
<th>Amount Requested</th>
<th>Month/Year Funding Requested</th>
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<th>For SACOG Use Only</th>
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<td>Planning Studies</td>
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<td>Non-capital Staff Activities</td>
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<td>Non-capital Materials</td>
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<td>(maps, brochures, racks, printing, etc.)</td>
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<td>Miscellaneous</td>
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<td><strong>CAPITAL</strong></td>
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<td>Feasibility Studies</td>
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<td>Environmental</td>
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<td>Engineering/Design</td>
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<td>Right-of-Way</td>
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<td>Construction and</td>
<td>$4,515,000</td>
<td>$2,515,000</td>
<td>12/2012 - 3/2014</td>
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<tr>
<td>Construction Management</td>
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<td><strong>TOTAL</strong></td>
<td>$4,515,000</td>
<td>$2,515,000</td>
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</tr>
</tbody>
</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 Franklin Boulevard Streetscape Improvement Project – 47th Avenue to County Limits.

The Sacramento County Department of Transportation (SacDOT) is hereby requesting eligibility to submit an application for the “Franklin Boulevard Streetscape Improvement 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.

This Project will provide important streetscape improvements for Franklin Boulevard, from 47th Avenue continuing to the Sacramento City-County limit, approximately 3,000’ to the north. This Project will provide safe street facilities to accommodate a variety of transportation needs within this vital Franklin Boulevard Corridor. In addition to the local residential and mixed land uses along this corridor, these Project improvements are especially important to the Campbell Soup facility at the northwest corner of 47th Avenue and Franklin Boulevard, where approximately 700 people are employed. Large segments of Franklin Boulevard do not have adequate sidewalks, pedestrian crossings, bike lanes, proper ADA access, streetscape landscaping, or adequate transit access. These enhancements will also encourage more pedestrian and bicycle usage connecting the existing 47th Avenue light rail station that provides public transit opportunities. The streetscape enhancements in this Project will provide a renewed sense of identity and community pride to this business and residential district. This Project will encourage a renewed interest in the development of currently vacant parcels along the Project segment to better utilize existing assets and encourage more diverse land uses.

This Project represents a critical step towards providing a “Complete Street” solution for a larger 4.1-mile stretch of Franklin Boulevard, between Florin Road and Sutterville Road. This complete street vision, as initially conceptualized in the “Franklin Boulevard Urban Design Master Plan” (by SHRA, 2001), provides for a holistic approach by addressing a variety of issues associated with this corridor including neighborhood revitalization, business retention and attraction, improved land use options, pedestrian amenities, corridor beautification, and improved access to light rail and bus transit. These 2001 Master Plan objectives also reflect the intended goals of the 2004 SACOG Blueprint Principles. This Project is also consistent with the Franklin Boulevard Property and Business Improvement District (PBID) program which was created in 2004 to help improve the Franklin Boulevard commercial district. This Project will also implement the necessary improvements to support the Franklin Boulevard Redevelopment Project.

"Leading the Way to Greater Mobility"

Design & Planning: 906 G Street, Suite 510, Sacramento, CA 95814  Phone: 916-874-6291  Fax: 916-874-7831
Operations & Maintenance: 4100 Traffic Way, Sacramento, CA 95827  Phone: 916-875-5123  Fax: 916-875-5363
www.sacdot.com
Area, as established by the Sacramento Housing and Redevelopment agency in 1993, to improve the overall conditions within the larger Franklin corridor area. The North Franklin Business District (NFBD) is also very supportive of this streetscape improvement Project. The NFBD, founded in 1985, represents local business and residential stakeholders that share the Sacramento City and County’s interests to make a great community even better.

Significant work has already been completed along this Franklin Avenue corridor that this Project will build on, and will also serve to streamline the implementation of this proposed Project. On February 14, 2006 a significant milestone was achieved when the Sacramento County Board of Supervisors approved the environmental “Negative Declaration” as complete and adequate for these and other streetscape improvements on the Franklin Boulevard segment from Turnbridge Drive to the City/County line to the north. This environmental (NEPA) clearance (Control Number: 04-PWE-0053) includes the segment of Franklin Boulevard proposed by this Community Design Project. A copy of this Negative Declaration is available for SACOG’s review upon request from SacDOT.

