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**APPROVED**  
BY THE CITY COUNCIL

**JUN 22 1999**



OFFICE OF THE  
CITY CLERK

THOMAS V. LEE  
DEPUTY CITY MANAGER  
DOWNTOWN DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

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June 1, 1999

AG 99-098  
CC 99-322

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: SACRAMENTO TRAPSHOOTING CLUB, INC. - Authorization to Execute Lease Agreement**

**LOCATION AND COUNCIL DISTRICT: 3701 Fulton Avenue; District 2.**

**RECOMMENDATION**

It is recommended that City Council, by resolution, authorize execution of a two-year lease with the Sacramento Trapshooting Club, Inc. for the trap shooting facility property adjacent to the Haggin Oaks Golf Course. It is further recommended that an environmental remediation fund be created with revenue from a surcharge upon users of the trapshoot operation.

**CONTACT PERSON: Ann Weaver, Golf Manager - 433-6315**

**FOR COUNCIL MEETING OF: June 22, 1999**

**SUMMARY**

This report recommends that the City Council authorize the City Manager to execute a lease with the Sacramento Trap Shooting Club, Inc. for the trap shooting facilities owned by the City located on Fulton Avenue adjacent to the Haggin Oaks Golf Course (Exhibits A & B). The Sacramento Trap Shooting Club has leased the site since the 1920s and desires to continue leasing the property for trap shooting purposes.

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BACKGROUND

The Sacramento Trap Shooting Club, Inc. is a non-profit organization which operates the trap shooting facility adjacent to the Haggin Oaks Golf Course. The Sacramento Trap Shooting Club has been the steward of the site for over 60 years.

The most recent lease (City Agreement Number 88188), expired in February, 1993 and has since been held over on a month to month basis.

- On April 26, 1994, Council adopted Resolution Number 94-230 authorizing the City to negotiate a four-year lease with the Sacramento Trapshooting Club. It has been subsequently determined that a two-year lease would afford the City the opportunity to determine the highest and best use of the Trapshoot site, while preserving the maximum flexibility for the City.
- In July 1995, the City contracted with Versar, Inc. to complete an environmental investigation for the site to discover the presence of any contamination that might have been caused by lessee operations. The investigation confirmed high soil levels of lead from lead shot, and Polyaromatic Hydrocarbons (PAH's) from clay pigeons. The investigation also detected high levels of lead in the seasonal stream running through the site, however, the highest concentrations were found upstream of the site, indicating an additional source of contamination. The investigation was inconclusive as to the cause of the contamination. The proposed lease includes monitoring and mining requirements and improvements to the ditch which accumulates runoff.
- Subsequent environmental research has indicated that PAH's pose no health risk, therefore, the significant issue to be addressed is the issue of contamination from water runoff from the site. Based on the findings of the investigation, the Department of Utilities has worked with the Environmental section to develop appropriate site mitigation strategies which are included in the proposed lease agreement.
- Since 1989, the club has performed improvements to the site totaling over \$30,000, including replacement of concrete areas, replacement of washbasins and plumbing in the restrooms, removal and replacement of damaged trap fields, repair and waterproofing of the clubhouse roof, realignment of three traps to prevent shot from falling into drainage ditches, and biannual lead mining.
- The Sacramento Trap Shooting Club has paid to the City annual rent of \$6,000 which is deposited in the General Fund.

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- In addition to operating the trap shoot facility, conducting tournaments, and maintaining open days to the public, the Sacramento Trap Shooting Club offers hunter safety programs to the public at no charge. It is the desire of the Sacramento Trap Shooting Club to renew the lease with the City and continue to operate the trap shooting facility under these significant terms:
  - Lease term is two years, two months, beginning on June 22, 1999 and continuing through August 31, 2001;
  - City shall investigate the highest and best use of the trapshoot property during the term of this lease;
  - Lessee shall pay annual rent of six thousand dollars and no cents (\$6,000);
  - Lessee shall establish at Lessee's sole expense, a remediation fund in the amount of one dollar and no cents (\$1.00) per shoot, plus an additional \$5,000 per year;
  - Lessee shall provide at Lessee's sole expense, minor capital improvements including realignment of drainage ditches, resurfacing of the parking lot, and replacement of at least one drinking fountain with an ADA Accessible City Standard Fountain;
  - Lessee maintains building, irrigation system, parking lot, grounds, septic tank at Lessee's sole expense;
  - Lessee is responsible for all utilities costs, except that City shall provide water at no cost to Lessee;
  - Lessee shall provide at Lessee's sole expense, a minimum of two advertisements per year publicizing shooting days and hours for the public;
  - Lessee shall provide at Lessee's sole expense, a minimum of two hunter safety programs per year for the public at no charge;
  - Lessee shall perform, at Lessee's sole expense, lead mining at the Trapshoot site every year, or as required by the Director of the Downtown & Regional Enterprise Department;
  - Lessee shall perform soil and water testing for lead and other contaminants each contract year at Lessee's sole expense, and shall submit test results to

Director annually. Lessee shall remove the year's accumulation of clay pigeons annually.

