

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

To: **BOARD OF SUPERVISORS**

Date: **APRIL 15, 2008**

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

Subject: **BILL SANTUCCI JUSTICE CENTER – FINAL MAP RECORDATION CITY
OF ROSEVILLE MAJOR PROJECT PERMIT**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board approve the attached Resolution authorizing the Director of Facility Services to take the following actions associated with City of Roseville Major Project Permit requirements for the Bill Santucci Justice Center (SJC) in the City of Roseville, CA:

1. Execute on behalf of the County all documentation, including the City of Roseville Tentative and Final Parcel Maps for the SJC on behalf of the County of Placer; and
2. Prepare and approve a parking agreement between the County and J.B. Management L.P. (JBM) for the benefit of the Courthouse parcel; and
3. Take all other actions necessary for the acceptance, grant, and recordation of easement rights associated with the approval of documents pertinent to the City of Roseville development approval process, including the grant and acceptance of easement rights to and from JBM.

BACKGROUND / DISCUSSION: On December 11, 2003, the City of Roseville Planning Commission took action on a variety of items associated with the new SJC, formerly the South Placer Justice Center, in Roseville. These actions included approval of the Major Project Permit (MPP), a Conditional Use Permit (CUP), the tentative subdivision map (File #SUBD 03-05) and a Mitigated Negative Declaration (MND) for this project. Among the other requirements associated with these actions, the tentative subdivision map approval was given subject to conditions related to the grant of public utility easements and parking rights.

Following the receipt of entitlements from the City of Roseville for the contemplated projects, on April 20, 2004, your Board took a number of actions pertaining to the acquisition and development of the SJC. This included your Board's authorization of the Chairman to execute the following Agreements between the County and JBM: purchase and sale for the acquisition of a 44-acre ± portion of the SJC property; lease purchase for construction of the 110,700± square foot courthouse facility; and Agreement to lease the JBM office building constructed to the west of the courthouse.

To satisfy conditions of the MPP, additional authorization is now required from your Board. This includes the authority to record a two-phase final parcel map, which JBM's consultant is now finalizing to address the County and JBM's respective ownership of portions of SJC (see attachment). Following recordation of the map, the SJC will be encumbered by public utility, drainage, water line, and sewer easements. In addition to these public rights, the following additional rights will be perfected through separate instruments: the County and JBM will grant access easements to each other; and, JBM will grant to the County a public utility easement for the placement and maintenance of telephone, data and television services and a tunnel easement between the Courthouse and the detention facility. Another remaining component of the MPP conditions is a requirement that the County enter into a parking agreement that reserves 571 non-exclusive parking spaces, for the benefit of the Courthouse parcel, within the 655-space County-owned parking lot. This parking Agreement is now being finalized between the parties, and must be executed prior to recordation of the map.

To complete these tasks, staff requires your Board's authorization for the Director of Facility Services to approve all necessary documents pertinent to the MPP approval conditions including the granting and acceptance of easement rights to or from JBM. By your Board's approval of the attached Resolution, the Director can carry out all necessary actions required pursuant to the City of Roseville approval conditions.

ENVIRONMENTAL CLEARANCE: On February 24, 2004, your Board adopted a mitigated negative declaration analyzing the impacts of the development of the SJC. This project was included in that analysis and no further action is necessary at this time.

FISCAL IMPACT: Costs associated with satisfaction of the remaining MPP conditions have been anticipated and incorporated into the SJC Courthouse Budget.

