

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

To: **BOARD OF SUPERVISORS**

Date: **JULY 10, 2012**

From: **JAMES DURFEE / MARY DIETRICH** *MD*

Subject: **ALL AMERICAN SPEEDWAY UPDATE**

**ACTION REQUESTED:** Receive an update on the Placer County Fair Association and the All American Speedway and consider the following recommended actions:

1. Authorize the continuation of the existing Agreement with the Placer County Fair Association through December 31, 2013 subject to the condition outlined in this Memorandum;
2. Delegate authority to the Community Development Resources Agency (CDRA) Director to execute a contract with Raney Planning & Management, Inc. for preparation of Phase II of the Speedway Operating Agreement EIR in an amount not to exceed \$84,480;
3. Provide direction to Facility Services regarding the preparation of an assessment and feasibility study for the Fairgrounds.

**BACKGROUND:** The Placer County Fairgrounds property comprises approximately 61 acres of land and improvements including the All American Speedway. This property is situated near the intersection of Washington and Junction Boulevards within the incorporated lands of the City of Roseville.

The County has owned the Fairgrounds since the late 1930s and the Placer County Fair Association has continuously operated and managed the Fairgrounds, its facilities, and the Placer County Fair for more than 74 years. The Fair Association is under contract with the County for these services pursuant to Contract Number 11520. The Fair Association continues to operate and manage the Fairgrounds in accordance with an extension provision contained in the Contract. While this agreement requires the Fair Association to manage all aspects of the Fairgrounds operations, including the All American Speedway, as written, the contract's primary focus is on the Fair Association's responsibilities to hold the annual Placer County Fair and its related administrative requirements.

In 2006, the Fair Association initiated a project to construct modifications to the Speedway to improve the track's safety characteristics. Since completion of the improvements, residents of the surrounding neighborhoods have complained that the changes to the Speedway changed the noise characteristics of the track, resulting in increased noise levels in the area. The Grand Jury also prepared reports on the Speedway in 2011 and 2012. The reports noted the Fair Association's failure to secure appropriate permits and approvals for the construction, and recommended, among other items, that remedies be implemented to address the environmental conditions resulting from racing and the track reconfiguration.

In response to this community input, for the 2012 race season (March through October), the Fair Association prepared a Statement of Operations and voluntarily committed to implement physical and operational changes to reduce impacts from the Speedway. These include implementation of recommendations from their acoustical consultant, J. C. Brennan & Associates, to caulk all seams in the sound walls, cover open viewing ports with plexi-glass and fill gaps below the sound

wall. The Fair Association has purchased sound monitoring equipment to provide continuous collection and recordation of noise data and this equipment, instead of their hand held monitor, went into use in early June 2012. The Fair Association is purchasing an FM radio system to eliminate the public address system in the pit area that will be operational prior to the National Race in October. The Fair Association is enforcing noise level restrictions of a maximum of 90 dBA as measured at a distance of approximately 50 feet on individual vehicles, and weekly race events are limited to a maximum of 100 dBA also measured at approximately 50 feet. Vehicles or races failing to meet these requirements are Black Flagged (vehicle removed from the track) or the race is Red Flagged (race stopped). Friday afternoon Test and Tune activities are limited the hours between 3:30 p.m. to 6:30 p.m. and Saturday night races are required to conclude before 10:00 p.m. Use of the Speedway for activities other than the regularly scheduled Test and Tunes and Saturday races are limited to 10 times on Thursdays between 3:30 p.m. and 6:30 p.m. and a maximum of 21 Sundays between the hours of 11:00 a.m. and 4:00 p.m. The racing season is now more than halfway through and the Speedway has been used 4 times on Sundays, and has not been utilized on Thursdays. The County has also required the Fair Association to secure after-the-fact Building and Engineering Permits for improvements constructed during 2006-2007 that would have otherwise been required. According to the Fair Association's General Manager, the Fair Association is making progress on that requirement, but to date has not submitted applications to the County.

As noted above, the existing Agreement between the County and the Fair Association is currently in effect by an extension provision in the contract. The non-renewal provision is structured such that if either party provides notice of non-renewal, the contract will terminate the following year. If a notice of non-renewal is not presented, the agreement will continue. The Fair Association agreed to amend the non-renewal notice date from February 15 of each year to July 15 of each year so that County staff could evaluate the Fair Association's compliance with the Contract and commitments contained in the Statement of Operations for the Speedway. If the County determines to non-renew the existing agreement, notice must be sent to the Fair Association by July 15, 2012. Termination would transfer responsibility for operation of the site to the County effective January 1, 2013, resulting in costs and operational impacts.

Consistent with prior discussions with your Board, the Department of Facility Services continues to develop a new Operating Agreement for the Speedway. Based on the community interest in this facility, and the responses to an Environmental Questionnaire circulated by CDRA, it has been determined that an Environmental Impact Report (EIR) is the most appropriate document to formally develop new operating requirements and a new Operating Agreement. Utilizing CDRA's established process, three consultants submitted proposals for this work and the firm of Raney Planning & Management, Inc. (Raney) was selected to prepare the EIR. Phase I of the contract is underway and includes preparation of baseline studies and the development of the project description. Phase II entails the implementation of the formal EIR process as described in the attached proposal.

Lastly, at your May 8, 2012 Board Meeting, CDRA staff discussed the option to evaluate the feasibility of relocating the Placer County Fairgrounds into the Sheridan area and to consider incorporation of land use designations for this use into the Sheridan General Plan Update. Facility Services supports this concept, but recommends that an assessment and feasibility study be prepared that would facilitate consideration of any number of locations for the Fairgrounds and include visioning, scoping and stakeholder input, fiscal and economic analysis, site and infrastructure analysis, business plan development and implementation strategies. A

comprehensive plan of this type could address not only the information needed by CDRA for inclusion in its Sheridan General Plan Update but also provide valuable information that for consideration of other locations in the County. Because of the efforts related to the Fairgrounds that are currently underway, staff recommends that Department of Facility Services contract for, and lead, this planning effort with the support of CDRA.

