

Sutter's Landing Regional Park Acquisition, Habitat Protection, and Public Access  
\$2,000,000.00  
City of Sacramento

This proposal is to consider the allocation for a grant to the City of Sacramento for a land acquisition adjacent to the American River Parkway in Sacramento County.

### LOCATION

The project includes the acquisition of up to 47 acres of land adjacent to the American River Parkway and the City of Sacramento's (City) existing 183-acre Sutter's Landing Regional Park. The project involves acquiring land from two land owners, the Dellar Trust (28 acres) and Blue Diamond Growers (19 acres). These two parcels are contiguous to one another, located north of C Street in downtown Sacramento between the Capital City Freeway (Business 80) and Highway 160, and are two miles from the State Capitol Park. The properties abut the American River and City land to the north, the Bell Marine Industrial Aggregates Concrete and Asphalt Recycling and the solar panel field of Sutter's Landing Regional Park to the east, City land and the SMUD North City Substations to the south, and the SMUD North City Substation to the west.

Historically, the land was used to dispose municipal solid waste and construction debris. Beginning in 2012, the Dellar Trust property underwent and completed the cap and closure process. It includes several large elderberry shrubs, the host plant of the federally listed valley elderberry longhorn beetle, an active gas extraction system, two storm water detention basins, and an active radio tower. The Blue Diamond Growers property is currently undergoing the cap and closure process. The properties currently provide foraging habitat for raptors and habitat for other wildlife.

### PROJECT DESCRIPTION

This project provides the City with a rare and critical opportunity to expand a regional park and protect wildlife habitat in the heart of the Central Valley's largest city and within a severely disadvantaged community. The acquisition will enable the City to provide public access to the subject properties and a section of the American River that is currently not reachable from land. The project will increase access to the American River for anglers, hikers, bicyclists, and other visitors including residents of significantly disadvantaged communities.

Sutter's Landing Regional Park and the adjacent section of the American River Parkway provide habitat for wildlife including Swainson's hawk, white-tailed kite, northern harrier, Cooper's hawk, coyote, and many other species. The City believes these properties will make excellent additions to Sutter's Landing Regional Park, providing opportunities to protect vital habitat, as well as extend the City's Two Rivers Trail to provide additional public access to the American River and the American River Parkway. Acquisition of these properties would also provide greater opportunities for environmental education

and interpretation within a 10-minute drive from downtown Sacramento and the State Capitol building.

The City intends to acquire as much land as possible with the grant funding. The first focus will be to acquire the Dellar Trust property that is needed to extend the Two Rivers Bike Trail. The next focus will be to acquire the Blue Diamond Growers property for protecting habitat and providing additional public access.

The City will have the Sacramento Regional Conservation Corps do initial and on-going cleanup of the property as needed. The north most portions of the properties span approximately 1,700 feet of the American River and will need cleanup due to frequent homeless encampments and littering. Currently, the City is responsible for the on-going maintenance of the Dellar Trust property and will continue to maintain it after acquisition. If the Blue Diamond Growers property is acquired, the City will fund on-going maintenance of the land through its Park Maintenance Fund.

The City plans to extend the Two Rivers Trail through the Dellar Trust property in 2022 after it completes 2.4 miles of grant-funded trail between H Street and Sutter's Landing Regional Park. On October 23, 2018, the City filed a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the Two Rivers Trail Phase II project, which includes analysis of the trail proposed through the Dellar Trust property. When completed, the Two Rivers Trail will fill a gap in the east-west trail network on the south side of the American River and help Sacramento toward its goal to increase bicycle ridership for commuting to work. The trail will also be used for other forms of recreation like running, walking and accessing the river.

#### PROJECT FUNDING

Funding	
Wildlife Conservation Board	\$2,000,000.00
<i>Total Purchase Price</i>	<i>\$2,000,000.00</i>
City of Sacramento - Maintenance	\$50,000.00
<i>Total WCB Allocation</i>	<i>\$2,000,000.00</i>
Total Project Cost	\$2,050,000.00

#### CONSISTENCY WITH AMERICAN RIVER PARKWAY PLAN

American River Parkway Compliance Analysis will be completed for the project at the February 28, 2019, Recreation and Parks Commission meeting, in accordance with Public Resources Code section 5845.5

## STAFF RECOMMENDATION

Staff recommends that the Advisory Committee of the Lower American River Conservancy Program recommend this project as proposed and recommend WCB staff present this project to the Wildlife Conservation Board for approval at a future meeting.

