

# REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
24	12/11/17	Open	Information	12/06/17

Subject: Letter of Interest from the City of Sacramento for SacRT property located along the Old Walnut Grove Branch of the Southern Pacific Railroad/Proposed Del Rio Trail.

## ISSUE

Inform the Board of a recent letter of interest from the City of Sacramento seeking to acquire SacRT property along the Walnut Grove Branch of the Southern Pacific (SP) Railroad.

## RECOMMENDED ACTION

None as a result of this report.

## FISCAL IMPACT

None at this time.

## DISCUSSION

The SacRT portion of the Walnut Grove Branch Line, extends from Sutterville Road to Interstate 5 through the South Land Park neighborhood and is comprised of 4.5 miles of surplus non-operational railroad corridor within the City of Sacramento and is further identified in Attachment 1. The entire corridor will be referred to hereinafter as the "Subject Property."

The Subject Property was acquired by Sacramento Regional Transit (SacRT) from Southern Pacific Railroad in 1984 using state and local funds.

### **History of the Corridor**

When SP declared the Subject Property surplus, SacRT purchased the Subject Property as a potential alignment for the Blue Line light rail extension that was to begin downtown and end at Meadowview Road. A different alignment was ultimately selected for the Blue Line extension as the existing rail right of way was considered cost effective, compatible with surrounding land uses and the concentration of potential ridership in the vicinity, and because it afforded the greatest potential public benefit. Due to the fact that the Subject Property has not been used for its original purpose, and SacRT has not identified another use for this corridor, SacRT must maintain and insure the property at an annual expense of approximately \$35,000. Portions of the Subject Property are land-locked by surrounding properties; however, some segments do have frontage along 35<sup>th</sup> Ave., Freeport Blvd., Florin Rd., and Meadowview Rd. and those segments are likely to be of most value in a potential sale. In some locations neighbors have encroached on the property with fences and other structures which pose a potential liability to the district.

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Approved:

Presented:

Final 12/6/17

General Manager/CEO

VP, Finance/Chief Financial Officer

J:\Board Meeting Documents\2017\17 December 11, 2017\Old Meadowview Corridor - Del Rio Project Issue Paper.EK final.docx

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The Subject Property is suitable for disposition as a sale in accordance with Title VII of the SacRT Administrative Code Section 7-6.01. On January 26, 2015, the Board declared the Subject Property excess to transit operations. Staff then sent letters to State and Public Agencies, offering the property for sale, as required by the Government Code.

## Summary

On October 2, 2017, the City of Sacramento (City) sent SacRT a Letter of Interest requesting a transfer of title at no cost to acquire the Subject Property as part of the Del Rio Trail Project. According to the City, the proposed Del Rio Trail will be an inner-city trail that will allow cyclists, pedestrians, runners, and dog walkers to travel for miles to access schools, parks, retail centers, and jobs. The City also indicates that the Del Rio Trail will provide the potential for recreation amenities and will serve as an alternative commuter route for people to bike to work rather than drive on freeways and boulevards.

Staff has a historical appraisal from 2005 valuing the entirety of the land at \$8,000,000. SacRT estimates an updated appraisal would cost approximately \$25,000. Staff, if directed to negotiate, would proceed with determining current value and exploring options for kind exchange of value to benefit SacRT services.

## Presentation of Proposed Use

The City hired a consultant to prepare a concept plan for potential use of the Subject Property and renderings are included in Attachment 2.