In 2009 SacDOT completed a 5.7 million dollar Franklin Boulevard streetscape improvement project from Turnbridge Drive to 47th Avenue. That project provided much needed revitalization improvements to this major corridor with new landscaping, enhanced transit, bicycle, and pedestrian facilities and increased traffic safety. This proposed Project will pick up where the 2009 project left off at 47th Avenue.

In June 2009 SHRA provided 1.05 million dollars to SacDOT for the design and specifications (PS&E) of this proposed Project representing the final segment of Franklin Boulevard streetscape improvements beginning at 47th Avenue and continuing 3,000’ to the north, thereby connecting to existing City streetscape facilities. The design for this proposed Project could be complete in December 2011. The right-of-way needed for this proposed Project has been determined and acquisition is simply pending additional funding and may take up to a year to acquire. With the award of this Community Design grant, construction could start in the Spring of 2013 and be complete by December 2013.

The total cost of this proposed Project is 4.515 million dollars. SHRA has committed to provide a “match” of 2.0 million dollars (44.3% match), therefore the Community Design grant for this Project would request the balance of 2.515 million dollars. SacDOT will provide the following streetscape improvements as a part of this Franklin Boulevard Project: new five-foot minimum sidewalks (six-foot wide in some segments, both attached and detached segments), eight-foot landscaping buffers (at detached sidewalk locations), five-foot Class 2 bike lanes, 12’ wide center medians with landscaping, pedestrian refuge islands, ADA accessibility improvements, new street signage, gateway monument, minor pavement reconstruction and/or base repairs, new stripping for bike and travel lanes, new enhanced bus stop shelter with turnout, traffic signal modification at Franklin and 47th Avenue, roadway transition stripping on 47th Avenue, and storm drainage improvements. These Project improvements will help to establish the Franklin Boulevard and 47th Avenue intersection as a focal point of the community to further establish a sense of community pride.

This Project fully embraces Blueprint Principles by delivering streetscape enhancements that will help encourage a variety of transportation choices in the Franklin area, including the light rail. This Project will provide incentive and momentum for development investments to revitalize this business corridor, thus encourage the development/ reuse of existing assets and promoting opportunities for housing choices and diversity, compact development and mixed land uses.
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 “Franklin Blvd Streetscape Improvement” 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 vicari@saccounty.net if you have any questions, comments or would like additional information regarding this Project.

Sincerely,

Ron Vicari II, Principal Civil Engineer
Department of Transportation
(916) 874-5164
vicari@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 “Franklin Blvd Streetscape Improvement” Project. I can be reached at (916) 874-6074 and at razor@saccounty.net.
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 – Franklin Boulevard Streetscape Improvements Project – 47th Avenue to County Limits

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 a number of improvements along a segment of Franklin Blvd. that will address land use and circulation system components. The improvements may include new sidewalks, landscaping buffers, Class 2 bike lanes, 12’ wide center medians with landscaping buffers, pedestrian refuge islands, ADA accessibility improvements, and several other features.

2. Thank you for providing information about the status of the environmental review. However, the Review Team is asking that you clarify in your application one statement. The letter states that the Board of Supervisors approved the environmental “Negative Declaration”, then later references the “environmental (NEPA) clearance”. A negative declaration is a CEQA clearance, while a NEPA clearance would be either a Category Exemption or a Findings of No Significant Impacts. Please clarify in your application whether the project has received both CEQA and NEPA clearance.

3. Thank you for providing a clear statement that the County has completed identifying all right of way needs for the project. Please clarify in your application if part of your request is for right-of-way funding or just the construction phase. Also thank you for identifying that the County has made all necessary preparations for any associated utility relocations. Please be sure to document the supporting information in your application, including cost estimate information. The Review Team had a particular concern whether or not the overhead utility line was a 69kV electric line – please be sure to address whether this is the case and how it will be handled.

4. The state of redevelopment funding is clearly in question throughout California at this time. Please be sure to clearly describe how secure the proposed local match is for this project.
5. 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:

6. 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.

7. 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.

