

# COUNTY OF EL DORADO

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SUZANNE ALLEN DE SANCHEZ  
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March 30, 2009

Judicial Council of California  
Administrative Office of the Courts  
Office of Court Construction and Management  
Attn: Burt Hirschfeld, Assistant Division Director  
455 Golden Gate Avenue  
San Francisco, California 94102-3688

Dear Mr. Hirschfeld:

In response to your letter dated March 3, 2009, El Dorado County is pleased to offer the following economic opportunity for the construction of a new courthouse in Placerville.

**Land Donation:** El Dorado County will provide land for the new courthouse meeting your specifications of between 4.5 and 5.5 acres. The proposed site is within Assessor's Parcel No. 325-300-32 and is adjacent to the existing County jail facility on a hillside immediately south of U.S. Highway 50 on Forni Rd. in Placerville. This location presents the ideal opportunity for the collaboration of County Justice partners by placing the Superior Court in direct proximity to the County jail and Sheriff's offices. As a component of the construction funded by Senate Bill 1407, the County's proposal will allow for the construction of a tunnel from the jail facility to the Superior Court for the secure transfer of inmates. An aerial photo of the general area showing the location of the jail facility and the proximity of U.S. Highway 50 is attached to this letter for your reference.

**Additional details about the proposed courthouse site:** The following summary is provided in response to your request for specific information about the proposed site.<sup>1</sup>

- *Site Context and Location Information:* The proposed site is within the Placerville City limits and is approximately 1.3 miles west of the historic Placerville Central Business District. The proposed site is located across U.S. Highway 50 and southeast

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<sup>1</sup> This information is preliminary and is based on information available in the short period of time allowed for preparing a response.

of the existing County Government Center complex. In addition to the existing County government facilities, the surrounding area includes the County Fairgrounds, rural residences and commercial uses. As highlighted above, the County is offering this site because of its optimal location adjacent to the existing County jail facility and the future benefit of utilizing a secure corridor between the new courthouse and the existing jail.

- *Physical Elements:* The elevation of the site ranges from 1,850 to 2,000 feet above mean sea level and slopes on the site predominantly range between 10 and 20 percent. The site is located with the Weber Creek drainage area and is approximately 1.5 miles from Hangtown Creek. There are no permanent bodies of water on the site. Vegetation on the site is characterized as open grassland and oak woodland.
- *Public Streets and Alleyways:* The site contains existing access by a two lane driveway from Forni Rd.
- *Subsurface/Geotechnical Conditions:* A prior study described the soils as gravelly and rocky loams with slight to moderate erosion hazards.
- *Seismic Conditions/Requirements:* The County does not have any information about existing seismic conditions or requirement for the proposed site.
- *Energy Conservation/Utilities:* Public utilities, electrical service and telephone service are currently available at the proposed site.
- *Historic Preservation/Site History:* This property does not have any known historical significance and no historical sites have been identified. Prior field reconnaissance identified a site consisting of a cellar and associated rotted wood beams, corrugated iron, a small flat that may have supported a second cabin or barn, a short ditch segment, a small detention basis and a small low rock enclosure. The estimated date of construction is 1900. No other artifacts have been found at the proposed site.
- *Existing Use, Ownership and Control:* The new courthouse would be located on vacant parcels owned by the County that are zoned for use as public facilities.
- *Proximity to County Justice Partners and Community Services:* As noted above, the proposed site is adjacent to the existing County jail facility and is located in close proximity to the County Government Center Complex and Sheriff's Offices, and the Placerville Central Business District.

**Terms:** In exchange for the County's donation of land for the new courthouse, the County seeks to regain the use of all of the space currently occupied or otherwise held by the Superior Court in the Placerville Main Street Branch, Placerville Building C Branch, and El Dorado Center in South Lake Tahoe. Each of these properties holds special value to the County and serves key County purposes. The County proposes that upon completion and occupation of the new courthouse, the Superior Court will vacate these facilities and release or transfer all of its interest in those properties back to the County.

- The Main Street Branch is housed in a historical building at the heart of Placerville's historic Central Business District. Although lacking in modern efficiency, this building is a Placerville icon and local treasure due to its prominence in the center

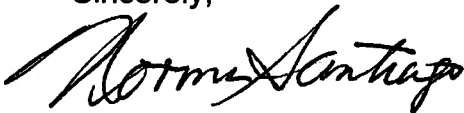
of our community. Once this building is no longer used as a courthouse, it should be reserved for a local purpose in harmony with its community character and distinction.

- The Building C Branch is located in Fair Lane Ct. and is a part of the County Government Center Complex. This building currently houses County departments who share the space with the Superior Court. The County desperately needs this additional space to relieve over-crowded County offices and to provide a home for other county personnel confined to leases that are a strain on the County's exhausted budget.