## Next Steps

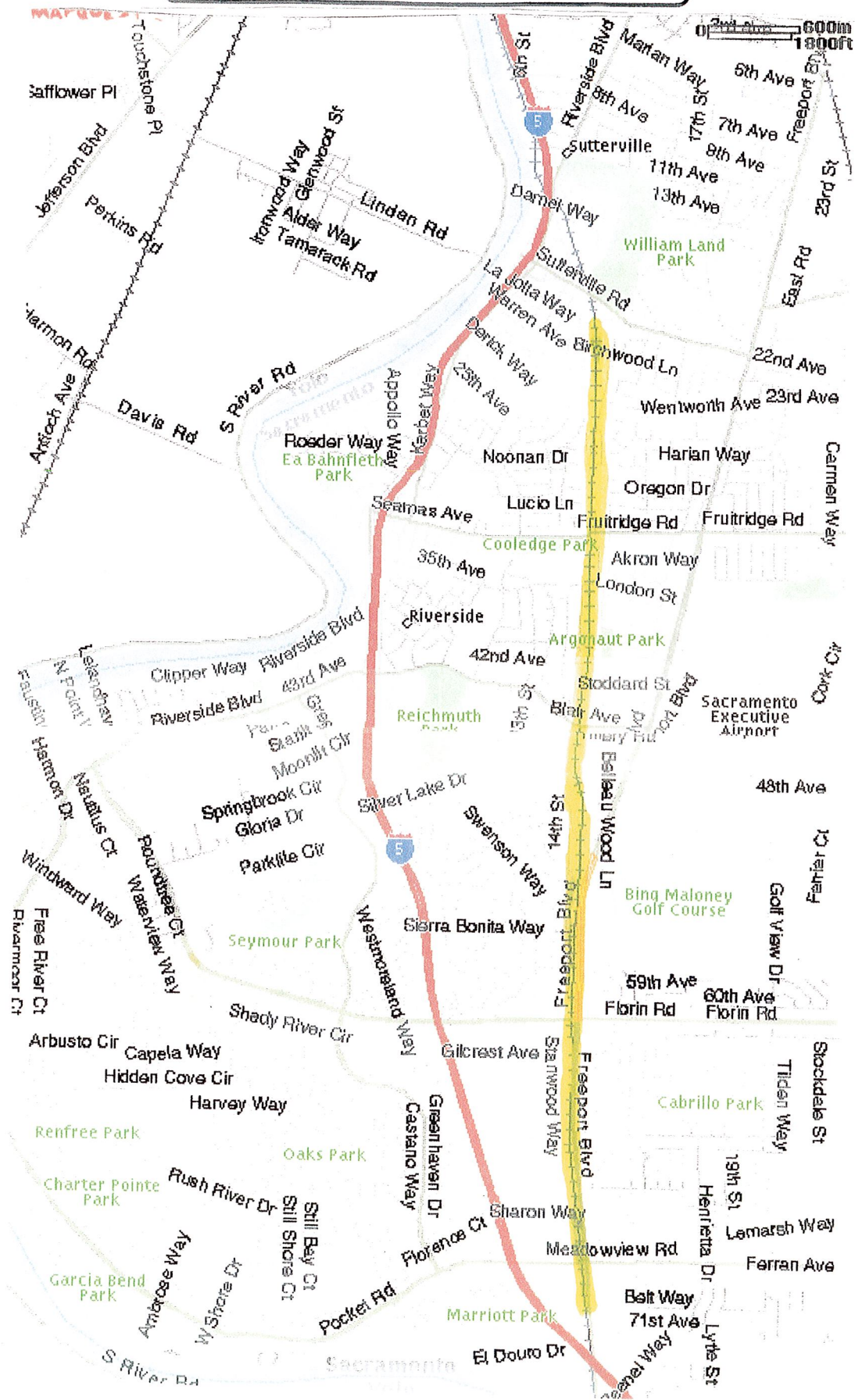
This is an informational item and staff will return at a subsequent meeting with options regarding the Subject Property.

Site Location

Property Name: Old Meadowview Corridor  
Parcels: 017-0020-012, 017-0020-013, 017-0020-015, 017-0020-010, 035-0010-053,  
035-0010-010, 035-0010-045, 031-0010-009, 031-0010-006, 031-0010-007



# NEIGHBORHOOD MAP



# DEL RIO TRAIL

AUGUST 2017

Attachment 2



# DEL RIO TRAIL

AUGUST 2017

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3



**LEGEND**

- SACRAMENTO REGIONAL TRANSIT RIGHT OF WAY
- TREE PLANTING OPPORTUNITIES
- DEL RIO TRAIL CORRIDOR BOUNDARY
- BIKE TRAIL
- WALKING PATH

# DEL RIO TRAIL

AUGUST 2017

MATCHLINE SEE SHEET 2



### LEGEND

-  SACRAMENTO REGIONAL TRANSIT RIGHT OF WAY
-  TREE PLANTING OPPORTUNITIES
-  DEL RIO TRAIL CORRIDOR BOUNDARY
-  BIKE TRAIL
-  WALKING PATH