**ENVIRONMENTAL CLEARANCE:** Continuation of the existing Agreement with the Placer County Fair Association through December 31, 2013 is exempt from further CEQA review under Section 15301 of the CEQA Guidelines. This exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private facilities involving negligible or no expansion of use beyond that existing at the time of the Board's determination. Execution of the contract with Raney Planning & Management, Inc. for preparation of Phase II of the Speedway Operating Agreement EIR and direction to the Department of Facility Services to prepare an assessment and feasibility study for the Fairgrounds are each exempt from further CEQA review under Section 15306 of the CEQA Guidelines. This exemption allows for data collection, research, and resource evaluation activities.

**RECOMMENDATIONS:** Facility Services recommends that your Board take the following actions:

1. Given the Fair Association's efforts to improve the operations at the All American Speedway during the 2012 race season, staff recommends that your Board continue the Agreement Between Placer County and the Placer County Fair Association, Contract 11520, through December 31, 2013 subject to the Fair Association securing on or before 12:00 noon, December 28, 2012 after-the-fact permits required for improvements constructed in 2006-2007.
2. Staff recommends your Board authorize staff to proceed with the preparation of Phase II of the EIR by Raney Planning & Management, Inc. pursuant to Raney's attached proposal and delegate authority to the CDRA Director to execute a contract on your behalf for these services in an amount not to exceed \$84,480.
3. Staff recommends your Board provide direction to the Department of Facility Services to pursue through the Procurement Division, a Fairgrounds assessment and feasibility study that incorporates the items described above, and as otherwise directed. Should this authorization be given, the Department of Facility Services will return to your Board at a future date for approval of the contract and necessary funding.

JD:MD

ATTACHMENT: RANEY PLANNING & MANAGEMENT, INC. PROPOSAL

CC: COUNTY EXECUTIVE OFFICE  
COMMUNITY DEVELOPMENT RESOURCE AGENCY  
ADMINISTRATIVE SERVICES

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**PROPOSAL TO COMPLETE PHASE 2  
-PREPARE ENVIRONMENTAL IMPACT REPORT-  
FOR THE ALL AMERICAN SPEEDWAY  
OPERATING AGREEMENT PROJECT**

*All American Speedway Operating Agreement  
Placer County, CA*

**July 2, 2012**

**Submitted to:**

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Environmental Coordination Services  
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# I. Project Understanding

Raney Planning & Management, Inc. (Raney) has prepared this proposal and scope of services to complete Phase 2 of the environmental review process for the proposed project, namely, preparation of an Environmental Impact Report (EIR) for the All American Speedway Operating Agreement Project.

## Current Contract

Placer County is employing a phased approach to the environmental review of the All American Speedway Operating Agreement Project. Raney is currently working under an approved contract for Phase 1 of the environmental review process, which includes the following three primary tasks:

- 1) Establish Baseline Conditions through preparation of necessary technical studies;
- 2) Conduct Public Outreach; and
- 3) Prepare Project Description

To date, Raney is still working on Task 1 given the fact that the Placer County Fair Association has not yet provided the project data requested at the kick-off meeting. The County has requested that this scope of work be focused on the Phase 2 portion of the environmental review process, so that when Phase 1 is complete, Raney can immediately begin preparing the Initial Study and Notice of Preparation (NOP), and subsequently, the project-level EIR. The tasks, schedule, and budget included in this scope of work pertain only to Phase 2.

## APPROACH

Raney proposes to prepare an Initial Study and a project-level Focused EIR that will provide a detailed analysis of the anticipated environmental effects associated with implementation of the proposed All American Speedway Operating Agreement Project. Raney will first prepare an Initial Study to identify the potentially significant impacts associated with the proposed All American Speedway Operating Agreement Project and to focus the content of the EIR.

Potentially significant impacts to be analyzed in the EIR are expected to include, but not necessarily be limited to, Air Quality and Greenhouse Gas Emissions, Hydrology and Water Quality, Hazards and Hazardous Materials, and Noise. Raney assumes that the remaining issue areas can be adequately analyzed and dismissed in the Initial Study, which will be included as an Appendix to the EIR. Impacts identified as less-than-significant will be summarized in the Intro to Analysis section of the EIR. Raney will assist Placer County in preparing and releasing the Notice of Preparation (NOP) for the All American Speedway Operating Agreement EIR for public review as well as conducting an NOP Public Scoping meeting.

The Draft EIR, Final EIR, and related work products will be prepared in accordance with the criteria, standards, and provisions of the California Environmental Quality Act of 1970 (CEQA), Section 21000 et seq. of the Public Resources Code and the State CEQA Guidelines (California

Code of Regulations Section 15000 et seq.), and the regulations, requirements, and procedures of Placer County. The EIR will be prepared in Placer County's standard format.

The Placer County Planning Department has indicated that for CEQA analysis purposes, the Speedway noise levels should be considered subject to the City of Roseville noise level standards. To date, such a noise level comparison has not been completed by j.c. brennan & associates. As a result, in order to adequately address potential Speedway noise level impacts, j.c. brennan & associates will be required to provide the County and Raney with additional analysis that includes the following components: 1) identification of the relevant City of Roseville noise level standards; 2) comparison of the Speedway noise levels with the relevant City of Roseville noise standards; and 3) if Speedway noise levels exceed the City of Roseville standards then additional mitigation should be identified, if possible, to further reduce Speedway noise levels. Raney will peer review the additional noise analysis described above. An alternative approach would be to have Raney's consultant provide the additional noise analysis. If this approach is selected, however, additional budget would be necessary.

Raney firmly believes that the level of coordination between the County and the local citizens is directly proportional to the success of the project. Raney intends to work closely with the project team throughout the development and processing of the EIR. The expectation of Raney is that we will serve as environmental consultants to the County, and will make ourselves available to assist the County in any way necessary to facilitate the process.

