

- i. Adopt Resolution commending Mary Anne Sapio for her accomplishments as Miss Gavilan Hills 1999 and Miss California. (Gage)
 - j. Adopt Resolution proclaiming April 25, 2000 as "i.Park Day" in Santa Clara County in honor of their grand opening. (McHugh)
 - k. Adopt Resolution commending Sang Hoon Kang, President, Institute of Information and Technology Assessment for his participation in i.Park. (McHugh)
 - l. Adopt Resolution commending the Department of Ministry of Information & Communication in honor of their participation with i.Park. (McHugh)
 - m. Adopt Resolution commending Dong Sun Kim, Vice Minister of the Department of Ministry of Information & Communication in honor of his participation with i.Park. (McHugh)
58. Approve and present Certificates of Appreciation to Employees of the Month of April 2000.
- Pros Prestosa Environmental Resources Agency
 - Weights & Measures Inspector Ag/Weights & Measures/Animal Control
 - Gerlinde Jewell Finance Agency
 - Account Clerk II Tax Collector
 - Rebecca "Becky" Luft Office of the District Attorney
 - Storekeeper Family Support Division
 - Juan G. Ibarra Health and Hospital System
 - Communicable Disease Public Health Department
 - Investigator
 - Rocio Flynn Health and Hospital System
 - Community Worker School-Linked Services
 - Fred Abbott Social Services Agency
 - IS Technician II Information Services

2:00 p.m. Land Use Hearings

59. Hearing to consider certification of Environmental Impact Report (EIR) for the proposed Fairgrounds Revitalization Project (File No. 6329-98EIR) (SCH No. 1999042047).
- Possible action:
- a. Open public hearing and receive testimony.

- b. Close public hearing.
 - c. Adopt Resolution certifying EIR for Fairgrounds Revitalization Project and making required findings. (Roll Call Vote)
 - d. Authorize Chairperson to execute Agreement with Fair Management Corporation (FMC) relating to continuation of existing role and functions of FMC with respect to operations of County Fairgrounds without lease of County Fairgrounds land to FMC.
 - e. Authorize Chairperson to execute Ground Lease with House of Blues Concerts, Inc. relating to development and operation of a performing arts theater at the fairgrounds for a 40-year period with an option to extend for a 10-year period.
 - f. Authorize County Executive to approve and execute necessary documents and instruments required to implement transaction contemplated in Ground Lease following review and approval by County Counsel as to form and legality.
 - g. Approve Outline of Terms and Conditions of Parking and Access License Agreement, and direct County Executive to include terms and conditions in the Final Parking and Access License Agreement.
60. Hearing to consider adoption of proposed Negative Declaration for a Group Campground and Amphitheater at Coyote Lake County Park.
- Possible action:
- a. Open public hearing and receive testimony.
 - b. Close public hearing.
 - c. Adopt proposed Negative Declaration.

Environmental Resources Agency

- * 61. Approve Request for Appropriation Modification No. 188 - \$167,198 transferring funds within the Environmental Resources Agency, Planning and Development Department budget relating to preparation of Environmental Impact Report (EIR) for County Fairgrounds Revitalization Project. (Roll Call Vote)
- * 62. Accept report relating to Historical Heritage Assessment Report.
Possible action:
Consider budget request in an amount of \$82,000 for creation of full-time Historical Heritage Coordinator position and related funding support for addition to the Planning and Development Department's budget and refer to budget hearings as part of other

County of Santa Clara

Clerk of the Board

Board Operations



ce04-041800

DATE: April 18, 2000

TO: Board of Supervisors

FROM:

SUBJECT: Approval of Fairgrounds Revitalization Project

RECOMMENDED ACTION

Hearing to consider certification of Environmental Impact Report (EIR) for the proposed Fairgrounds Revitalization Project (File No. 6329-98EIR) (SCH No. 1999042047).

Possible action:

- a. Open public hearing and receive testimony.
- b. Close public hearing.
- c. Adopt Resolution certifying EIR for Fairgrounds Revitalization Project and making required findings. (Roll Call Vote)
- d. Authorize Chairperson to execute Agreement with Fair Management Corporation (FMC) relating to continuation of existing role and functions of FMC with respect to operations of County Fairgrounds without lease of County Fairgrounds land to FMC.
- e. Authorize Chairperson to execute Ground Lease with House of Blues Concerts, Inc. relating to development and operation of a performing arts theater at the fairgrounds for a 40-year period with an option to extend for a 10-year period.
- f. Authorize County Executive to approve and execute necessary documents and instruments required to implement transaction contemplated in Ground Lease following review and approval by County Counsel as to form and legality.

g. Approve Outline of Terms and Conditions of Parking and Access License Agreement, and direct County Executive to include terms and conditions in the Final Parking and Access License Agreement.

