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**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

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CITY OF SACRAMENTO
CALIFORNIA

May 12, 1988

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SACRAMENTO, CA
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DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

**Joint Budget & Finance Committee and
Transportation & Community Development Committee
Sacramento, California**

Honorable Members in Session:

SUBJECT: South City Golf Course Feasibility Study

SUMMARY

This report recommends that the City Council, by resolution: 1) authorize the City Manager to execute a purchase agreement with the Sacramento Regional County Sanitation District in the amount of \$600,000 for approximately 100 acres of open-space buffer land for the South City Golf Course site; and 2) direct staff to prepare the necessary environmental documents and issue a Request for Proposals for construction drawings for the proposed 18-hole South City Golf Course.

BACKGROUND INFORMATION

The rapid growth of the metropolitan Sacramento area has created a shortage of golf courses. The City's golf courses are played at capacity and individuals as well as tournament groups are finding it increasingly difficult to secure starting times at City facilities. Total play at all City-owned golf courses in FY 1985-86 amounted to 429,819 rounds and in FY 1986-87 increased over 7% to 465,245 rounds. Continuing this trend, estimated rounds for FY 1987-88 are 480,000, an increase of 3% over FY 1986-87 and 11% over FY 1985-86.

Further evidence of the existing shortage of golf courses was demonstrated by a feasibility study conducted for the Bing Maloney Expansion Project, provided by the William Sherman Company, Golf Course Consultants. In this 1986 report, it was determined that the metropolitan Sacramento area is short of meeting the playing demand for 18-hole golf courses by over 13 courses. With the projected population of the market area estimated at over 300,000 by the year 2000 it is imperative that the City move ahead vigorously to meet the ever growing demand for additional golf courses.

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On March 31, 1987, the City Council directed staff to conduct a feasibility study for the acquisition of land and development of a golf course in the South City area. In preparation for hiring a consultant, staff initiated dialogue with the Sacramento Regional County Sanitation District regarding their land use proposals for buffer lands held in the South City area. Discussion centered on a regional buffer property of approximately 100 acres west of I-5 and bordered by Freeport Boulevard on the east (Attachment I). This property was purchased by the Regional Sanitation District as open-space buffer which limits high density use activities near the dechlorination facility, which is located there. As such, certain restrictions are associated with development of this property. A golf course has been determined to be a compatible use of the property. The district, in addition, reserves certain easements for a future pipeline crossing the property and retains ownership of land near the dechlorination facility for potential plant expansion. Total retention is approximately three acres.

This site has been reviewed by staff with Robert Muir Graves, a nationally known golf course architect. Mr. Graves, as design consultant, advised staff that the site is suitable for an executive length 18-hole golf course. Attachment II shows his conceptual plan. The relative shortness of the course will allow for rapid play while retaining the quality playing characteristics that make for an enjoyable round of golf.

The buffer lands property currently has three lessees; one agricultural and two residential. One residential unit south of the dechlorination structure is under a life tenancy agreement to the former owners while the other may be cancelled upon six months notice.

On March 8, 1988, at the regular meeting of the Sacramento Regional County Sanitation District Board, the Board voted to hold this parcel of approximately 100 acres in reserve for the City to purchase and develop as a golf course. The terms of the purchase include a \$6,000 per acre purchase price payable at \$60,000 per year for ten years interest free. Existing State law dictates that a local governing body may not commit funds for expenditure in excess of the current fiscal year's revenue. For this reason, staff is making arrangements with the County to divide the property into ten parcels so that the City may buy the entire property incrementally over ten years.

The approximately 100-acre property is being appraised by David E. Lane, Inc., Real Estate Appraisers and Counselors. Because of the restrictive nature of the "open-space, buffer" zone, the asking price is considered fair and reasonable.

Parks and Community Services and City Attorney's staff are currently finalizing the agreement between the County Regional Sanitation District and the City. Significant terms of the agreement will be presented orally to Committee and Council at their May 24th meetings. Upon completion of the acquisition process, a timeline for environmental documents, design and construction will be developed.

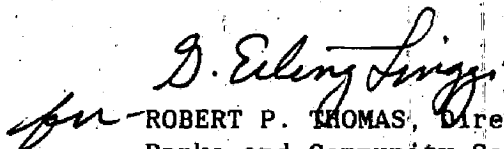
FINANCIAL DATA

Funds for preparation of environmental documents, issuance of a Request for Proposal for construction drawings, and execution of the purchase, are available in the FY 1987-88 and 1988-89 Golf Fund South City Golf Course Development Project (CIP #0A46).

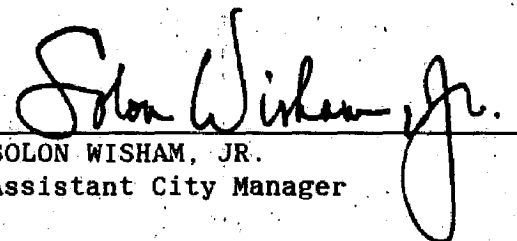
RECOMMENDATION

It is recommended that the Joint Budget and Finance and Transportation and Community Development Committees approve this report for referral to the full City Council for action. Further, it is recommended that the City Council, by resolution: 1) authorize the City Manager to execute a purchase agreement with the Sacramento Regional County Sanitation District in the amount of \$600,000 for approximately 100 acres of open space buffer for the South City Golf Course site; and 2) direct staff to prepare the necessary environmental documents and call for proposals for construction drawings for the proposed South City Golf Course.