Raney recognizes that individuals and groups may provide a high level of scrutiny during the CEQA process for the proposed project. Raney has extensive experience handling such controversies. Raney operates under a belief that some dissent and unrest regarding a new project may potentially be eliminated by the early involvement of project stakeholders and concerned citizens. This early involvement also provides Raney with an idea of which issues will be of greatest concern to the public. By identifying these issues, Raney can scrutinize the environmental documents to be sure that those issues were adequately addressed. The above-outlined approach to conducting public outreach early in the process is specifically aimed at involving the public throughout all phases of the process to ensure that the public is confident in the County's desire to fully inform concerned citizens about the project and process.

## II. Technical Scope of Services

Raney has prepared the following scope of services for preparation of an Environmental Impact Report (EIR) for the All American Speedway Operating Agreement Project. This scope of services identifies the tasks associated with Phase 2 of the environmental review process and includes an objective, approach, and work products associated with each task.

### Task 1 Prepare Initial Study

#### *Objective*

The objective of this task is to prepare an Initial Study based on the checklist contained in Appendix G of the CEQA Guidelines and the standard Placer County format.

#### *Approach*

After completion of Phases 1, with the County's authorization, Raney will proceed with the CEQA environmental analysis for the project, which will appropriately begin with the preparation of an Initial Study to address the potential environmental effects of the proposed All American Speedway Operating Agreement Project. The Initial Study will provide a discussion of the impacts related to development of the proposed project and will be used to focus the content of the Draft EIR onto those technical issues that may have significant impacts. Raney anticipates that the environmental issues to be dismissed in the Initial Study may include but not necessarily be limited to, Agricultural and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Transportation, Traffic, and Circulation; and Utilities and Service Systems. A Draft Initial Study will be submitted to the County for review. Once comments on the draft Initial Study have been received and incorporated, a screencheck Initial Study will be submitted to the County for final review before printing the Final Initial Study. Raney anticipates that the Initial Study will be provided to the public as an Appendix to the Notice of Preparation.

#### **TASK 1 PRODUCTS**

- Thirteen (13) hard copies of the Administrative Draft Initial Study to County staff for review.
- One (1) hard copy and one (1) electronic copy of the screencheck Initial Study.
- Thirty-five (35) hard copies, one (1) electronic copy per County's electronic requirements, and one (1) CD copy in Word format of the Final Initial Study to the County for distribution with the NOP.

### Task 2 Prepare Notice of Preparation

#### *Objective*

The objective of this task is to prepare and distribute the Notice of Preparation (NOP) for public review.



*Agreement*

Raney will prepare an Administrative Draft NOP for the All American Speedway Operating Agreement Project for review by County staff. The NOP will be finalized based upon County comments. Consistent with the requirements of CEQA, the NOP will include a description of the proposed project, vicinity map, site plan, assessor's parcel map, and general environmental effects anticipated to be caused by the proposed project. In addition, Raney anticipates that the Initial Study will be routed to the public along with the NOP.

Raney will submit thirteen (13) copies of the Draft NOP for County staff review with the Initial Study. Within two weeks of receipt of the County's NOP comments, Raney will submit thirty-five (35) copies of the Final NOP, plus one (1) CD per the County's electronic requirements, and one (1) CD in WORD format. Raney will be available to assist the County in publishing, posting, and distributing the NOP to all interested parties, as well as submitting fifteen (15) copies of the NOP to the State Office of Planning and Research (OPR) with a completed Notice of Completion (NOC).

During the 30-day NOP public review period, a public scoping workshop will be conducted by County staff to solicit the public's input on the content of the EIR. Raney's project manager will attend the meeting and will be available for questions. In addition, Raney will record all public comments and subsequently provide a written summary of the comments received at the scoping meeting. Raney will review the comments received and consult with the County to determine if the scope of services for the EIR needs to be amended based upon the comments received.

**TASK 2 PRODUCTS**

- Thirteen (13) copies of the Administrative Draft NOP to County staff for review.
- Thirty-five (35) hard copies, one (1) electronic copy per County's electronic requirements, and one (1) CD copy in Word format of the Final NOP to the County for distribution.
- Fifteen (15) copies of the NOP with an NOC to OPR, if requested.
- Attendance at a public scoping meeting.
- Written summary of comments received at the public scoping meeting.
- Revised scope of services for the EIR, if needed, based upon NOP comments received.

**Task 3 Prepare 1<sup>st</sup> Administrative Draft EIR**

*Objective*

The objective of this task is to prepare an accurate, thorough, and complete Administrative Draft EIR (ADEIR) for the All American Speedway Operating Agreement Project. It should be noted that the 1<sup>st</sup> ADEIR will not be submitted unless all required information has been received from the applicant and evaluated in the environmental document.

*typical*

Raney will prepare the 1<sup>st</sup> ADEIR in accordance with CEQA and the Placer County Environmental Review Ordinance. The EIR will also conform to Placer County's preferred format. The 1<sup>st</sup> ADEIR will include all statutory sections required by CEQA Section 15120-15132, including an executive summary, introduction and project description (including project objectives), setting, assessment of environmental impacts, identification of required mitigation measures for each of the environmental issues, and a complete list of the authors responsible for the environmental analysis. In addition, less than significant impacts identified in the initial study checklist shall be included in the EIR with an explanation of how and why this determination was reached. The 1<sup>st</sup> ADEIR will include all technical appendices, along with one CD copy of all cited literature, studies, and associated reference materials.

Raney proposes to prepare an EIR that will provide a project-level analysis to evaluate the potential environmental effects associated with implementation of the All American Speedway Operating Agreement Project. The main purpose of the EIR will be to provide the public and decision-makers with a thorough, legally defensible environmental analysis of the proposed project. The report will be accurate and free of technical jargon so that the information it contains is readable and easy to use by the decision-makers as well as the public. Comments on the Notice of Preparation will be reviewed and incorporated, as appropriate. The 1<sup>st</sup> ADEIR will be reviewed with County staff for adequacy and accuracy.

The All American Speedway Operating Agreement project EIR will include the following sections. It is important to note that the Project Description is being formulated under the Phase 1 contract. This Project Description will be a pivotal component for all of the environmental documents prepared under Phase 2, including the Initial Study, NOP, and EIR. The Project Description will serve as the basis of all of the documents and their associated analyses.