58. On behalf of the County and the Board of Supervisors, Richard Wittenberg, County Executive, Office of the County Executive, presents Certificates of Appreciation to the following Employees of the Month for April 2000:
- Pros Prestosa Environmental Resources Agency
Weights & Measures Inspector Ag/Weights & Measures/Animal Control
 - Gerlinde Jewell Finance Agency
Account Clerk II Tax Collector
 - Rebecca "Becky" Luft Office of the District Attorney
Storekeeper Family Support Division
 - Juan G. Ibarra Health and Hospital System
Communicable Disease Public Health Department
Investigator
 - Rocio Flynn Health and Hospital System
Community Worker School-Linked Services
 - Fred Abbott Social Services Agency
IS Technician II Information Services
- Mr. Wittenberg speaks of the contributions of the recipients to their departments and expresses appreciation for efforts on behalf of the citizens of Santa Clara County.
59. This being the time and place regularly fixed for public hearing to consider certification of the Environmental Impact Report (EIR) for the proposed Fairgrounds Revitalization Project (File No. 6329-98EIR) (SCH No. 1999042047), the Chairperson declares the hearing open. Proof of Publication on file with the Clerk of the Board establishes that due notice has been given as required by law. Mr. Wittenberg provides background information on the proposed Fairgrounds Revitalization Project and Environmental Impact Report (EIR). Mr. Wittenberg advises that the House of Blues, Inc., will develop and operate an indoor performing arts theater, and the County will receive revenue for rental of the Fairgrounds property and a share of the theater revenue. Mr. Wittenberg further informs the Board that the County's share of the theater revenue is estimated to exceed \$1.7 million per year. The County will construct parking facilities and provide utility and infrastructure improvements. In addition, Mr. Wittenberg advises that a new exposition center and youth recreation facility will be built.
- Mr. Wittenberg reads the recommended actions as outlined in his April 4, 2000 memorandum. He continues by noting the participation of Supervisor Alvarado in numerous community meetings and expressing appreciation for the efforts of the Fairgrounds Management Corporation (FMC), County staff, and Alvarez Advisory

Services in the project planning process.

Chairperson Gage acknowledges the presence of members of the Board of Directors of the Fairgrounds Management Corporation and requests public comment. Victor Borman, Manager, San Jose Verde Mobilehome Community, states that he supports the Revitalization Project and expresses concerns relating to traffic impacts and neighborhood safety. Patricia Kramer, Chateau La Salle Mobile Home Association, provides background information relating to the community input process and expresses support for the Project. Carl Laucher, Publisher of the Times Newspaper Group and coach of San Jose State University's Women's Rugby Team, expresses support for revitalization of the Fairgrounds. Mr. Laucher speaks of the importance of enhancing the appearance of the Fairgrounds and comments that the facility should be available for various types of community uses. Michael Macarelli, San Jose State University student and Valley Transportation Authority employee, submits a copy of a publication entitled, "Ecotourism," and requests that consideration be given to revitalizing various neighborhoods in San Jose.

(Supervisor Simitian leaves his seat at 2:30 p.m.)

Mark Weiss, concert promoter, speaks in opposition to the Project, citing concerns that some details regarding the arrangement with House of Blues, Inc., have not been made public. Mr. Weiss further states that the proposed theater may not produce the anticipated level of revenue and suggests that other concert industry experts be contacted before implementing the performance theater Agreement.

Supervisor Alvarado briefly speaks of the under-utilization and bankruptcy of the Fairgrounds and the efforts of the FMC, County staff, and Alvarez Advisory Services to plan for revitalization. She continues by speaking of community participation in the planning process, acknowledges the presence of a staff member of the Office of San Jose City Councilmember George Shirakawa, Jr., and emphasizes the participation of Councilmember Shirakawa in community meetings and interest in providing recreation and sports opportunities for youth. In addition, she comments on the necessity of addressing traffic concerns through comprehensive planning. Supervisor Alvarado moves that the recommended actions be approved, and Chairperson McHugh seconds the motion. Supervisor Beall expresses support for the motion, stating that the Project is in the best interest of the County and residents. Supervisor Beall expresses appreciation for the leadership of Supervisor Alvarado and the efforts of Project participants. He further expresses a desire that the facilities that are being considered be of the highest quality.

On motion of Supervisor Alvarado, seconded by Supervisor McHugh, it is unanimously ordered on roll call vote of four to zero, with Supervisor Simitian absent, that the hearing be closed. On motion of Supervisor Alvarado, seconded by Supervisor McHugh, it is unanimously ordered on roll call vote of four to zero, with Supervisor