END TRAIL



# Access Points

- Major/minor streets







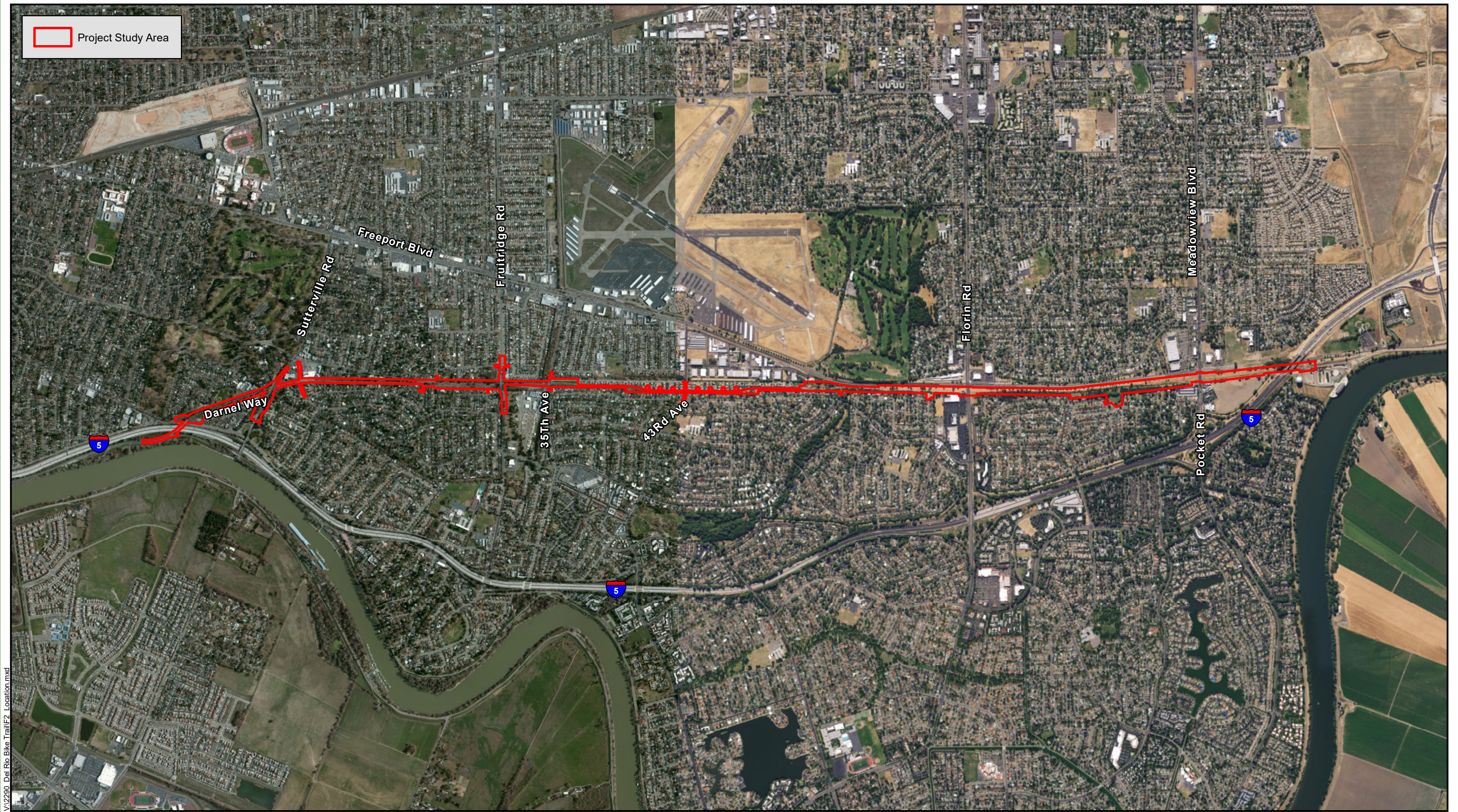
# Enhancement Theme



• **Railroad**

• **Agriculture**

Project Study Area



V:\2290\_Del Rio Bike Trail\F2\_Location.mxd  
 Source: ESRI Aerials Online; Dokken Engineering 10/30/2017; Created By: angelas



0 0.5 1 Miles

**FIGURE 2**  
**Project Location**  
 ATPL-5002(189)  
 Del Rio Trail Project  
 City of Sacramento, Sacramento County, California