#### Task 3.1 Introduction and Executive Summary

The Introduction chapter will cite the provisions of CEQA and Placer County's CEQA implementation procedures to which the proposed project is subject. This section will identify the intended uses of the EIR, agencies that may rely upon the EIR, purpose of the EIR and statutory authority, summary of the scoping procedures, and a list of the NOP comment letters and concerns raised in the letters.

The EIR will also include an Executive Summary chapter to briefly describe in text the impacts and mitigation measures. In addition, this section will summarize the environmental factors found to have no impact in the Initial Study. A summary table will be included, consisting of a matrix of impacts and mitigation measures, with levels of significance of impacts before and after mitigation. The summary table will include all mitigation measures applicable to the proposed project.

#### Task 3.2 Environmental Setting, Impacts, and Mitigation Measures

The environmental analysis for the proposed project will focus on the following areas: Air Quality and Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and

Water Quality; Noise; Growth Inducing Impacts; Cumulative Impacts; and Significant and Unavoidable Impacts. Project alternatives and statutorily required sections will also be included. Some refinement to these issues may be required based on the comments that will be received during the NOP scoping process.

Information will be drawn from the Placer County General Plan and the General Plan EIR, the Initial Study prepared in Task 1 above, technical information provided by the applicant, and any other information pertinent to the project area. In addition to these documents, Raney will also review the technical information being prepared as part of Phase 1 by Ambient Air Quality & Noise Consulting and Morton & Pitalo, Inc. for noise and storm drainage and water quality, respectively. Consistent with CEQA and the requirements of Placer County, each environmental chapter will include an introduction, technical approach, environmental setting, regulatory setting, standards of significance, identification of environmental impacts, the development of mitigation measures and monitoring strategies, level of significance after mitigation, significant impacts, and effects found not to be significant. Raney proposes to include the following chapters in the All American Speedway Operating Agreement EIR:

a) Air Quality

The air quality analysis for the proposed project will be performed in-house by Raney, utilizing the UBERMIS 2007 Version 9.2.4 software package, CalEEMod, or Emfac based on discussions with the Placer County Air Pollution Control District (PCAPCD). Raney will utilize information to be provided by the applicant to produce emission estimates, including but not limited to, the annual and peak day fuel usage by type, the number and types of vehicles to be raced, race frequency and duration, and vehicle and engine specifications. In addition, the Air Quality chapter of the EIR will include the results of a SCREEN-3 model analysis. The anticipated focus of the SCREEN-3 model analysis may include, but not necessarily be limited to, the on-site 1,000-gallon fuel tank and race vehicles. However, it is important to note that the Placer County Fair Association, during the kick-off meeting for Phase 1, indicated that it intends to remove the 1,000 gallon fuel tank from the pit area. Prior to conducting the SCREEN-3 model analysis, Raney will confirm that this has taken place.

The air quality impact analysis will include a quantitative assessment of long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, and PM<sub>10</sub>). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The significance of air quality impacts will be determined in comparison to PCAPCD-recommended significance thresholds. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. For the Greenhouse Gas Emissions Analysis, see the *Cumulative Impacts and Other Statutorily Required Sections* chapter task below.

b) Hazards and Hazardous Materials

The Hazards & Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the project area or as a result of the proposed project, including the on-site 1,000 gallon fuel tank, if applicable, given the plan to remove the fuel tank from the project site. Prior to completing the analysis section of the Hazards chapter Raney will confirm that the fuel tank has been removed from the pit area. If the fuel tank has not been removed from the pit area, consideration will be given to the on-site fuel tank's proximity to sensitive locations, including schools. According to the Environmental Questionnaire for the project, a total of four (4) schools are located in relative close proximity to the project site. The potential for accidental fuel spills will also be addressed in the Hazards chapter. Raney will rely on information to be provided by the applicant as well as on existing regulatory information for the analysis. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

c) Hydrology and Water Quality

The Hydrology and Water Quality chapter will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, seepage, and water quality; including water run-off that may contain oils or other contaminants from the pit area into the existing drainage culvert and ultimately into an offsite drainage way. The chapter will be based upon a Storm Drainage and Water Quality study to be prepared by Morton & Pitalo, Inc., under contract with Raney. Morton & Pitalo, Inc. will establish the existing on-site drainage pattern for the project site, including watershed and sub-watershed mapping, identification of storm water drainage locations, storm drain underground pipe system alignments and outlet locations. Morton & Pitalo, Inc. will then calculate the peak runoff from each sub-watershed area based on the site's hydrologic parameters and using the Placer County Storm Water Management Manual (small watershed method). Morton & Pitalo, Inc. will compute the capacity of the existing storm drain system serving each sub-watershed area as well as the immediate downstream (receiving) pipe system. Based on the results of the above drainage calculations, Morton & Pitalo, Inc. will prepare a list of required storm drain improvements necessary to ensure that the on-site storm drainage system will have the capacity to adequately serve the property. In addition, Morton & Pitalo, Inc. will analyze each discharge location and determine if storm water is currently being treated, and if not, analyze various storm water quality treatment control measures and post construction Best Management Practices (BMPs) based on existing site conditions. Raney will review the Storm Drainage and Water Quality study to ensure that all environmental issues have been adequately addressed. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

d) Noise

The Noise chapter of the EIR will be based on the technical reports prepared by j.c. brennan & associates, Inc., under contract with the applicant, and a peer review to be performed by Ambient Air Quality & Noise Consulting, under contract with Raney. The noise chapter will include an analysis of the existing (i.e., "baseline") noise environment, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Based on Ambient's preliminary review of the 2007 and 2011 j.c. brennan & associates' noise analyses, noise measurements conducted by j.c. brennan & associates have been performed in accordance with currently recommended procedures and methodologies. However, Ambient has not yet received j.c. brennan's third noise report, which is currently being prepared. As part of Ambient's scope, Ambient will conduct up to five short-term (i.e., 10-60 minute) noise measurement surveys to provide independent verification of the noise measurement data identified by j.c. brennan & associates. Once Ambient receives j.c. brennan's third noise report, Ambient will prepare a written response detailing the findings of the peer review, including any potential inadequacies or suggested revisions identified during the peer review process.