8. 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,

[Signature]

Gregory R. Chew
SACOG Community Design Program Manager
NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Control Number: 04-PWE-0053

2. Title and Short Description of Project: FRANKLIN BOULEVARD LANDSCAPE AND STREETSCAPE PROJECT
   The proposed landscape and streetscape improvements include installing landscaping and irrigation adjacent to the sidewalk, installing new or modified curb, gutter and sidewalk (portions are re-aligned toward the centerline of the roadway), landscaped medians, street light improvements, Americans with Disabilities Act (ADA) curb ramps, striping modifications along Franklin Boulevard including adjustments at the intersection of 47th Avenue and Franklin Boulevard, and a new traffic signal at the intersection of Franklin Boulevard and Turnbridge Drive. Existing medians will be removed and replaced, with some additional or more continuous median segments proposed in order to comply with current transportation design/safety standards. Limited driveway left-turn accesses will be affected by the new median layout. A limited number of driveways are proposed for removal, where there is existing alternative access, presence of traffic safety issues, and/or there is an opportunity to follow through with the Franklin Boulevard master plan guidelines.

3. Assessor’s Parcel Number: various parcels along Franklin Boulevard between 38th Avenue and Turnbridge Drive

4. Location of Project: The project site is located in the south central area of Sacramento County. The project limits are along Franklin Boulevard from Turnbridge Drive to the City-County limit (about 235 feet south of 38th Avenue) including the median island at the intersection of Franklin and Martin Luther King Boulevard.

5. Project Applicant: Sacramento County Department of Transportation

6. Said project will not have a significant effect on the environment for the following reasons:
   a) It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
   b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
   c) It will not have impacts, which are individually limited, but cumulatively considerable.
   d) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been performed by the Sacramento County Department of Environmental Review and Assessment in support of this Negative Declaration. Further information may be obtained by contacting the Department of Environmental Review and Assessment at 827 Seventh Street, Room 220, Sacramento, California, 95814, or phone (916) 874-7914.

Joyce Horizumi
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Document Released 1-13-06
P:\\200404-0053 Franklin Blvd L&SiEnv Docs\NegDoc By maulitj 01-11-06 093709AM.doc
COUNTY OF SACRAMENTO
DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: 04-PWE-0053

NAME: FRANKLIN BOULEVARD LANDSCAPE AND STREETSCAPE PROJECT

LOCATION: The project site is located in the south central area of Sacramento County. The project limits are along Franklin Boulevard from Turnbridge Drive to the City-County limit (about 235 feet south of 38th Avenue) including the median-island at the intersection of Franklin and Martin Luther King Boulevard.

ASSESSOR’S PARCEL NUMBER: various parcels along Franklin Boulevard between 38th Avenue and Turnbridge Drive

APPLICANT:
Sacramento County Department of Transportation
906 G Street, Sacramento, Ca. 95814
Attn. Henry Yasui

PROJECT DESCRIPTION

The proposed landscape and streetscape improvements include installing landscaping and irrigation adjacent to the sidewalk, installing new or modified curb, gutter and sidewalk (portions are re-aligned toward the centerline of the roadway), landscaped medians, street light improvements, Americans with Disabilities Act (ADA) curb ramps, striping modifications along Franklin Boulevard including adjustments at the intersection of 47th Avenue and Franklin Boulevard, and a new traffic signal at the intersection of Franklin Boulevard and Turnbridge Drive. Existing medians will be removed and replaced, with some additional or more continuous median segments proposed in order to comply with current transportation design/safety standards. Limited driveway left-turn accesses will be affected by the new median layout. A limited number of driveways are proposed for removal, where there is existing alternative access, presence of traffic safety issues, and/or there is an opportunity to follow through with the Franklin Boulevard master plan guidelines.
ENVIRONMENTAL SETTING

The project site is located in the south central area of Sacramento County. The project limits are along Franklin Boulevard from Turnbridge Drive to the City-County limit (about 235 feet south of 38th Avenue) including the median-island at the intersection of Franklin and Martin Luther King Boulevard. Plate IS-1 is a generalized map of the project limits.

Franklin Boulevard runs north-south as a four-lane arterial road way with a two way left turn lane between intersections and left turn pockets developed at intersections. The posted speed limit is 35 miles per hour. The roadway currently is approximately 60-feet of asphalt with a 3-foot curb and gutter, and a 4-foot to 8-foot sidewalk on each side of the road.

The project site is developed with a variety of commercial and light industrial businesses including the Campbell’s Soup factory, restaurants, food stores, storage-unit complex, churches, public school (Bowling Green School), car rental, gas stations and other automotive shops. A small number of individual residences and apartment buildings are interspersed among the commercial and industrial uses. The project corridor consists of commercial, residential and industrial land use zones, which are summarized on Table IS-A (also see Plate IS-2 for map of land use zoning in the project vicinity).

