

City of Sacramento

Legislation Text

File #: 2020-01017, Version: 1

Title:

Joint Development Agreement for the Del Rio Trail Project (K15165100)

File ID: 2020-01017

Location: Districts 4, 5, 7, and 8

Recommendation:

Adopt a Resolution: 1) approving the Joint Development Agreement with the Sacramento Regional Transit District to accept the transfer of 45.406 acres of land known as a portion of the Walnut Grove Branch of the Southern Pacific Railroad, which extends from Riverside Boulevard near William Land Park through South Land Park and South Sacramento communities to Freeport Boulevard, at no cost to the City; 2) authorizing the City Manager or City Manager's designee to execute the Joint Development Agreement, Escrow Instructions, Certificate of Acceptance, and other related documents as set forth in the Joint Development Agreement; and 3) authorize the payment of escrow fees, title insurance, and related expenses for the close of escrow.

Contact: William Sinclair, Real Property Agent III, (916) 808-1905; William Shunk, Senior Engineer (916) 808-2986; Nader Kamal, Interim Engineering Services Manager (916) 808-7035, Department of Public Works

Presenter: None

Attachments:

1-Description/Analysis

2-Resolution

3-Joint Development Agreement

Description/Analysis

Issue Detail: Issue: In 1984, the Sacramento Regional Transit District (RT) acquired the abandoned railroad right of way from the Southern Pacific Railroad Company (SPRR), which became known as the "Meadowview Corridor" because it was the alternative alignment for the extension of RT's light rail system to South Sacramento. RT selected the Union Pacific Railroad Company (UPRR) corridor to the east to serve City College and Cosumnes River College campuses. This LRT extension is

known as the Blue Line and construction was completed in 2003. The SPRR corridor became surplus property when RT selected the UPRR corridor.

The Del Rio Trail Project is a planned multi-use trail along the SPRR corridor which will run from the Sacramento River Parkway by Riverside Boulevard near William Land Park to an existing multi-use trail at Freeport Boulevard near the Sacramento Water Tower. The California Transportation Commission and Caltrans have provided authorization for the City to commence acquisition of right of way for the project. The RT Board has approved the Joint Development Agreement by Resolution 18-02-0019.

RT is willing to transfer the land to the City at no cost because the Del Rio Trail Project will provide improved pedestrian and bicycle access to their transit system. The Joint Development Agreement requires the City to: 1) accept the property in its current condition; 2) construct the Del Rio Trail Project by April 30, 2028; 3) continue to use the property as a multi-use trail in perpetuity without interruption for more than 60 days unless a longer trail closure is necessary for repairs, maintenance or public health, safety or welfare; 4) install wayfinding signage or other enhancements or improvements directing trail users to RT's transit system; 5) transfer an easement over excess property to RT if suitable for use as a bus stop; 6) within one year after the trail construction is completed, market for sale the excess portions of land at the intersections of Florin Road and Freeport Boulevard and Pocket Road and Freeport Boulevard and pay the net sales proceeds to RT; and 7) if any portion of the property is sold for a value of more than \$10,000, transfer the net sales proceeds to RT.

The City has 90 days from the date of approval of this agreement to conduct studies of the property condition. RT has already allowed the City to survey the property and conduct engineering studies, so the close of escrow may occur sooner. The City must pay all of the escrow and title insurance fees, and any recording and transfer tax fees. The City was awarded \$531,000 in federal grant funding (Federal Capital Grant, Fund 3703) to help offset these costs.

Policy Considerations: The project is consistent with the City General Plan goals and key policies of promoting safety and enhancing livability, sustainability, and economic vitality. The project promotes the development of a connected network (General Plan ERC 2.1.2), connections to other trails (General Plan ERC 2.4.3), providing multi-modal choices (General Plan M 1.2.1), and providing a continuous bikeway network (General Plan M 5.1.3). The project is consistent with the Mobility Element to create a well-connected transportation network through integration of recreation and community facilities with other public spaces and rights-of-way that are easily accessible by alternative modes of transportation. The project is also consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City. The project is a near term implementation priority in the Bikeway Master Plan.

Economic Impacts: None

Environmental Considerations:

California Environmental Quality Act (CEQA): The City approved an Environmental Impact Report for the Del Rio Trail Project in compliance with CEQA on March 26, 2019.

Sustainability: The project is consistent with the City's General Plan goals to help improve the health of residents by promoting walking and bicycling, and to create a healthier urban environment by eliminating pedestrian barriers with the construction of safe pedestrian crossings. The project will reduce dependence on the private automobile, decrease the use of fossil fuels, and help meet air quality standards by providing an array of transportation choices near jobs for a balanced, healthy city.

Commission/Committee Action: None

Rationale for Recommendation: City Council action is required to approve the Joint Development Agreement and accept the land transfer because the value of the land exceeds the City Manager's delegated land purchase authority.

Financial Considerations: The estimated cost to complete the preliminary engineering phase and right-of-way phase for the Del Rio Trail Project (K15165100) is approximately \$3.8 million. There is sufficient funding in the Del Rio Trail Project (K15165100) to complete these phases.

There are no General Funds planned or allocated for this project.

Local Business Enterprise (LBE): Not applicable.