

COUNTY OF EL DORADO

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August 28, 2012

Justice Brad Hill
Chair, Facilities Working Group
Fifth District Court of Appeal
2424 Ventura Street
Fresno, California 93721

Re: New Placerville Area Courthouse, Forni Road/Jail Site

Dear Justice Hill:

The County of El Dorado Board of Supervisors urges you and the members of the Facilities Working Group to complete the land purchase for the proposed Placerville Courthouse. We are outlining the reasons why the Judicial Council should proceed with the purchase and closing of escrow for the planned Placerville area courthouse, subject to the completion of the CEQA review process and any procedures required by law.

- 1) Except for completing the environmental documents, staff time and escrow costs, there is no cost to the State of California as we are trading the value in Building "C" for the value in the new court site.
- 2) In addition to relatively no cost for the subject site, the County of El Dorado will deposit into an escrow account \$1,500,000 for the cost associated with the driveway and road improvements for the Forni Road extension.
- 3) The funds set aside for site acquisition can now be removed from the Placerville Courthouse and reallocated to another courthouse (\$2,705,000).
- 4) The AOC finds the site acceptable with utilities adjacent to the proposed courthouse.
- 5) This site is adjacent to El Dorado County's jail and will help lower cost and improve safety issues with prisoner transportation.
- 6) This particular property and the trade, along with the County's \$1,500,000 contribution, might not be available in the future, thus driving up the total cost of the new Placerville courthouse.

As of June 1, 2012, Supervisor Sweeney and I have come to terms with the AOC's personnel on most of the salient points which are outlined below and which will confirm the initial terms of a formal written agreement.

Acquisition Agreement:

- a) County to grant fee title to State of 7.7 to 8.7 acres of land (anticipated value at approximately \$1,160,000 improved) on Forni Road adjacent to the El Dorado County Jail in exchange for the State's interest in Building C. Exact size to be determined after final test fits and utility/driveway information. (Subject to ratification of negotiations with the Briggs Family Trust.)
- b) The appraisal amendment for the updated acreage of the Forni Road/Jail site to be reviewed and accepted by Department of General Services.
- c) The agreement will include a provision that the cost of the driveway/utility improvements will be placed into an escrow account by El Dorado County, up to a maximum contribution of \$1,500,000, prior to the recording of deed/close of escrow for courthouse site. Any remaining funds at the completion of improvements to be returned to the County.
- d) All terms to be reviewed and accepted by Department of General Services and Department of Finance prior to State Public Works Board approval of acquisition.

Access Easement:

- a) County to grant access easement (or provide irrevocable offer of dedication of road) from Forni Road to courthouse site along future alignment of Ray Lawyer Drive. The temporary connection of Ray Lawyer Drive to Forni Road will be abandoned or removed if/when the County or the City of Placerville constructs the new intersection at the jail driveway as part of the Western Placerville Interchange improvements. Access easement to terminate upon public dedication of Ray Lawyer Drive extension.
- b) AOC to grant County sewer utility easement (or County will reserve sewer easement as part of grant deed).

Road / Driveway and Utilities:

- a) AOC to contract for the provision of all required utilities to the courthouse site and pay for same with the \$1.5 million deposited into escrow by the County. All utilities to be verified by utility survey and constructed with minimum necessary improvements for courthouse use to include those shown on updated estimate and drawing to be attached to property acquisition agreement.

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- b) AOC shall contract the construction of a two lane roadway (including grading of the full right of way width) along the adopted Ray Lawyer Drive alignment to the courthouse site and pay for the same with funds deposited into escrow by the County. Roadway to be constructed to public road standards acceptable to the City of Placerville, for courthouse use to include those shown on updated estimate and drawing to be attached to property acquisition agreement. Coordination of design to be resolved prior to finalizing of purchase acquisition agreement.

- c) AOC at its sole cost to contract for the construction of on-site parking, on-site utilities, and associated facilities on the courthouse site.

The terms outlined herein have been consistent between the AOC's office and the County of El Dorado for the past nine months. The terms are still acceptable for the current time but may not be in the future. Your assistance in the matter is most appreciated and if we can be of any further assistance or provide information please advise.

Sincerely,
County of El Dorado

John R. Knight, Chair
Board of Supervisors
County of El Dorado

cc: Honorable Suzanne N. Kingsbury
Members of the Court Facilities Working Group

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