### FINANCIAL CONSIDERATIONS

Annual rent is \$6,000. Rental revenue generated by the lease agreement is deposited into the General Fund. A separate Remediation Reserve account shall be established in the City General Fund. This remediation fund shall consist of an estimated \$3,500 annually from a \$1.00 surcharge applied to each user's fee, plus an additional \$5,000 deposited annually into this account by the Lessee in two bi-annual payments of \$2,500 each. The remediation fund shall be for the eventual environmental improvements to the site.

### ENVIRONMENTAL CONSIDERATIONS

The Planning Services Division has determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under sections 15301 ("Operation, Repair, Maintenance or Minor Alteration of Existing Public or Private Structures, Facilities"), 15308 ("Actions by Regulatory Agencies for Protection of the Environment"), and 15323 ("Normal Operations of Facilities for Public Gatherings"). The project involves the operation of an existing facility used for the same purpose as has existed on the site for several decades. The new lease agreement does not involve an expansion of the use on this site.

The soil and possible surface water contamination will be monitored and remediated as needed in accordance with Section 10 of the proposed lease agreement. The Water Quality Section of the Utilities Department will monitor the surface water runoff and, based upon results, will, if necessary, review a plan by Lessee to remediate soil contaminants and water runoff contaminants which will be subject to CEQA review.

### POLICY CONSIDERATIONS

The recommended action is consistent with the City's efforts to promote public/private partnerships in providing services to the community. The Sacramento Trap Shooting Club has been the steward of the site for over 60 years and operates as a non-profit organization providing positive recreational services to Sacramento adults and youth. Further, the City Council proposed action is in accordance with Section 12.02.073F of the Sacramento City Code ("Leasing Without Bids - Negotiation of Terms").

### ESBD CONSIDERATIONS


The Sacramento Trap Shooting Club is not ESBD certified, but is a non-profit

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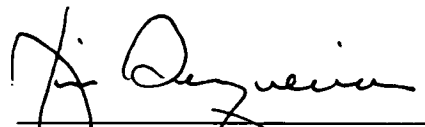
organization which has operated the trap shoot at this location for more than 60 years. Under this agreement, the Lessee shall provide an annual report of activities encouraging ESBD participation, including percentages of purchases made from ESBD vendors.

Respectfully submitted,

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**Ann Weaver**  
Manager,  
Capital City Golf Division

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**Jim Sequeira**  
Director,  
Utilities Department


Recommendation Approved:

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**ROBERT P. THOMAS**  
CITY MANAGER

Approved:

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**THOMAS V. LEE,**  
DEPUTY CITY MANAGER

## **EXHIBIT A**

### **DESCRIPTION OF PREMISES**

A tract of land containing approximately twenty and one tenths (20.1) acres bounded on the west by the Haggin Oaks Golf Course entrance road starting at the end post of the right-of-way fence of Interstate 80 Freeway, thence northerly six hundred ninety (690) feet to a golf course service road, thence easterly along the service road eight hundred seventy-five (875) feet, thence southerly nine hundred forty (940) feet to the Interstate 80 Freeway right-of-way fence at a point one thousand one hundred ninety (1,190) feet from the point of beginning.

EXHIBIT B  
Map of Premises



**APPROVED**  
BY THE CITY COUNCIL

**JUN 22 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-322**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AUTHORIZATION TO EXECUTE A TWO-YEAR LEASE  
WITH THE SACRAMENTO TRAPSHOOTING CLUB FOR  
THE TRAP SHOOTING FACILITY PROPERTY IN DEL  
PASO PARK**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO  
THAT:

1. The City Manager is authorized to execute without bidding, a two-year lease agreement with the Sacramento Trapshoot to operate the trap shoot facility adjacent to the Haggin Oaks Golf Course in accordance with Sacramento City Code Section 12.02.073F.
  - A. This section of the Sacramento City Code states that,

"The council in the notice of intention finds and determines that special circumstances make the use of the bid procedure inappropriate."
  - B. The Council finds that the special circumstances which apply under this section are the interests of the City and the public, which are best served at this time by continuing to operate the trapshoot under the stewardship of the Lessee which has the experience of operating the activity for more than 60 years.
2. All revenue from the Trapshoot surcharge fee and the Lessee's additional contribution to the Remediation Reserve account shall be deposited for use at the City's discretion for environmental remediation at the Trapshoot site.

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 6 \_\_\_\_\_



3. The City Manager is directed to study the "highest and best use" of the leased premises and report back to Council before the end of the two-year lease with the City Manager's findings.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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RESOLUTION NO.: \_\_\_\_\_


DATE ADOPTED: \_\_\_\_\_

**CITY OF SACRAMENTO  
COMMUNITY/CONVENTION CENTER**

1030 - 15th Street, Suite 250  
Sacramento, CA 95814  
(916) 264-7360 FAX: (916) 264-7279

**MEMO**

**DATE:** 6/17/99

**TO:**  Clerk's Office

**FROM:** Kristin Elder, Administrative Analyst, 264-7360  
Mail Code: 4310

**SUBJECT:** TRAPSHOOT LEASE (4 copies) for Council on June 22, 1999

Mary Lou,  
Attached are 4 copies of the Trapshoot Lease, set for Consent on June 22. Will you please send me my executed copies at Mailcode: 4310--and I will distribute. Thank you.

**If you do not receive all of these pages or are disconnected, please call (916) 264-7360 as soon as possible.**