The General Plan Transportation Map classifies the project portion of Franklin Boulevard as an arterial street (4-lanes). Franklin Boulevard and 47th Avenue intersection in the project area have two northbound lanes and two southbound lanes, a two-way-left-turn-lane between intersections, and left turn pockets at the intersections.

<table>
<thead>
<tr>
<th>STREET</th>
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<tbody>
<tr>
<td>Franklin Boulevard (East Side)</td>
<td>General Commercial (GC)</td>
<td>Sacramento City Limits south of 38th Avenue – 45th Avenue 47th Avenue – 51st Avenue</td>
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<td>Limited Commercial (LC)</td>
<td>45th Avenue – 47th Avenue 51st Avenue – Cuny Avenue</td>
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<td></td>
<td>Multiple Family Residential (RD-30)</td>
<td>Cuny Ave - Bowling Green School</td>
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<td></td>
<td>Residential (RD-5)</td>
<td>Bowling Green School – Turnbridge</td>
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<tr>
<td></td>
<td>Residential (RD-10)</td>
<td>Northeast corner of Turnbridge Drive</td>
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<tr>
<td>Franklin Boulevard (West Side)</td>
<td>Heavy Industrial (M-2)</td>
<td>County boundary (North Property line of Campbell’s Soups) – 47th Avenue</td>
</tr>
<tr>
<td></td>
<td>Light Industrial (M-2)</td>
<td>47th Avenue – Turnbridge Drive</td>
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</table>
January 20, 2006

County of Sacramento
Department of Environmental Review and Assessment
Attn: Sabrina Okamura-Johnson
827 Seventh Street, Room 220
Sacramento, CA 95814

Dear Mrs. Okamura-Johnson:

Enclosed is a signed copy of the Programmatic Categorical Exclusion and the signature page from the Preliminary Environmental Study form for the Franklin Boulevard Landscape and Streetscape Project.

Based on the information provided in the Preliminary Environmental Study form, this project appears to meet the criteria for a Programmatic Categorical Exclusion under the National Environmental Policy Act.

In regards to compliance with Section 106 of the National Historic Preservation Act, this project meets the definition of a screened undertaking pursuant the Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation.

No further environmental review is required unless the scope of work changes to include work not identified in the current project description or the project limits change. If you have any questions, please contact Laura Walsh, environmental coordinator, at (530) 741-4134.

Sincerely,

Susan D. Bauer

SUSAN D. BAUER, Chief
Office of Environmental Management, M1

cc: Steve Propst, Local Assistance

"Caltrans improves mobility across California"
CATEGORICAL EXEMPTION
CATEGORICAL EXCLUSION/PROGRAMMATIC CATEGORICAL EXCLUSION
DETERMINATION FORM

Sacramento County
Dist.-Co.-Rte. (or Local Agency) K.P.K.P.(P.M/P.M.) E.A. (State project)

PROJECT DESCRIPTION: (Briefly describe project, purpose, location, limits, right-of-way requirements, and activities
involved.)

The purpose of this project is to improve the traffic circulation and add aesthetic enhancement to beautify the view
along Franklin Boulevard. Extending 1.2-miles in length along Franklin Blvd., the project limits are between
Turnbridge Drive to Martin Luther King Jr. Blvd. The scope of work includes installing landscaping (cont. pg. 2)

CEQA COMPLIANCE (for State Projects only)
Based on an examination of this proposal, supporting information, and the following statements (See 14 CCR 15300 et seq.):

- If this project falls within exempt class 3, 4, 5, 6 or 11, it does not impact an environmental resource of hazardous or
critical concern where designated, precisely mapped and officially adopted pursuant to law.
- There will not be a significant cumulative effect by this project and successive projects of the same type in the same
place, over time.
- There is not a reasonable possibility that the project will have a significant effect on the environment due to unusual
circumstances.
- This project does not damage a scenic resource within an officially designated state scenic highway.
- This project is not located on a site included on any list compiled pursuant to Govt. Code § 65962.5 ("Cortese List").
- This project does not cause a substantial adverse change in the significance of a historical resource.