Respectfully Submitted,


for ROBERT P. THOMAS, Director
Parks and Community Services

Recommendation Approved:


SOLON WISHAM, JR.
Assistant City Manager

May 24, 1988
District 7

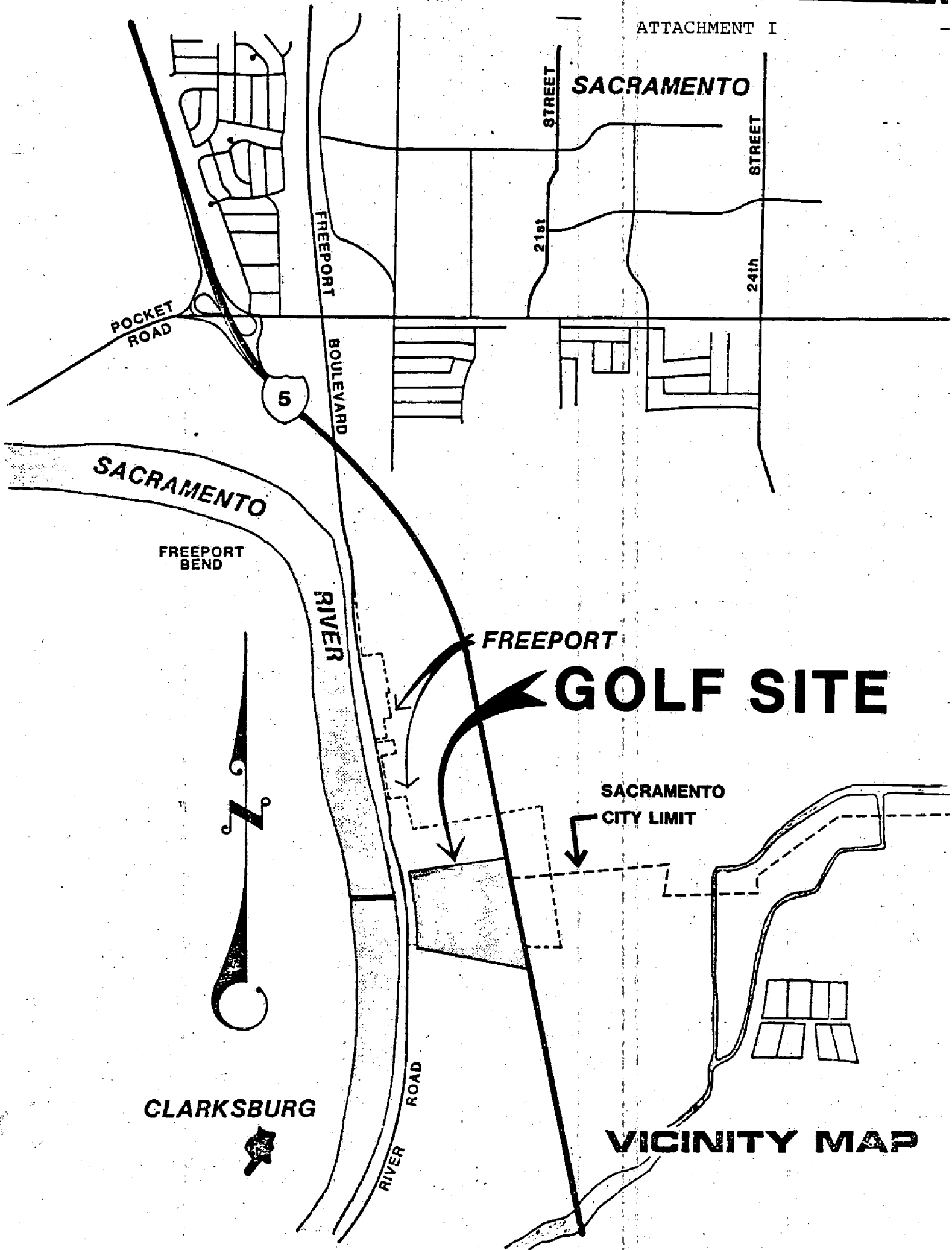
RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE A PURCHASE AGREEMENT WITH SACRAMENTO
REGIONAL COUNTY SANITATION DISTRICT
AND DIRECTING PARKS AND COMMUNITY SERVICES STAFF
TO PREPARE ENVIRONMENTAL DOCUMENTS AND CALL
FOR PROPOSALS RELATING TO THE DEVELOPMENT OF
AN 18-HOLE GOLF COURSE IN THE SOUTH CITY AREA.**