The Placer County Planning Department has indicated that for CEQA analysis purposes, the Speedway noise levels should be considered subject to the City of Roseville noise level standards. To date, such a noise level comparison has not been completed by j.c. brennan & associates. As a result, in order to adequately address potential Speedway noise level impacts, j.c. brennan & associates will be required to provide the County and Raney with additional analysis that includes the following components: 1) identification of the relevant City of Roseville noise level standards; 2) comparison of the Speedway noise levels with the relevant City of Roseville noise standards; 3) if Speedway noise levels exceed the City of Roseville standards then additional mitigation should be identified, if possible, to further reduce Speedway noise levels. Raney will peer review the additional noise analysis described above. An alternative approach would be to have Raney's consultant provide the additional noise analysis described above. If this approach is selected, however, additional budget would be necessary.

Each of the technical chapters will include an introduction, environmental setting, regulatory setting, method of analysis, and standards of significance. The method and criteria used for determining the adverse impacts for each of these technical issues will be clearly and explicitly described in the respective chapters of the EIR, including any assumptions, models, or modeling techniques used in the analyses. The determination of impacts will be based on (a) thresholds of significance drawn from the standards used in similar EIRs in the region and (b) from the technical studies prepared for the proposed project, and will be refined in consultation with County staff. For each significant impact, feasible mitigation measures, if available, will be identified and the level of significance after mitigation will be stated. Mitigation measures will identify the timing of the mitigation and the entities responsible for implementation. Each

impact in the EIR will be numbered, as will the corresponding mitigation measures. Cross-references will be provided where necessary. The effectiveness and feasibility of mitigation measures will be discussed.

### Task 3.3 Cumulative Impacts and Other Statutorily Required Sections

This chapter of the EIR will evaluate significant and unavoidable, significant irreversible, growth-inducing, and cumulative impacts.

For the cumulative impact section of this chapter, cumulative impact discussions in accordance with CEQA Guidelines Section 15130 will be prepared for each technical issue area evaluated at a project level in Chapters 3.2 (a-d). As mentioned previously, Raney will coordinate with County staff to determine the approach to the cumulative analysis.

Included in the cumulative impacts analysis for the proposed project, will be a discussion of global climate change, including greenhouse gas emissions. The greenhouse gas emissions (GHG) analysis will include a quantitative estimate of operational carbon dioxide emissions from both stationary and mobile sources. Raney will consult with the PCAPCD throughout preparation of the GHG analysis and will follow the District's recommended guidance and protocol. Raney will estimate GHG emissions as a result of long-term operational impacts. Greenhouse gases will be quantified for the project as follows:

- Run the URBEMIS-2007 model to produce an estimate of total carbon dioxide equivalent emissions during project operation; and
- Discuss emissions in comparison to the PCAPCD thresholds of significance for greenhouse gas emissions.

Raney will analyze the proposed project for conformity with the State's greenhouse gas emissions reduction programs, as articulated in the California Air Resources Board's Proposed Early Action Measures, and the Climate Action Team's supplement to that report. Conclusions regarding the proposed project's contribution to global climate change effects will be based on the project's conformity with, and its potential to impede successful implementation of those programs.

### Task 3.4 Alternatives to the Proposed Project

The EIR will include an Alternatives analysis. The alternatives chapter will evaluate, at a minimum, three alternatives, including an off-site alternative and a No Project Alternative. Raney will consult with the County to define the No Project Alternative. The Alternatives will be selected when more information related to project impacts is available so the alternatives can be designed to reduce significant project impacts. Any additional alternatives shall be developed in consultation with the applicant and Placer County staff during preparation of the 1<sup>st</sup> Administrative Draft EIR to respond to identified significant impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The

Alternatives chapter will also include a section of alternatives considered but dismissed. If it is determined that an off-site alternative is not feasible, the chapter will include a discussion describing how the conclusion was reached. A matrix comparing the impacts of the proposed project to the three alternatives will also be included.

#### **TASK 3 PRODUCTS**

- Thirteen (13) hard copies and one (1) CD copy in Word format of the 1<sup>st</sup> ADEIR, including peer review letters, to the County for review.

#### **Task 4 Attend ERC Meeting and Prepare 2<sup>nd</sup> Administrative Draft EIR**

##### *Objective*

The objective of this task is to attend an Environmental Review Committee (ERC) meeting on the 1<sup>st</sup> ADEIR, to edit the 1<sup>st</sup> ADEIR based on the comments received from Placer County, and to submit a 2<sup>nd</sup> ADEIR to the County.

##### *Approach*

After the project team has reviewed the 1<sup>st</sup> ADEIR, the County will provide Raney with a copy of ERC's and the applicant's comments for incorporation into the ADEIR. County staff will review and provide direction on the applicant's comments. Raney's project manager will attend one ERC meeting. Raney will prepare an agenda listing all questions and clarification needed on the ERC's and applicant's comments. Following the ERC meeting, Raney will provide a draft summary of direction received at this meeting for review by the County Environmental Coordinator.

After all comments have been addressed by Raney, thirteen (13) hard copies and one (1) CD copy (in Word format) of the 2<sup>nd</sup> ADEIR will be submitted to the County, with all edits provided in underline and strike-out format. A cover memo shall be provided with the 2<sup>nd</sup> ADEIR that will discuss how all of the comments were addressed in the document. *It should be noted that unless appendices are substantially revised between the submittal of the 1<sup>st</sup> ADEIR and the submittal of the 2<sup>nd</sup> ADEIR, no hard copies of the appendices will be provided with the 2<sup>nd</sup> ADEIR.*

#### **TASK 4 PRODUCTS**

- Project Manager attendance at ERC meeting to discuss comments on the 1<sup>st</sup> ADEIR, preparation of agenda, and action item summary.
- Thirteen (13) hard copies of 2<sup>nd</sup> ADEIR, including cover memo, within 20 days after ERC meeting.
- One (1) CD copy in Microsoft Word format.