CALTRANS CEQA DETERMINATION

☐ Exempt by Statute [PrC 21080(b); 14 CCR 15260 et seq.]
Based on an examination of this proposal, supporting information, and the above statements, the project is:
☐ Categorically Exempt. Class XXX [PrC 21084; 14 CCR 15300 et seq.] or General Rule exemption [This project does not
fall within an exempt class, but it can be seen with certainty that there is no possibility that the activity may have a significant
effect on the environment (CCR 15061(b)(3))
N/A
Signature: Environmental Office Chief Date N/A Signature: Project Manager Date

NEPA COMPLIANCE (23 CFR 771.117)
Based on an examination of this proposal, supporting information, and the following statements.

- This project does not have a significant impact on the environment as defined by the NEPA.
- This project does not involve substantial controversy on environmental grounds.
- This project does not involve significant impacts on properties protected by Section 4(f) of the DOT Act or Section 106 of
the National Historic Preservation Act.
- In non-attainment or maintenance areas for Federal air quality standards: this project comes from a currently conforming
plan and Transportation Improvement Program or is exempt from regional conformity.
- This project is consistent with all Federal, State, & local laws, requirements or administrative determinations relating to
the environmental aspects of this action.

CALTRANS NEPA DETERMINATION
Based on an examination of this proposal, supporting information, and the statements above under "NEPA Compliance", it is
determined that the project is:
☒ PROGRAMMATIC CATEGORICAL EXCLUSION (PCE): Based on the evaluation of this project and supporting
documentation in the project files, all the conditions of the November 16, 2003 Programmatic Categorical Exclusion
Agreement have been met.
☐ CATEGORICAL EXCLUSION (CE): For actions that do not individually or cumulatively have a significant environmental
impact and are excluded from the requirement to prepare an Environmental Assessment (EA) or Environmental Impact
Statement (EIS). Require FHWA determination.

Susan Bauer 1/25/06
Signature: Environmental Office Chief Date Signature: Project Manager/ULA Engineer Date

FHWA DETERMINATION
Based on the evaluation of this project and the statements above, it is determined that the project meets the criteria of and is
properly classified as a Categorical Exclusion (CE).

N/A
Signature: FHWA Project Development Engineer Date

Additional information attached or referenced, as appropriate (e.g., Mitigation commitments for NEPA only; Air Quality studies or
documentation of exemption from regional conformity or use of CO Protocol; §106 commitments; §4(f) or Programmatic §4(f); date of COE
countrywide permit; § 7 species survey results; Wetlands Finding; Floodplain Finding; additional studies; design conditions. Rev. 11/2005
and irrigation adjacent to the sidewalk, installing new curbs and modifying existing curbs, gutters, sidewalks, and adding access ramps to meet Americans with Disabilities Act (ADA) compliance. At the intersection of Franklin Blvd. and 47th Avenue, striping modifications will be made. At the intersection of Franklin Blvd. and Tumbridge Drive, a new traffic signal will be installed. In addition, existing segmented medians, between Tumbridge Drive and 47th Avenue, will be removed and replaced with an additional, continuous median. Most of the project improvements will occur within the existing right-of-way. However, narrow strips of additional right-of-way will be required at several locations (see attached list). A 10-foot wide temporary construction easement will be required for the storage of construction equipment.
### Attachment F: PES Table 1: ROW Acquisition Parcels (revised)

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<th>ADDRESS</th>
<th>OWNER</th>
<th>RW Area Sq. Ft.</th>
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<td>FRANKLIN BUSINESS CENTER ASSOCIATES</td>
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<td>042-0170-001</td>
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<td>CIRILL FAMILY TRUST</td>
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<td>039-0081-026</td>
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<td>6121 42ND AVE.</td>
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<td>6039 FRANKLIN BLVD.</td>
<td>VOJNOVIC FAMILY TRUST</td>
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**TOTAL ESTIMATED SQUARE FEET**

51,045
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<td>72</td>
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FRANKLIN BOULEVARD URBAN DESIGN MASTER PLAN

Introduction

The Franklin Boulevard Urban Design Master Plan is bold enough to last many generations, yet practical enough to be implemented today. It provides an integrated framework of principles, design concepts and solutions that are geared for the economic vitality of Franklin Boulevard, without jeopardizing its unique cultural identity. The strategies in this document evolved out of a community based process led by Sacramento Housing and Redevelopment Agency. This report reflects objectives defined by the community to preserve cultural character while embracing the future.