ATTACHMENTS: PARCEL MAPS
RESOLUTION

JD:MD:MR:LM:DB

cc: COUNTY EXECUTIVE OFFICE

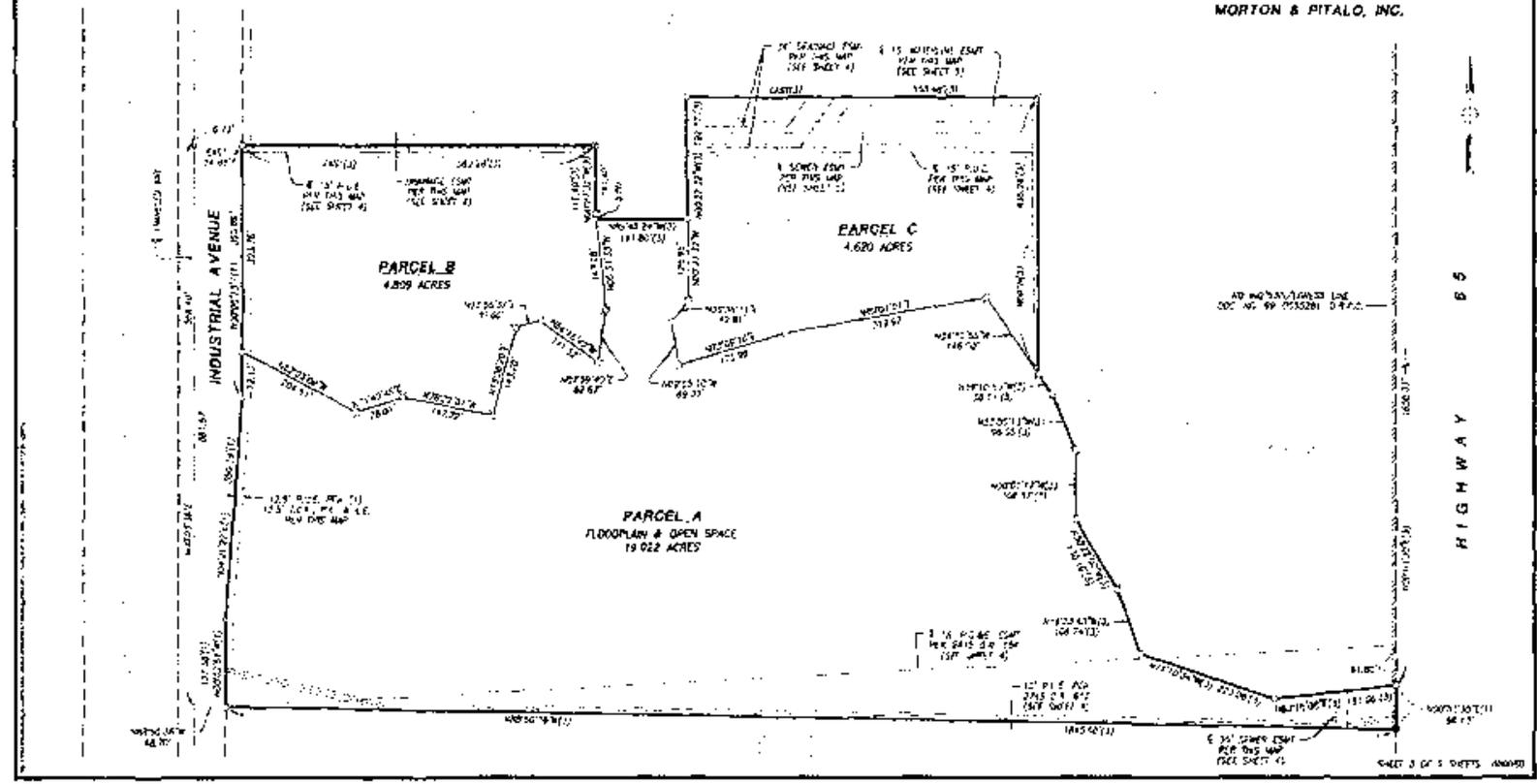
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- NOTES**
1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS
 2. SEE SHEET 2 FOR CEDED BASIS OF MEASURES AND ADDITIONAL NOTES AND BOUNDARY ADJUSTMENT
 3. SEE SHEET 4 AND SHEET 5 FOR ADDITIONAL EXHIBIT ADJUSTMENT

SEE SHEET 2

**PARCEL MAP OF
BILL SANTUCCI JUSTICE CENTER
PHASE 2**

SUBDIVISION NO. SUBD **--**
A PORTION OF PARCEL 1, 22 P.M. 95,
BEING A PORTION OF SECTION 15 & 16,
T. 11 N., R. 6 E., M.D.M.,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
SCALE: 1" = 100' FEBRUARY, 2008
MORTON & PITALO, INC.



PHASE 2 PARCEL MAP (JBM PARCEL)

ATTACHMENT A-1

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION AUTHORIZING THE
DIRECTOR OF FACILITY SERVICES TO SATISFY
APPROVALS OF THE BILL SANTUCCI JUSTICE
CENTER ASSOCIATED WITH THE CITY OF ROSEVILLE.

Resol. No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2008 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, JB Management, L.P. (JBM) is the owner of property adjacent to the Santucci Justice Center (SJC) comprised of an approximately 60,850± square foot office building along with the 110,700± square foot courthouse facility and 19± acres of wetlands, within the City of Roseville;

WHEREAS, the County is the owner of a 44-acres in the SJC that is comprised of future development areas for County justice service buildings, archive and storage, sheriff substation and a detention facility along with parking areas intended to serve these buildings as well as the 110,700± courthouse facility;

WHEREAS, the City of Roseville approved the Major Project Permit (MPP), which includes Conditions of Approval requiring the approval of the tentative parcel map for both JBM's and the County's owned parcels;

WHEREAS, two separate parcel maps are being prepared for the City of Roseville approval and subsequent recordation (Phase 1 for the County owned portion, and Phase 2 for the JBM owned portion);

WHEREAS, each tentative and final parcel map will depict the easements required by the MPP;

NOW THEREFORE, BE IT RESOLVED, that the Placer County Board of Supervisors does hereby authorize the Director of Facility Services, or his designee, to execute on behalf of the County all documentation and take all other actions necessary or appropriate to satisfy conditions of the MPP, including the grant and acceptance of easement rights to and from JBM; and, consent to the granting, acceptance and recordation of the rights associated with the parcel maps.