Task 5 Prepare Mitigation Monitoring and Reporting Program (MMRP)

*Objective*

The objective of this task is to prepare a Mitigation Monitoring and Reporting Program (MMRP) pursuant to the County's Environmental Review Ordinance and based on the standard Placer County format.

*Approach*

To comply with Public Resources Code Section 21081.6, Raney will prepare a Mitigation Monitoring and Reporting Program (MMRP) for adoption by Placer County. The MMRP will incorporate standard monitoring mechanisms in order to assist Placer County and the project team in meeting the intent of CEQA. The MMRP will include a brief project description and project location map. The MMRP will be in table format, and will specify mitigation measures, standards of success, parties responsible for implementing and monitoring, funding source(s), and timing. The MMRP will be provided to the County with the 2<sup>nd</sup> ADEIR, thereby allowing the County ERC to provide comments, which would subsequently be incorporated into the MMRP in the Draft EIR.

**TASK 5 PRODUCTS**

- Three (3) hard copies and one (1) electronic copy of the MMRP as a component of the 2<sup>nd</sup> ADEIR to County staff.

Task 6 Prepare Screencheck Draft EIR

*Objective*

The objective of this task is to edit the 2<sup>nd</sup> ADEIR based on the comments received from the County and to prepare and submit a Screencheck Draft EIR to the County for review.

*Approach*

Prior to printing, Raney will incorporate County comments on the 2<sup>nd</sup> ADEIR and produce a Screencheck Draft EIR. If desired, Raney will provide the comments in a "strike-through – underline" format to assist with the final check of the document. Raney will submit up to thirteen (13) hard copies and one (1) CD copy (in Word format) of the Screencheck Draft EIR within 10 days of receipt of comments on the 2<sup>nd</sup> ADEIR.

**TASK 6 PRODUCTS**

- Thirteen (13) hard copies and one (1) CD copy in Word format of the Screencheck Draft EIR to the County for review.



## Task 7 Prepare Draft EIR

### *Objective:*

The objective of this task is to edit the Screencheck Draft EIR based on the comments received from Placer County on the Screencheck Draft EIR and to submit a Draft EIR to the County.

### *Approach:*

Raney will incorporate County comments on the Screencheck Draft EIR (anticipated to only require editorial or other “non-substantive” changes) and produce a Draft EIR for the required 45-day public review period. Raney will submit up to thirty-five (35) hard copies of the Draft EIR within one week from completion of staff review of the Screencheck Draft EIR. Raney will also submit the necessary electronic copies of the Draft EIR document.

Raney assumes the County will distribute the Draft EIR in accordance with CEQA requirements. Raney will prepare the Notice of Availability (NOA) of the Draft EIR for the County to publish and post in accordance with CEQA. Raney will prepare the Notice of Completion and deliver, along with fifteen (15) hard copies and fifteen (15) CD copies, in PDF format, of the Executive Summary, to the State Clearinghouse, if requested by the County.

Raney will attend one (1) public hearing during the 45-day public review period to receive comments on the Draft EIR. Raney will be available for questions and will record all verbal comments presented at the Planning Commission public hearing for response in the Final EIR.

### **TASK 7 PRODUCTS**

- Thirty-five (35) hard copies, one CD copy per the County’s electronic requirements, and one (1) CD copy in Word format of the Draft EIR to the County.
- Notice of Availability and Notice of Completion preparation.
- Fifteen (15) hard copies of the Executive Summary and fifteen (15) CD copies in PDF format delivered to the State Clearinghouse.
- Attendance at one (1) public hearing on the Draft EIR.
- Recordation of all verbal comments on the Draft EIR at the hearing.

## Task 8 Prepare Administrative Final EIR

### *Objective:*

The objective of this task is to prepare an Administrative Final EIR containing written responses to all comments received during the 45-day public review period.

### *Approach:*

After the public comment period for the Draft EIR has closed, Raney will meet with County staff to review all comments received and determine the appropriate written responses to the comments on the Draft EIR received during the public review period. These comments and responses will be compiled into an Administrative Final EIR and thirteen (13) hard copies will

be submitted to the County within an anticipated 30 days from receipt of Draft EIR comments for review by Placer County. In addition, Raney will revise the MMRP to reflect any changes to mitigation measures made in response to comments. The EIR will include a list of persons, organizations, and agencies commenting on the EIR. Raney does not anticipate that these comments will raise new issues, or that new surveys or technical studies will be required to complete adequate responses. Further, Raney assumes that the amount and nature of comments can be addressed within the hours shown in the budget spreadsheet. Raney anticipates that the number of individual bracketed comments will not exceed a total of 100 comments. Should more time be needed to respond to additional comment letters, Raney will initiate discussions immediately with County staff to conduct this extra work. The Administrative Final EIR will consist of comments on the Draft EIR and responses to all comments on the Draft EIR. Changes in the Draft EIR text necessitated by the comments will also be provided and summarized on an errata sheet.

#### **TASK 8 PRODUCTS**

- One (1) meeting with County staff to review comments received and discuss approach.
- Thirteen (13) hard copies and one (1) CD copy in Word format of the Administrative Final EIR to the County.

#### **Task 9 Attend ERC Meeting and Prepare Screencheck Final EIR**

##### *Objective*

The objective of this task is to edit the Administrative Final EIR based on the comments received from Placer County on the Administrative Final and to submit a Screencheck FEIR to the County after the ERC meeting on the Administrative Final EIR.

##### *Approach*

After the project team has reviewed the Administrative Final EIR, the County will provide Raney with a copy of ERC's and the applicant's comments for incorporation into the Screencheck FEIR. County staff will review and provide direction on the applicant's comments. Raney's project manager will attend one ERC meeting to discuss appropriate responses to comments on the Draft EIR. Raney will prepare an agenda for the ERC meeting as well as summary minutes within one (1) week from the meeting date.

After all comments have been addressed by Raney, up to thirteen (13) hard copies of the Screencheck FEIR will be submitted to the County within an anticipated twenty (20) days of receipt of County comments on the Administrative Final EIR.