Key Recommendations

The Urban Design Master Plan provides an overall set of recommendations for roadway infrastructure improvements, within the public right-of-way, to be undertaken by the public work agencies within the City and County of Sacramento. The Urban Design Master Plan is holistic in its approach in order to encompass all aspects of Franklin Boulevard including land use, vehicular and pedestrian circulation, beautification, parking and neighborhood revitalization. A strong private and public partnership created this Urban Design Master Plan and that relationship will guarantee its success. This Urban Design Master Plan lays the groundwork for subsequent documents should they be desired by the community and supported by the City and County. Those documents might include a Special Planning Area (SPA) or District (SPD), comprehensive design guidelines, specific improvement plans for individual projects, and applications for additional funding. The development of a SPA or SPD is a tool to implement special development standards. It allows greater flexibility to implement special standards for the area through the entitlement process such as use permits and variances.

Community Involvement

Community input is the foundation for this Urban Design Master Plan. Through public workshops and multiple meetings with a committee comprised of members of the Franklin Boulevard Business Association and the Project Area Committee, the consultant team has gained valuable input into crafting this Urban Design Master Plan. Sacramento Housing and Redevelopment Agency representatives carefully set the stage for the community process, which educated the public, gathered their input, and simplified solutions to a complex array of issues. Throughout the planning process the power of public and private partnerships became evident. The committee formed by members of the Franklin Boulevard Business Association and the Project Area Committee further divided into subcommittees to address specific components of the Urban Design Master Plan. Co-chaired by community members and consulting experts these subcommittees formed the foundation of the Urban Design Master Plan: land use analysis, transportation analysis and streetscape beautification.
Land Use

With the expertise of a multi-disciplinary team, the community was able to define Franklin Boulevard for generations to come. This Urban Design Master Plan identifies catalyst opportunities for land use planning that will restore the unique character of the existing neighborhoods while accelerating the economic vitality of the commercial businesses along Franklin Boulevard.

The key land use recommendations include:

- Redefining existing neighborhoods;
- Creating commercial districts with common business interests;
- Creating new park and open space opportunities; and
- Creating a village center as a destination commercial/retail attraction.

Transportation Analysis

The transportation analysis is focused on achieving a balance between the automobile, the pedestrian and the bicyclist along Franklin Boulevard. Prior to this Urban Design Master Plan, the automobile has dominated the Boulevard. With this Urban Design Master Plan the intent is to achieve a balance between pedestrians, automobiles, and bicyclists using land use, streetscape and traffic control techniques.

Key provisions of the transportation analysis include:

- Enhanced pedestrian crossings at major intersections;
- Additional pedestrian crossings with protected crosswalk islands;
- The addition of bicycle lanes; and
- The clear definition of on-street parking.

Streetscape Beautification

The beautification strategy is closely aligned with land use and transportation recommendation within this Urban Design Master Plan.

Key provisions of beautification are as follows:

- Thematic design that reinforces existing neighborhoods;
- Street trees that shade pedestrians and create a unified appearance;
- On street parking and sidewalks that promote pedestrian activity;
- Signage and graphics that define distinct neighborhoods and/or commercial districts; and
- Gateway signage that announces the arrival into neighborhoods.
Community Stewardship

The Urban Design Master Plan emphasizes the importance of the community process in creating and realizing this Urban Design Master Plan. The Urban Design Master Plan requires ongoing stewardship by the Sacramento Housing and Redevelopment Agency, City and County of Sacramento, Franklin Boulevard Business Association, and the Project Area Committee. There may be additional groups that join in to realize this vision, therefore this Urban Design Master Plan will provide a road map and focus needed to garner additional private interests in this partnership.

Key provisions of community stewardship include:

- Continued cooperation between business owners, land owners and residents to establish support for the Franklin Boulevard Corridor;
- Image and promotional efforts;
- Special events, such as farmers markets, festivals, and
- Business and tenant recruitment.
August 12, 2011

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

RE: SACOG Community Design Grant Application: Pre-Submittal letter for the Franklin Boulevard Streetscape Improvement Project – 47th Avenue to County Limits

Dear Mr. Chew:

I fully support the Franklin Boulevard Streetscape Improvement Project along the County limits of Franklin Blvd. to 47th Avenue, which is in my District. This project will provide a variety of transportation needs in the corridor along with the improvement to the Campbell Soup facility. Parts of the Franklin Boulevard corridor do not have adequate sidewalks, pedestrian crossings, proper ADA access, streetscape landscaping or transit access. This project will encourage a renewed interest in the development of currently vacant parcels and to better utilize existing assets and encourage more diverse land uses. This Project is an important step in completing the streetscape landscaping of the Franklin Boulevard corridor.