***Lower American River Conservancy Program  
Advisory Committee Proposal Summary, February 2019***

**Proposal #**

2018002

**Proposal Title:**

Sutter's Landing Regional Park Acquisition, Habitat Protection, and Public Access

**Description:**

Acquire up to 47 acres of land immediately adjacent to the American River Parkway to expand the City of Sacramento's Sutter's Landing Regional Park, protect wildlife habitat, and increase public access to key lands adjacent to the Parkway. The first focus will be to acquire the Dellar Trust property needed to extend the Two Rivers Bike Trail. The next focus will be acquiring the Blue Diamond Growers parcel for the purpose of protecting habitat and providing additional public access. Both properties are contiguous with one another and with Sutter's Landing Regional Park.

**Provide Benefits to a Severely Disadvantaged Community?**

Yes

**Consulted with CCC/CALCC?**

No

**Will Accept Partial Funding?**

Yes

**CEQA Status:**

NOE expected Jan-March 2019

**Consistent with the American River Parkway Plan?**

TBD February 28, 2019

**Reviewer Comments:**

Reviewer 1:

Land acquisition immediately adjacent to the Parkway that would expand public access and habitat corridor on the south side of the river, facilitate pedestrian access point for the parkway as identified in the ARPP, and advance ARPP's goal of advancing opps for nature appreciation. Applicant intends to proceed with the acquisition of the Blue Diamond property (second focus) after the cap and closure process has been completed (no timeline provided). At the time of applying, Blue Diamond property is on the market. Application does not explain what the City will do if Blue Diamond does not want to complete cap and closure process or if that process will take longer than funds are available. Applicant will file NOE under section 15313(c)- Acquisition of lands for wildlife conservation purposes, and will begin process of appraisal, negotiation, and purchase once grant funding is approved. Applicant is responsible for the on-going maintenance of the Dellar Trust properties (presume this is because the property is in the cap and closure process) and will continue to maintain the land if acquired. On-going maintenance of the Blue Diamond property, if acquired, will be funded by the City's Park Maintenance Fund. Applicant will likely use the services of the Sacramento Region CC for trash clean-up. Proposal does not go into detail about the Park Maintenance Fund such as how much goes into the Fund annually, what are the current operations cost of their other parks, how much of the Fund would be set

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aside for initial maintenance of the properties, and other than trash clean-up how they would maintain the lands. Acquisition will provide more upland habitat as refugia during high-flow events, and will facilitate construction of Two Rivers Trail that will likely reduce carbon emission from regular vehicle commuters by providing easy connection from other areas of Sacramento to downtown via bicycle. Proposal identifies two storm water capture basins on the Dellar properties that divert and treat storm water before it enters into river. There is no mention how the City plans to maintain these basins. Applicant including \$50,000 in-kind contribution to the project to cover clean-up and maintenance costs. Funds will support partnership with SRCC to fund necessary cleanup, however, applicant did not consult with the Corps using the standardized consultation process that was established for Proposition 68.

**Reviewer 2:**

Applicant anticipates acquiring lands by 2022, dependent on DGS appraisal. Will utilize City's real estate staff. Numerous support letters provided by local neighborhood associations, residents, community leaders, politicians, etc.

**Reviewer 3:**

No details provided on any potential liabilities from the portion of landfilled acreage which went through cap and closure. Do we know what they are? Are they under State regulation? Is maintenance, monitoring, or reporting required? Appendix A Subtask 5.2 states that there will be on-going cleanup, however type of clean-up is not defined. Has additional City funding been allocated for this new task? Also the homeless population is relatively large in this area and visitor safety will be an issue. Is there adequate funding and personnel available for this new land use? City real estate staff has proven transaction experience and resources to complete the acquisition. Both property owners have already signed "Willing to Negotiate" letters. Applicant will contribute \$50,000 in-kind. They will also contribute \$2 - \$3 million to expand the Two Rivers Trail, but that is a subsequent project. Page 19 clearly articulates the capacity of the City's Real Estate Services Section.

**Reviewer 4:**

None.

Project Location: <b>City of Sacramento</b>		Funds Requested: <b>\$2000000</b>	
Applicant: <b>City of Sacramento</b>		Match Funds: <b>\$50000</b>	
Project Type: <b>Acquisition</b>		Total Project Cost: <b>\$2050000</b>	
Average Score: <b>82.75</b>			
Technical Review Scores			
Reviewer 1: <b>80</b>	Reviewer 2: <b>82</b>	Reviewer 3: <b>79</b>	Reviewer 4: <b>90</b>