

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors

From: *MD* Mary Dietrich, Facility Services Director
By: Mark Rideout, Deputy Director

Subject: Placer County Fair Association Agreement

Date: June 17, 2014

ACTION REQUESTED:

1. Authorize the Chairman of your Board to execute the Second Amendment to the Operating Agreement between the County of Placer and the Placer County Fair Association to modify notification provisions in the Operating Agreement for the Placer County Fairgrounds at 800 All America City Boulevard in Roseville, with no net county cost.

BACKGROUND: The Placer County Fairgrounds comprises approximately 61 acres of land and improvements near the intersection of Washington and Junction Boulevards in the City of Roseville. This facility supports numerous community events, the All American Speedway, and the Placer County Fair (Fair). For many years, Placer County has utilized an Operating Agreement to contract with the Placer County Fair Association, a Non-Profit Corporation, to operate the Fairgrounds and provide a Fair for residents and the visitors to Placer County.

The current Operating Agreement commenced on January 1, 2002, and since the initial term ended on December 31, 2007, it has continued on a year-to-year basis until either party serves written notice of non-renewal. The First Amendment to this Agreement, dated April 24, 2012, adjusted the deadline for notice of non-renewal from February 15th to July 15th of each year.

In July 2013, your Board selected RCH Group, Inc. as the Placer County Fairgrounds Assessment Consultant. This action followed the Request for Proposal process to identify the best qualified firm to assess the Fairgrounds and develop a business model for sustainability. To date, RCH has made significant progress on the Assessment Project; however additional analysis of vendor and stakeholder information is required for the studies to be finalized.

Facility Services recommends modifying the non-renewal provision to facilitate review of the Fairgrounds Assessment before considering extension of the Operating Agreement into the 2015 calendar year. The Fair Association is an agreement to extend the non-renewal notice deadline to August 15th with an option for either party to extend the deadline to September 15th of each year. To accomplish this modification, staff recommends that your Board authorize the Chairman to execute the Second Amendment to the Operating Agreement, which will adjust the notice deadline as described above.

ENVIRONMENTAL CLEARANCE: The Amendment to this Lease Agreement is Categorically Exempt from review pursuant to Section 15301 of the California Environmental Quality Act. This Section provides for activities, including leasing of existing facilities, where there is no expansion of use beyond that previously existing.

FISCAL IMPACT: There is no fiscal impact associated with this change to notification provisions of the Operating Agreement.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE:

OPERATING AGREEMENT, CONTRACT NUMBER 11520
FIRST AMENDMENT TO OPERATING AGREEMENT
SECOND AMENDMENT TO OPERATING AGREEMENT

MD:MR

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2014\FAIR ASSOCIATION AMENDMENT 2.DOCX

351