I hope that SACOG will seriously consider this project a worthy project for the 2011-13 Community Design Program Grant Application process.

Sincerely,

[Signature]

JIMMIE R. YEE
Board of Supervisors, District 2
August 5, 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:

On behalf of the Sacramento Housing and Redevelopment Agency (Agency), I would like to convey our full support of the Sacramento County Department of Transportation’s request for funding for the Franklin Boulevard Streetscape Improvement Project (Project) through SACOG’s Community Design Funding Program.

In 2001, the City and County adopted the Franklin Boulevard Urban Design Master Plan (UDP) to plan for future investments aimed at repositioning the commercial corridor. The UDP identified specific infrastructure needs and recommendations for projects. The County’s Franklin Boulevard Streetscape Improvement Project helps to fulfill the “complete streets” vision outlined in the UDP. To date, the Agency, City and County have invested almost $7 million in infrastructure improvements in support of the UDP.

In 2009, the Agency provided $1 million for the design, environmental and right of way acquisition for the current phase of improvements on Franklin Boulevard from 47th Avenue, north to the County line. The Agency has executed a Memorandum of Agreement with the County which secures a “match” of $2 million, providing almost half of the funds required to complete the construction of the Franklin Boulevard Streetscape Improvement Project.”

The Agency has provided substantial investment contributing to the success of Franklin Boulevard and we view this Project as critical to providing much needed safety and accessibility improvements for all transportation modes with particular focus on the pedestrian, by improving bicycle safety and walkability and providing linkages to the 47th Avenue Light Rail Station. The Project will also contribute to the revitalization of Franklin Boulevard and the lower income neighborhood
known as the Avenues, by enhancing the neighborhood character through landscaping and placemaking elements and encouraging additional private investment. We request your support, and encourage your authorization of the funding proposal.

Sincerely,

[Signature]

Chris Pahule
Assistant Director, Community Development
Sacramento Housing and Redevelopment Agency
Mr. Gregory Chew  
Community Design Funding Program Manager  
Sacramento Area Council of Governments  
1415 L Street, Suite 300  
Sacramento, CA 95814

Re: Franklin North Streetscape Improvement

Dear Greg:

This letter serves to express the support of the North Franklin District for the Sacramento County Department of Transportation’s request to Sacramento Area Council of Government’s (SACOG) for a $2.515M grant for the Franklin Boulevard Streetscape Improvement Project. This grant coupled with $2M in funds allocated by Sacramento Housing & Redevelopment Agency (SHRA) will make the project a reality.

Franklin streetscape improvement projects have been on the drawing board since 2001. There are three phases – Phase 1 called Franklin Blvd. South (completed in 2008), Phase 3 called 47th Avenue West and Phase 2, Franklin Blvd. North for which the grant application has been submitted by Sacramento County Department of Transportation.

Phase 1 installed a traffic light in front of our largest employment center, Franklin Business Center, where 900-1,000 employees come to work each day. The Center estimates that 4,700 cars travel by the center each hour. Phase 1 greatly enhanced safety and the appearance of the boulevard with medians, bike lanes, sidewalk enhancements and landscaping. This portion has received favorable comments from the business community.

Phase 2 will provide the highest possible level of safety for motorists and pedestrians. Phase 2 will center around our second largest employment center, Campbells Soup Plant where 600 employees come to work each day. The project would eliminate pedestrian traffic literally in the street as there are no sidewalks in this area. The area around Campbells has already had several pedestrian accidents over the last several years as Franklin Boulevard becomes the escape route from Highway 99 during rush hour traffic. Using the estimates from Franklin Business Center, we could assume that 4,700 cars an hour travel in this portion of the boulevard as well. Based on the economic reality of the surrounding neighborhoods, there is an above average of pedestrians in this area that use Franklin and 47th Avenue to access the 47th Avenue Light Rail Station.

In sum, this project will not only provide a high level of safety for motorist and pedestrians but through change in the Boulevard’s appearance will provide economic vitality to the area.

Sincerely,

Kathy Tescher  
Executive Director