#### **TASK 9 PRODUCTS**

- Attendance at one (1) ERC meeting to discuss comments on the Draft EIR, preparation of agenda, and action item summary.
- Thirteen (13) hard copies and one (1) CD copy in Word format of the Screencheck FEIR to the County for review.

## Task 10 Prepare Final EIR

### *Objective*

The objective of this task is to edit the Screencheck FEIR based on the comments received from Placer County on the Screencheck and to submit a Final EIR to the County.

### *Approach*

Raney will incorporate County comments on the Screencheck FEIR and produce a Final EIR. Raney will submit up to thirty-five (35) hard copies of the Final EIR within 10 days from completion of staff review of the Screencheck FEIR. Raney will also submit the necessary electronic copies of the Final EIR document.

#### **TASK 10 PRODUCTS**

- Thirty-five (35) hard copies of Final EIR, one (1) CD copy per the County's Electronic Requirements, and one (1) CD copy in Word format of the Final EIR to the County.

## Task 11 Prepare Findings of Fact, Statement of Overriding Considerations, and Notice of Determination

### *Objective*

The objective of this task is to prepare the required Findings of Fact, Statement of Overriding Considerations (FOF/SOC) and Notice of Determination (NOD) for approval by the Placer County, as necessary.

### *Approach*

Raney will prepare the FOF/SOC pursuant to CEQA, and will incorporate information regarding the project's environmental impacts disclosed in the EIR. In addition, the FOF/SOC will provide the appropriate language to dismiss the project alternatives not selected. Raney will also provide proposed language on the overriding considerations, if necessary, which describes the benefits of the project that would outweigh any adverse environmental effects, if any. Raney anticipates submitting the FOF/SOC in conjunction with the Screencheck Final EIR for review. Raney further anticipates that the County Legal Counsel would review and provide feedback on the adequacy of the FOF/SOC.

#### **TASK 11 PRODUCTS**

- Six (6) hard copies, one (1) CD copy per the County's electronic requirements, and one (1) CD copy in Word format of the administrative draft FOF/SOC to County staff with the Screencheck Final EIR.

## Task 12 Project Management

### Objective

The objective of this task is to ensure close, extensive coordination and interaction with the applicant and County staff, and to participate in the public hearings on the EIR.

### Responsibility

President Tim Raney, AICP will serve as the EIR Project Director and will be responsible for overseeing preparation of the environmental document. Division Manager Rod Stinson and Special Projects Manager Nick Pappani will serve as the EIR Project Managers. The EIR Project Managers are responsible for handling the day-to-day activities of the EIR preparation, coordinating with the County and the technical consultants, and responding to staff inquiries about the EIR and the process. Mr. Raney, Mr. Stinson, and Mr. Pappani will be assisted throughout the environmental review process by Vice President Cindy Gnos, AICP, and Associate staff. Raney anticipates regular phone and e-mail communications with County staff, project stakeholders, and pertinent County, State, and local agencies throughout the processing and preparation of the EIR.

Raney will be available to assist the County, including attending and/or facilitating project meetings, as necessary. In addition, Raney will attend public hearings on the EIR, including Planning Commission Hearing(s) and Board of Supervisor Hearing(s), as directed by the County. Raney will prepare all necessary materials for public meetings and hearings.

Raney anticipates attending up to four (4) progress meetings with County staff on the project and up to four (4) public hearings, including two (2) Planning Commission and two (2) Board of Supervisors hearings as directed by the County. Raney will prepare any necessary noticing and materials prior to the meetings, attend the meetings, make presentations, and answer questions and respond to comments as needed. Attendance at additional meetings and hearings could easily be accommodated and would be billed at time-and-materials.

Raney assumes extensive e-mail and phone conversations throughout preparation of the EIR.

#### **TASK 12 PRODUCTS**

- Coordination, assistance, and project management throughout the process, including assistance with public facilitation of the project.
- Attendance at up to four (4) progress meetings with County staff.
- Attendance at up to four (4) public meetings/hearings, including two (2) Planning Commission and two (2) Board of Supervisors Hearings.
- Regular in person, phone, and e-mail communication with County staff and the applicant throughout the preparation of the EIR.

### III. Schedule

The below tentative schedule is based on Placer County's Standard EIR Processing Timeline. This schedule could be lengthened or shortened, depending on the needs of Placer County and will be finalized at the Project Initiation meeting. Factors that could lengthen or shorten the schedule include dates of receipt of project information (including information from the applicant), length of document reviews and unanticipated issues arising from County staff, the project team, or public review of the environmental documents.

**Phase 2 Tentative Schedule (IS, NOP, EIR)  
All American Speedway Operating Agreement Project**

Notice To Proceed	August 20, 2012
Project Initiation Meeting	Week of Notice to Proceed
Submit Project Description to County for Review	Complete
Receive edits on Project Description	Complete
Consultant submits Draft NOP and IS to County for review	September 10, 2012
County reviews Draft NOP and IS	September 24, 2012
County sends comments to Consultant on Draft NOP and IS	September 25, 2012
Consultant submits final NOP and IS	October 4, 2012
County reviews and finalizes NOP and IS	October 11, 2012
NOP Public Review Period (30 days) <b>start date</b>	October 11, 2012
NOP Public Scoping Meeting	Second to Last Week of NOP Period
Receipt of All Technical Studies	Complete
County sends NOP/IS comments to Consultant	November 12, 2012
County and Consultant review Preliminary Environmental Conclusions and verify any outstanding information needed from Applicant	November 26, 2012
Consultant submits 1st Administrative Draft EIR (ADEIR)	December 10, 2012
County reviews 1st ADEIR	January 7, 2013
County sends comments to Consultant on 1st ADEIR	January 9, 2013
ERC Meeting	Week of January 7, 2013
Consultant submits 2nd ADEIR	January 30, 2013
County reviews 2nd ADEIR	February 19, 2013
County sends comments to Consultant on 2nd ADEIR	February 20, 2013
Consultant submits Screencheck DEIR to County for Review	February 27, 2013
County reviews Screencheck DEIR	March 6, 2013
County sends comments to Consultant on Screencheck DEIR	March 7, 2013
Consultant submits Draft EIR	March 14, 2013
Public Review Period of Draft EIR (45 Days) <b>start date</b>	March 18, 2013
Draft EIR Public Hearing	Anticipated April 16, 2013
County sends DEIR Comments to Consultant and Applicant	May 2, 2013
Submit 1st Administrative Final EIR and FOF/SOC to County for review	May 22, 2013
County reviews 1st Admin Final EIR	June 19, 2013
County sends comments to Consultant on 1st Admin Final EIR	June 20, 2013
ERC Meeting	Week of June 24, 2013
Consultant submits Screencheck Final EIR to County for review	July 4, 2013
County reviews Screencheck Final EIR	July 12, 2013
Receipt of County comments on Screencheck Final EIR	July 15, 2013
Consultant submits Final EIR	July 22, 2013
Public Review Period of Final EIR (10 Days) <b>start date</b>	July 23, 2013
Planning Commission Hearing(s)	August
Board of Supervisors Hearing(s)	September