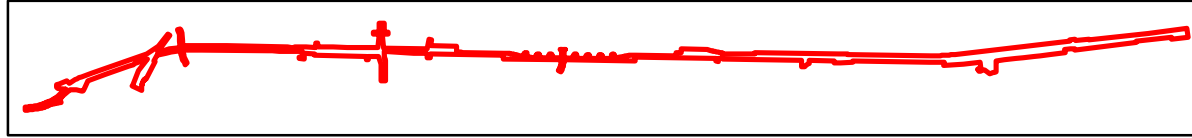


VA2290\_Del Rio Bike Trail\F3 Project Feature\_11x17\_2017-09-29.mxd

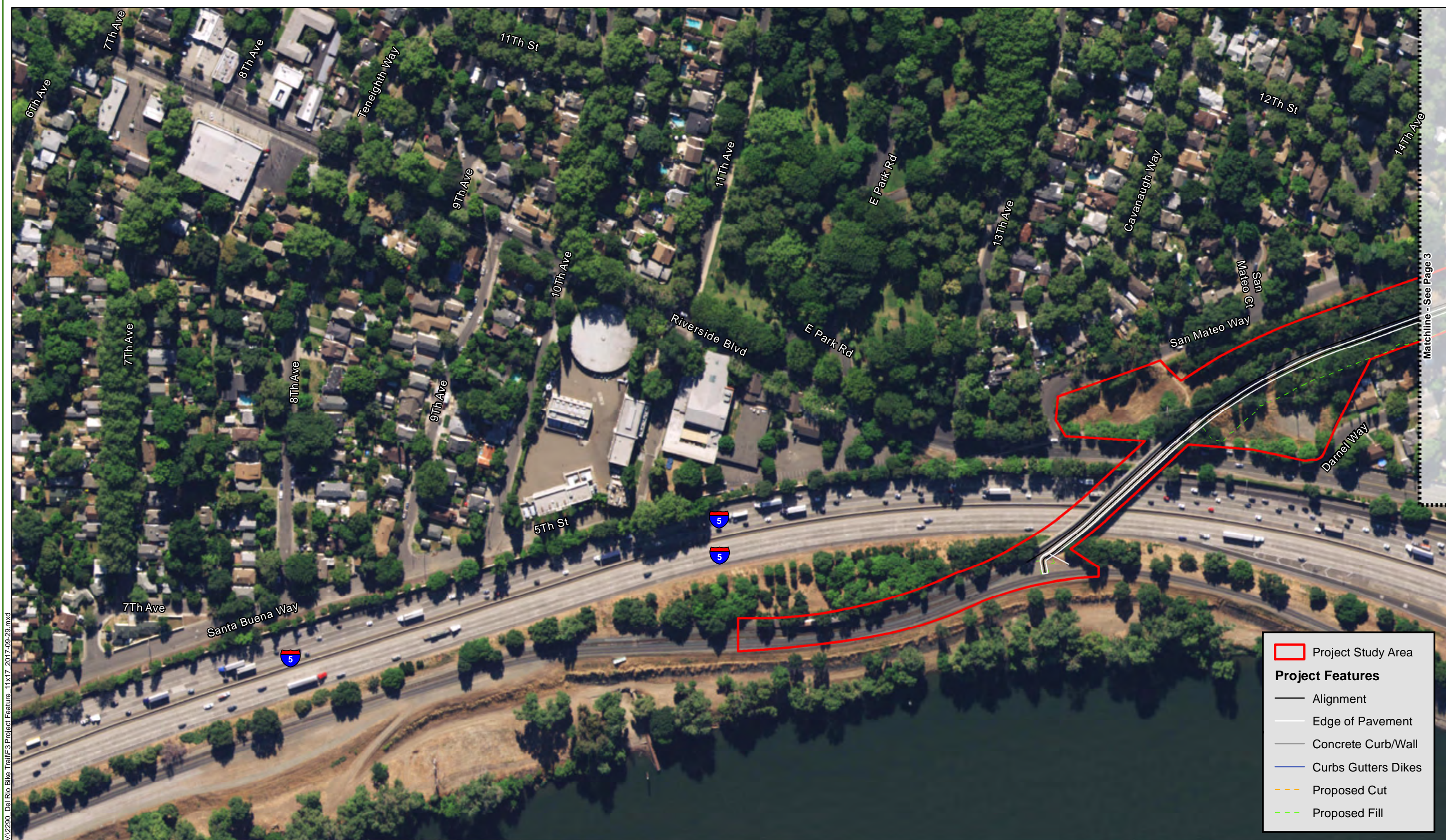
Source: ESRI Aerials Online; Dokken Engineering 10/24/2017; Created By: kchen



