TO: Board of Supervisors
FROM: Ken Grehm, Director of Public Works and Facilities
By: Mark Rideout, Deputy Director

DATE: December 6, 2016

SUBJECT: Property Management / Feasibility Analysis Agreement / South Placer Tourism / 800 All America City Boulevard in Roseville CA

ACTION REQUESTED
Approve a Feasibility Analysis Agreement with South Placer Tourism, Inc., a non-profit corporation, allowing site access to evaluate the feasibility for operation of the Placer County Fairgrounds located at 800 All America City Boulevard in Roseville CA, and the potential for a new Indoor Sports and Event Center, at a County cost of approximately $20,000, for a period not to exceed one year, and authorize the Chair to execute this agreement.

BACKGROUND
The Placer County Fairgrounds (Fairgrounds) comprises approximately 61 acres of land and improvements near the intersection of Washington and Junction Boulevards within the City of Roseville. On October 11, 2016, staff presented your Board with a proposal by South Placer Tourism, Inc., doing business as Placer Valley Tourism (PVT), to operate the Fairgrounds including the annual Placer County Fair beginning in 2018, interim event rentals, and the All American Speedway. PVT also proposed physical improvements consisting of a new Indoor Sports and Event Center building and related amenities, and the renovation of existing Fairgrounds buildings, parking lots, and other facilities. Consistent with your Board’s direction to negotiate agreements with PVT, staff identified the need for a Feasibility Analysis Agreement (Agreement), which can provide PVT with the necessary authorities to access and evaluate the Fairgrounds.

Property Management staff negotiated the Agreement with PVT, which provides up to one year for PVT and its consultants to access the Fairgrounds to perform site inspections, conduct testing, perform studies, develop site alternatives and layouts and otherwise conduct due diligence. PVT will fund this feasibility analysis, including all consultant costs associated with any environmental review process, and provide any findings to Placer County. Any agreement to implement a potential PVT proposal will require a negotiated agreement between the County and PVT. Staff recommends that the County fund the estimated $20,000 expense for County staff time to administer the Agreement. PVT understands the evaluation of the Fairgrounds does not provide assurances associated with PVT’s ability to secure the Fairgrounds for these purposes.

To allow PVT to proceed, your Board must approve the Agreement and authorize the Chair to execute the Agreement. While PVT performs studies pursuant to the Agreement, Property Management will continue to work with the PVT on terms for a potential Operational Transfer Agreement and return to your Board for consideration.

ENVIRONMENTAL IMPACT
The action to approve the Agreement is not a project as defined in California Public Resources Code Section 21065 and/or California Environmental Quality Act (CEQA) Guidelines Section 15378(a) and therefore is not subject to CEQA. The authorization, execution and implementation of the Agreement itself will not cause any physical change to the environment, directly or indirectly. The Agreement is a contract with the PVT for a period of time, allowing each party to
explore whether or not an actual physical project should be pursued for the Fairgrounds Property. On a separate an independent basis, the action to approve the Agreement is exempt from CEQA because it does not constitute a project approval under CEQA Guidelines Section 15352(a). Approval of the Agreement does not commit the County to a definite course of action. The County is not approving a lease to PVT. The County is not committing to any particular physical development project and reserves all rights to fully analyze any project ultimately proposed in full compliance with CEQA. On a further separate and independent basis, if the action is determined to be a project, the action is exempt from CEQA as it can be seen with certainty there is no possibility the activity in question may have a significant effect on the environment. CEQA Guidelines Section 15061(b)(3). On a further separate and independent basis, if the action is determined to be a project, the action to approve the Agreement is also exempt from CEQA pursuant to CEQA Guidelines Section 15306 - Information Collection - which exempts data collection, research, and resource evaluation activities leading to an action which a public agency has not yet approved. To the limited extent PVT may conduct testing (e.g., soil samples) on the land subject to the Agreement, such actions would not result in a serious or major disturbance to an environmental resource and are exempt from CEQA review.

FISCAL IMPACT
Staff time and professional services associated with County administration of the Agreement, is estimated at $20,000 and is available in the FY 2016/17 County budget. If and when a potential project is identified, staff will bring forward next steps and associated County cost.

ATTACHMENTS
Fairgrounds Site Plan

On file with Clerk of the Board: Feasibility Analysis Agreement