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

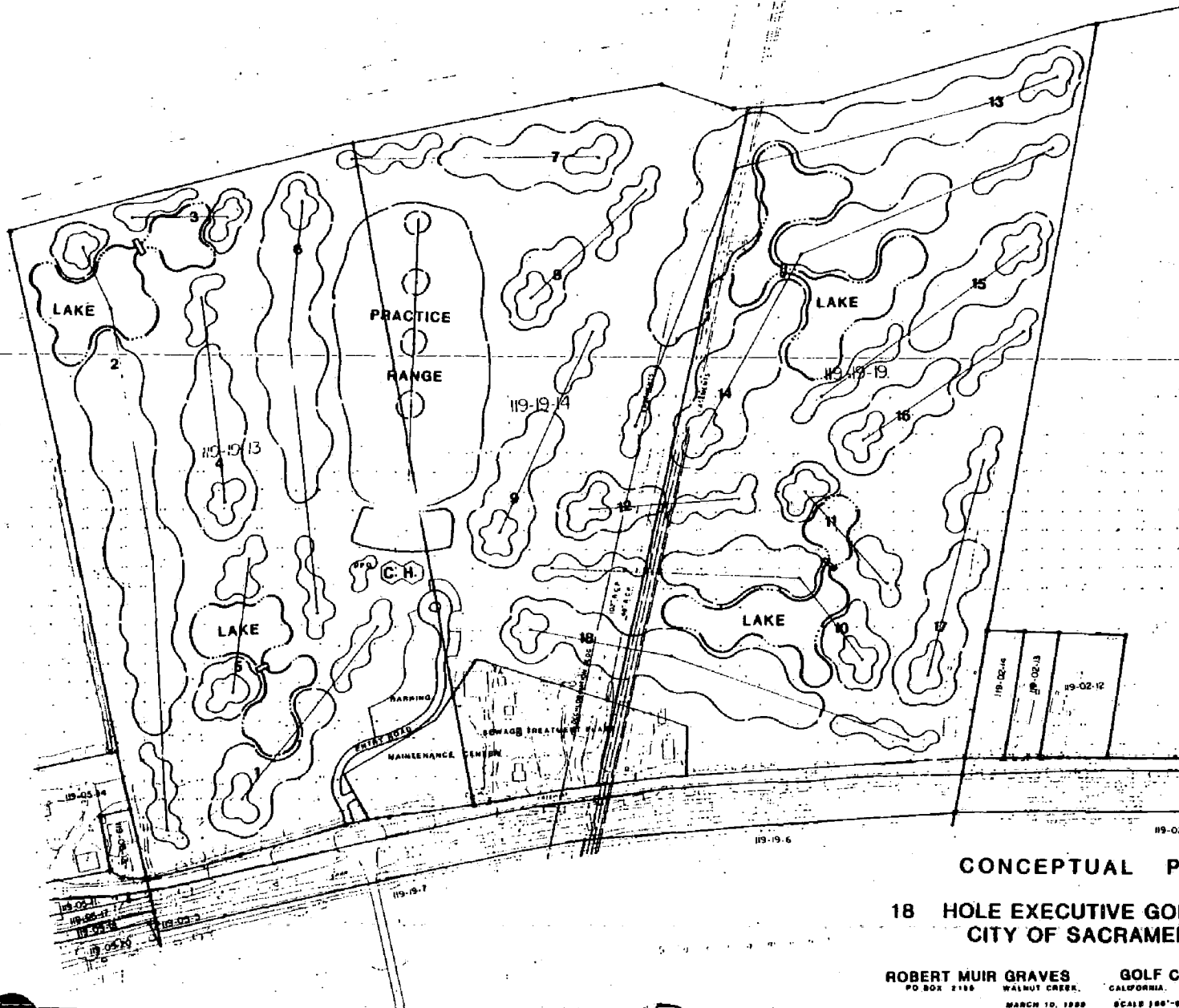
- 1. That the City Manager is hereby authorized to execute a purchase agreement with the Sacramento Regional County Sanitation District for land in the south city area, in order to develop the 18-hole South City Golf Course.**
- 2. That Parks and Community Services staff are hereby directed to prepare the necessary environmental documents and call for proposals, pursuant to chapter 59 of the City Code, to develop construction drawings for the proposed 18-hole South City Golf Course.**



GOLF SITE

SACRAMENTO CITY LIMIT

VICINITY MAP



CARD OF THE COURSE

HOLE	YARDS	PAR
1	180	3
2	480	5
3	80	3
4	170	3
5	110	3
6	335	4
7	200	3
8	130	3
9	190	3
OUT	1875	30
10	300	4
11	100	3
12	120	3
13	480	5
14	390	4
15	210	3
16	180	3
17	180	3
18	320	4
IN	2270	32
TOTAL	4145	82

CONCEPTUAL PLAN

**18 HOLE EXECUTIVE GOLF COURSE
CITY OF SACRAMENTO**

ROBERT MUIR GRAVES
PO BOX 2155 WALNUT CREEK, CALIFORNIA 94596

GOLF COURSE ARCHITECT
CALIFORNIA 94596 415 959 0280

MARCH 10, 1988 SCALE 1/8"=1'