0 1,000 2,000 3,000 4,000 5,000 Feet

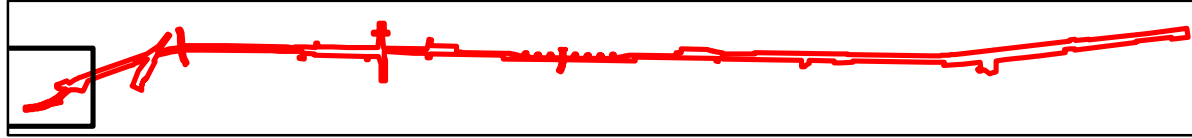
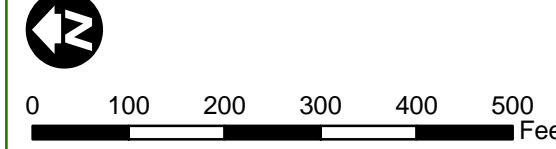


**FIGURE 3**  
**Project Features**  
 Page 1 of 10  
 ATPL-5002(189)  
 Del Rio Trail Project  
 City of Sacramento, Sacramento County, California



VA2280\_Del Rio Bike Trail\F3 Project Feature\_11x17\_2017-09-29.mxd

Source: ESRI Aerials Online; Dokken Engineering 10/24/2017; Created By: kchen



Matchline - See Page 3

**Project Study Area**

**Project Features**

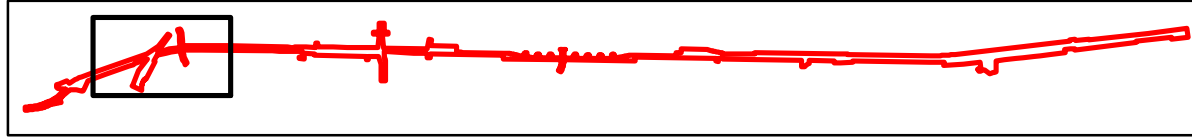
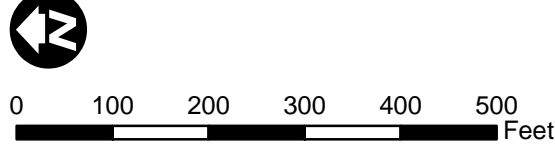
- Alignment
- Edge of Pavement
- Concrete Curb/Wall
- Curbs Gutters Dikes
- - - Proposed Cut
- - - Proposed Fill

