

Project Name: Agreement to Operate the All American Speedway

Project Site

Assessor's Parcel Numbers (approximate location)

Acreage: 15

011-030-001, 003, 006
Portions of 011-002-001, 002, 004
Portion of 011-004-001, 003
Portion of 011-050-004, 003

Placer County Fairgrounds

Assessor's Parcel Number(s):

Total Acreage: 63

011-010-001, 002, 003
011-020-001, 002, 004
011-030-001, 003, 006
011-040-001, 003
011-050-003, 004

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PROJECT DESCRIPTION

Project

The project is a five (5) year agreement, with one (1) five (5) year extension option, between the County of Placer and the Placer County Fair Association for the operation and management of the All American Speedway in Roseville, CA. The project provides for operation of automobile racing and related activities on the existing All American Speedway track on Thursdays, Fridays, Saturdays and Sundays March through October of each calendar year, with a 10:00 p.m. operating curfew on Saturday; a 6:30 p.m. curfew on Thursdays and Fridays and a 6:00 p.m. curfew on Sunday. The project provides other Major Regional Racing Events each calendar year.

Project Location

The Placer County Fairgrounds (Fairgrounds) is located at 800 All America City Boulevard in the City of Roseville, California, near the intersection of Washington and Junction Boulevards. The Fairgrounds is owned in fee title by the County of Placer and comprises approximately 63 acres (See Exhibit A-Vicinity Map). Most of the Fairgrounds is operated and managed by the Placer County Fair Association (Association) and is developed with agricultural barns, a show ring, meeting halls, an administrative building, tenant lease space, parking lots, an RV area, carnival grounds, landscaped areas and the All American Speedway. Other areas on the 63 acre property that are not managed by the Association include land leased to the City of Roseville and the State of California (See Exhibit B-Fairgrounds Site Plan).

The Speedway consists of an approximate one quarter mile asphalt race track, bleachers and grandstands, concession buildings, parking and a pit area, in total comprising 15 acres. The Speedway portion of the Fairgrounds is located at the intersection of Washington Boulevard and All America City Boulevard. Multipurpose parking lots located off of Lawton Avenue on Fairgrounds property are utilized during racing events.

History

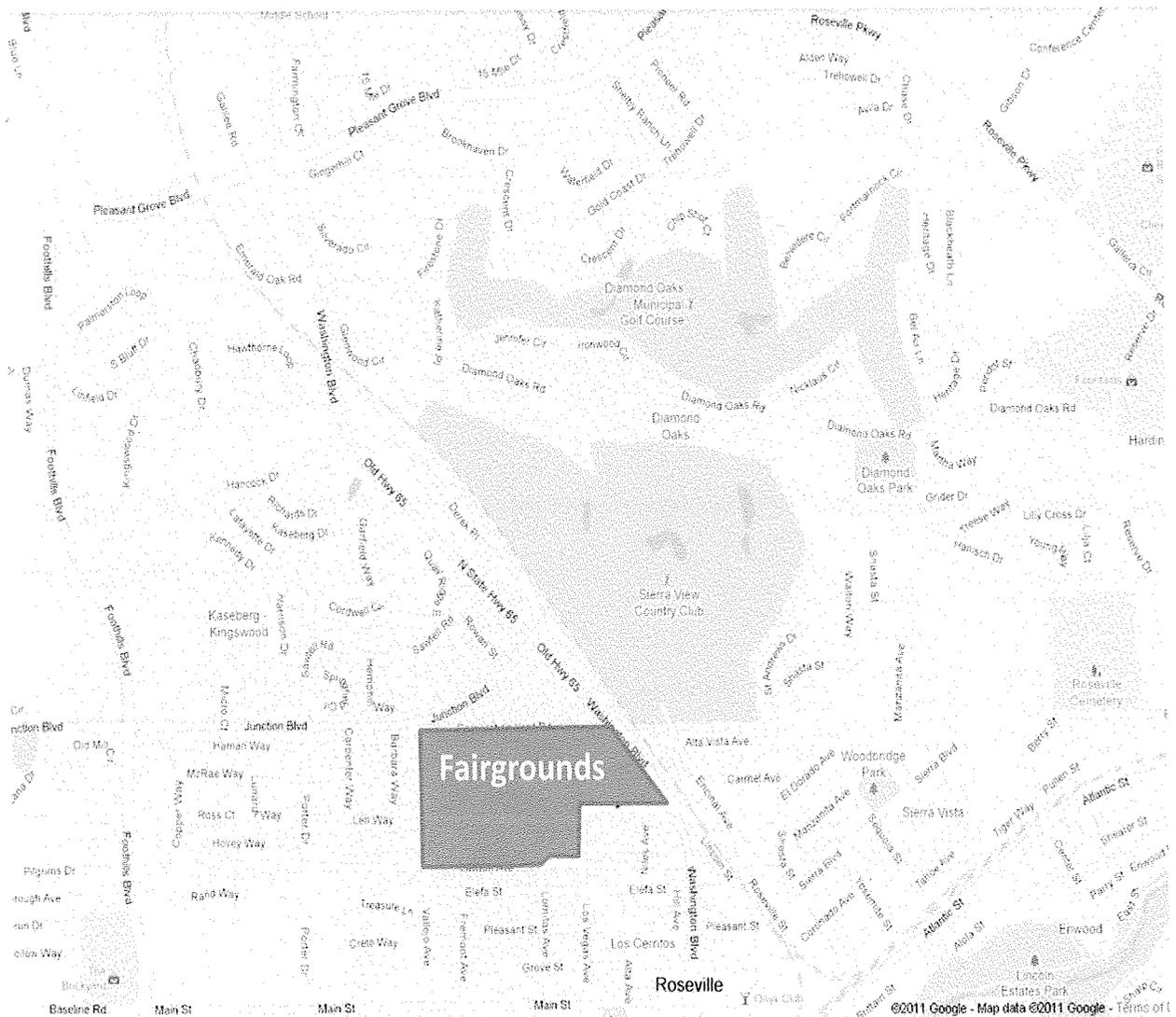
The track was originally constructed around 1955 as a dirt track for motorsport racing and also doubled as a rodeo arena. In 1972 the track was paved and named the All American Speedway. In 2006, the Association made improvements to the track to improve its safety characteristics, which included an expansion of the racing surface and reconfiguration of the entry and exit lanes to and from the Pit Area. The Pit Area was relocated from the north side of the track to an area east of the track previously used for spectator parking. Spectator parking was redirected to existing parking lots off of Lawton Avenue.

Agreement Material Terms

The proposed Agreement between the County and the Association will govern the operating and management of the Speedway. The project will effectively replace and supersede the racing components of an existing agreement between the County and the Association. The following outlines the principal terms of the proposed new agreement:

	Project
Premises	15 acres within the Placer County Fairgrounds
Term and Extension	5 years, with one (1) five year extension at the Association's option.
Permitted Uses	Operation of an automobile racing venue including concession activities and parking,
Days/Hours of Operation	Thurs/Fri 3:30 p.m. -6:30 p.m. Sat 11:00 a.m. -10:00 p.m. Sun 11:00 a.m.-6:00 p.m.
Special Events	Up to two (2) Major Regional Events
Months of Operation	March through October
Noise Limitations	Based on the outcome of sound studies.

VICINITY MAP PLACER COUNTY FAIRGROUNDS



SITE PLAN PLACER COUNTY FAIRGROUNDS



