



MEMORANDUM
PUBLIC WORKS AND FACILITIES
REAL ESTATE SERVICES DIVISION
County of Placer

TO: Board of Supervisors DATE: December 4, 2018
FROM: Ken Grehm, Director of Public Works and Facilities
By: Mark Rideout, Deputy Director
SUBJECT: Real Estate Services / Third Amendment to Contract for EIR /
Raney Planning and Management, Inc. / Fairgrounds Event Center EIR

ACTION REQUESTED

Approve the Third Amendment to Consultant Services Contract (CN028271) with Raney Planning and Management, Inc. of Sacramento for preparation of an Environmental Impact Report, for additional consulting services in the amount of \$19,465, for a total contract amount of \$315,937 funded by South Placer Tourism, Inc., a non-profit corporation, doing business as Placer Valley Tourism.

Approve a FY 2018-19 Budget Revision in the Public Works and Facilities Capital Project PJ00073-Roseville Fairgrounds Environmental in the amount of \$19,465 to increase the project budget to include the Third Amendment.

BACKGROUND

The Placer County Fairgrounds (Fairgrounds) is comprised of approximately 61 acres of land and improvements near the intersection of Washington and Junction Boulevards within the City of Roseville. Operation and management of this County-owned property is currently the responsibility of Placer Valley Tourism (PVT), pursuant to the County/PVT Assignment, Assumption and Operating Agreement (AAO) approved by your Board on March 21, 2017.

The AAO authorizes PVT to evaluate future projects at the Fairgrounds, and PVT initiated design of a potential Indoor Sports and Event Center building and related amenities (ISEC). PVT subsequently requested the County initiate environmental review for the ISEC, and the Real Estate Services Division selected Raney Planning and Management, Inc. (Raney) for preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

To address PVT's project timing and financing constraints, on June 6, 2017 Procurement Services issued a Purchase Order of \$37,761 for Raney to commence EIR services. To continue this analysis, on August 1, 2017 the County Executive Officer executed a two-party Contract for Preparation of an EIR of \$48,910 between the County and Raney (Agreement). To contract for other services required to complete the EIR, on October 24, 2017 your Board approved the First Amendment to the Agreement of \$152,302 (First Amendment), which brought the amended Agreement amount to \$201,212. To contract for additional analyses, staff prepared the Second Amendment to the Agreement (Second Amendment) on April 19, 2018 in the amount of \$95,260 for your Board's consideration. Approval of this Second Amendment brought the amended Agreement amount to \$296,472. Staff is requesting a Third Amendment to address out-of-scope services related to the preparation and processing of the Draft EIR and associated technical studies as well as out-of-scope services to address post approval

mitigation monitoring and interpretation of mitigation measures as the County implements a proposed ground lease.

PVT is obligated to pay for all Raney ISEC EIR services, and on October 24, 2017 your Board approved a Funding Agreement with PVT, and PVT has paid the County \$334,233 to date. To address the Third Amendment increase of \$19,465 staff will receive \$19,465 from PVT to reimburse the total cost of all Raney ISEC EIR services.

ENVIRONMENTAL IMPACT

Approval of the Third Amendment is exempt from CEQA review pursuant to CEQA Guidelines Section 15306, Information Collection, which exempts data collection, research and resource evaluation activities as the Third Amendment continues existing information collection activities.

FISCAL IMPACT

The Third Amendment to the Consulting Services Contract with Raney Planning and Management, Inc. of \$19,465 will bring the contract total to \$315,937. A FY 2018-19 Budget Revision is required in the Public Works and Facilities Capital Project PJ00073-Roseville Fairgrounds Environmental to increase the project budget by \$19,465. The funding for this additional cost will be provided by Placer Valley Tourism pursuant to the AAO.

On File with Clerk of the Board:

Purchase Order for an EIR 12-2017-PO094861

Contract for Preparation of an EIR CN028271

First Amendment to Contract for Preparation of an EIR CN028271

Second Amendment to Contract for Preparation of an EIR CN028271

Third Amendment to Contract for Preparation of an EIR CN028271