**FIGURE 3**  
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<b>Project Features</b>	
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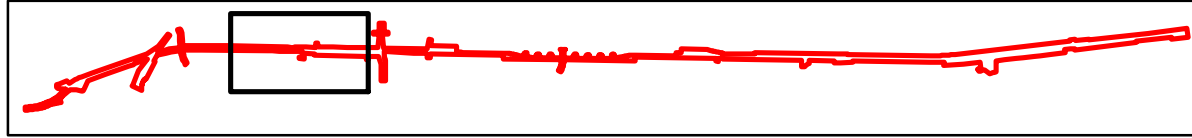
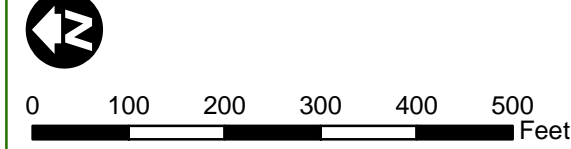
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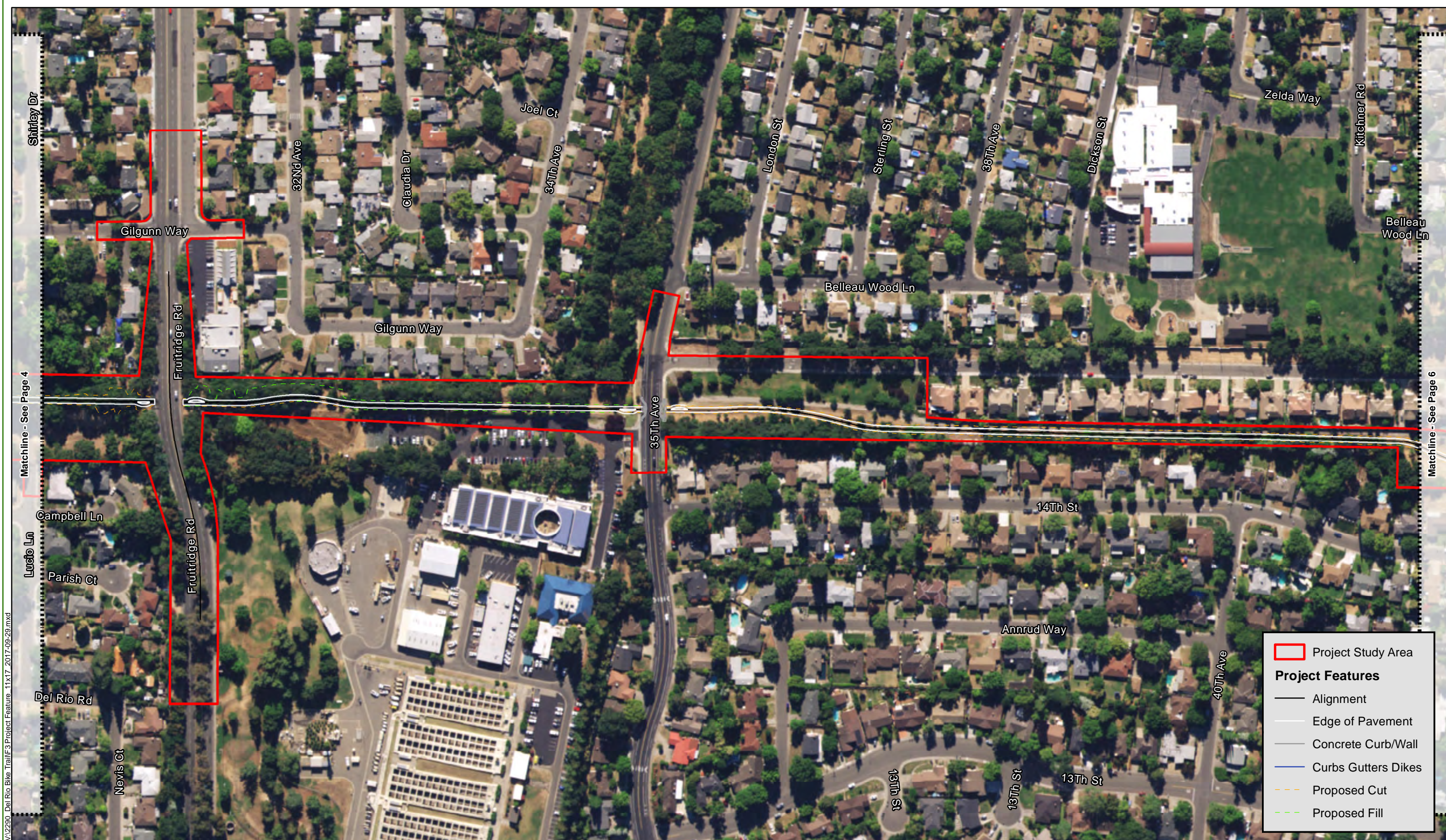
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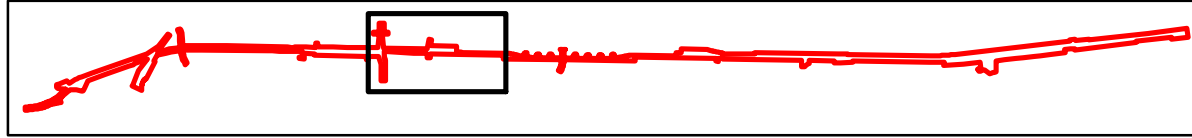
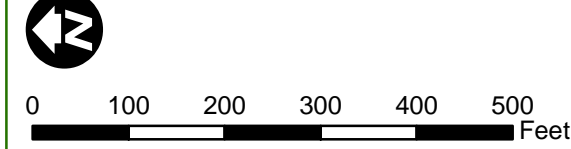