## IV. Cost Proposal

The cost for completion of Phase 2 of the environmental review process for the All American Speedway Operating Agreement Project is not to exceed \$84,480. The tasks are summarized in the Technical Scope of Services of this proposal and costs by task are shown in the attached spreadsheet. These costs are based on the estimates of time for each task provided in the chart on the following page. Costs for the EIR preparation will be billed on a not-to-exceed basis, following Raney standard billing rates included in the attached spreadsheet. It should be noted; however, as indicated below, that the cost for the preparation of the Final EIR is based upon the receipt of a reasonable number of comments on the Draft EIR. Raney anticipates that the number of individual bracketed comments will not exceed a total of 100 comments. Should the comments be excessive or require additional technical analysis, Raney would negotiate with the applicant and the County immediately to determine a reasonable cost for completion of the Final EIR. No work outside of the executed contract shall be performed without prior authorization from the County. Invoices submitted to the County for payment shall not include any work that has not been included in an executed contract. The following assumptions were used in the calculations:

- Raney will attend meetings with the County staff and the project team, as well as public hearings as described in the scope of work. Raney assumes that the number of meetings required will be achieved within the hours allocated in the attached spreadsheet. Additional meetings and hearings are easily accommodated and will be billed on a time-and-materials basis, as directed.
- Raney costs are based on the assumption that the existing data and information for Placer County and the proposed project area is accurate and current and will be available for the preparation of the proposed environmental documents.
- Specific amounts of time for revisions to the Screencheck Draft EIR, Screencheck Final EIR, and Mitigation and Monitoring Program have been assumed. Raney expects that responding to comments will not exceed the budgeted time. If unanticipated comments result in additional time beyond that which has been budgeted, those items will need to be renegotiated.
- Raney will provide to Placer County and the project team the number of copies of the documents as indicated in the technical scope of services. The cost estimate for copying is an estimate only and will be billed at actual cost. Raney will work with Placer County to identify ways to minimize printing costs, including producing electronic copies in lieu of hard copies, whenever feasible.
- Raney assumes that once a Notice to Proceed is issued, the preparation of the environmental documents would be a continuous process without excessive delays. Raney would propose to renegotiate the contract with respect to schedule and cost should substantial delays occur in the processing of the proposed project.
- Factors that would increase the scope of work and estimated costs outlined in the proposal include: attendance at additional public meetings; printing of additional copies of reports; analysis of additional issues above those discussed in this proposal or a more detailed level of analysis than described in this proposal; changes in the project requiring reanalysis or rewriting of report sections; collection of data required for the environmental documents beyond that described in this proposal; attendance at additional in-house meetings beyond those budgeted; and excessive comments on the environmental

documents. Raney would propose to renegotiate these items, if required, or charge on a time-and-materials basis.

		Tim Raney, AICP President	Rod Stinson and Nick Pappani Division Manager	Associate	Cost Per Task
<b>PHASE 2 ENVIRONMENTAL IMPACT REPORT</b>					
Task 1	Prepare Initial Study	2	10	40	\$ 5,330
Task 2	Prepare NOP	1	2	6	\$ 1,000
Task 3	Prepare First Administrative Draft EIR	8	12	24	\$ 5,300
<b>Technical Sections</b>					
Task 3.1	Introduction and Executive Summary		2	12	\$ 1,350
Task 3.2	Environmental Setting, Impacts, Mitigation Measures				\$ -
a	Air Quality	2	6	20	\$ 2,990
b	Hazards and Hazardous Materials		6	20	\$ 2,610
c	Hydrology and Water Quality		10	26	\$ 3,690
d	Noise	2	12	32	\$ 4,880
<b>Other Sections</b>					
Task 3.3	Cumulative Impacts & Other Statutorily Required Sections	1	8	28	\$ 3,790
Task 3.4	Alternatives Analysis	4	8	24	\$ 4,000
Task 4	Attend ERC Mtg & Prepare 2nd ADEIR	2	10	16	\$ 3,170
Task 5	Prepare MMP	1	4	8	\$ 1,450
Task 6	Prepare Screencheck Draft EIR	2	6	12	\$ 2,270
Task 7	Prepare Draft EIR	2	6	8	\$ 1,910
Task 8	Prepare Administrative Final EIR	8	16	45	\$ 7,730
Task 9	Attend ERC Mtg & Prepare Screencheck FEIR	1	8	10	\$ 2,170
Task 10	Prepare Final EIR	1	4	8	\$ 1,450
Task 11	Prepare FOF/SOC & NOD	2	6	14	\$ 2,450
Task 12	Project Management	32	60		\$ 14,180
	<b>Total Hours</b>	71	196	353	
	<b>Hourly Rate</b>	\$ 190	\$ 135	\$ 90	
	<b>Total EIR Labor</b>	\$ 13,490	\$ 26,460	\$ 31,770	\$ 71,720
<b>Sub-Consultant/Expenses</b>					
	Copying/Printing (estimate only; will be billed at cost)			\$ 10,000	
	Misc (Travel/fax/phone)			\$ 1,600	
	10% administrative fee			\$ 1,160	
<b>Total Cost for Phase 2</b>					<b>\$ 84,480</b>