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Matchline - See Page 5

Matchline - See Page 7

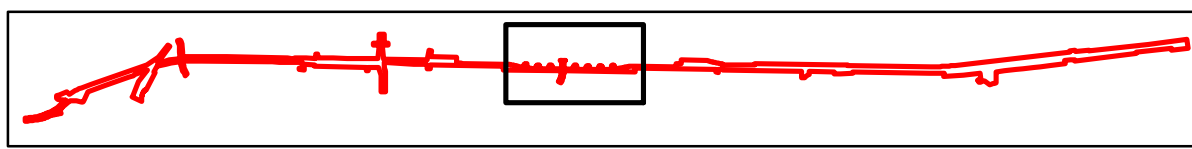
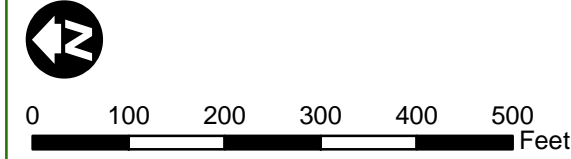
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**FIGURE 3**  
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Match line - See Page 6

Match line - See Page 8

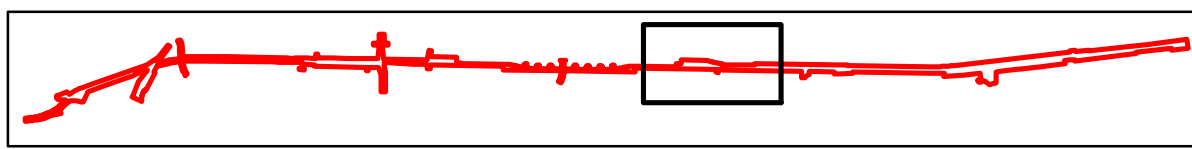
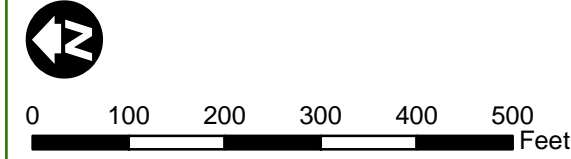
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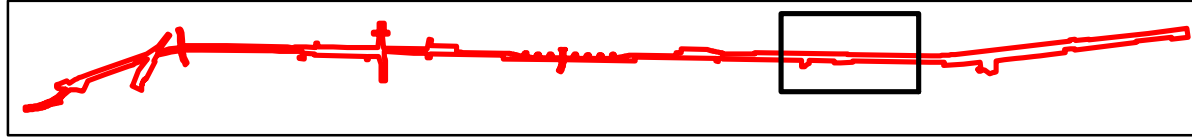
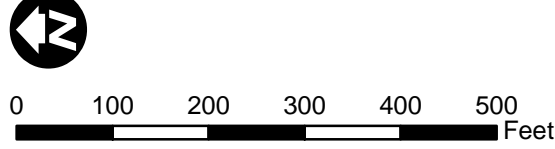


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Match line - See Page 7

Match line - See Page 9



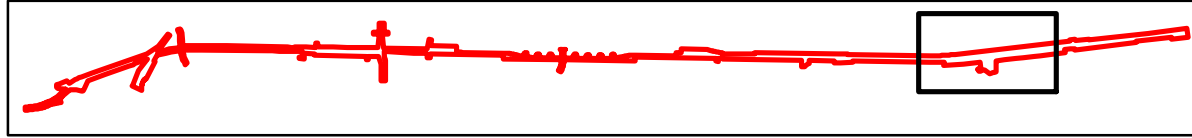
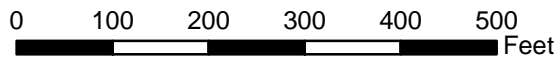
Matchline - See Page 8

Matchline - See Page 10

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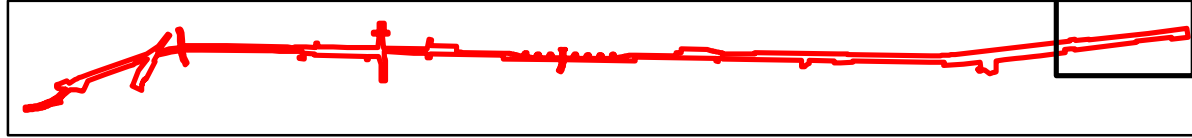
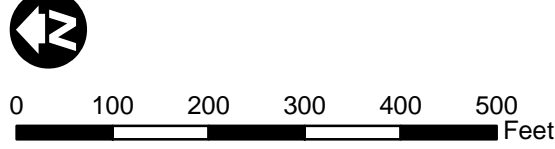
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