- The El Dorado Center is distinguished by its commercial value and advantageous location in the business community of South Lake Tahoe. The Superior Court has not made use of this facility for judicial functions in years. The County urgently needs to maximize this public asset. Putting this property back into commercial production will generate much needed revenues to support strapped county operations.

The County is very enthusiastic about the prospect of finally realizing a long-held goal to see the completion of a new courthouse in Placerville. We are eager to cooperate with the State's efforts under Senate Bill 1407 and look forward to the initiation of this much-needed project.

Sincerely,



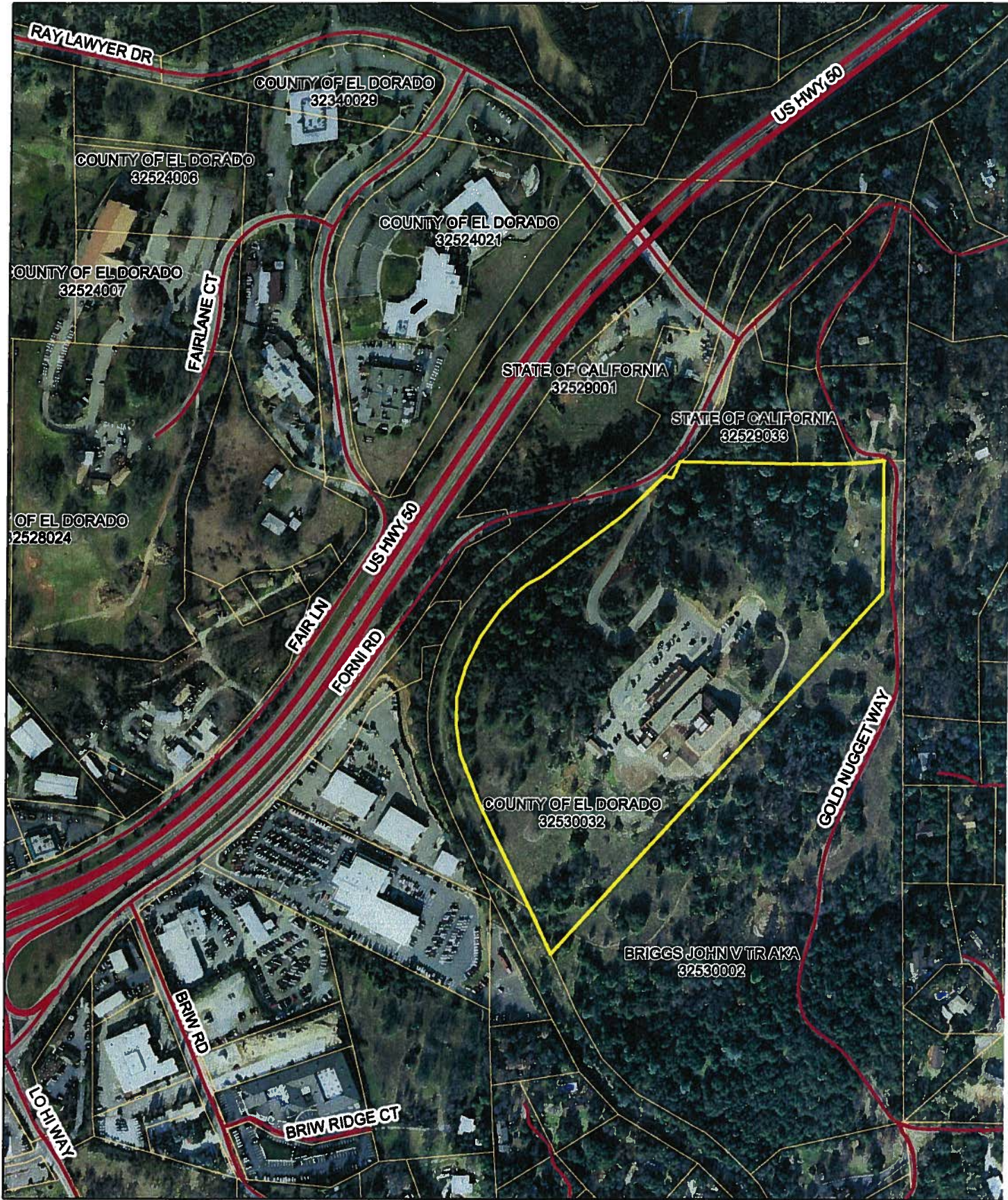
Norma Santiago, Vice-Chairman  
Board of Supervisors  
County of El Dorado

Enclosures

Cc: Hon. Suzanne N. Kingsbury, Presiding Judge, Superior Court of El Dorado Co.  
Senator Dave Cox  
Assemblymember Ted Gaines  
Assemblymember Alyson Huber  
Patty Borelli, Placerville City Mayor  
John Driscoll, Placerville City Manager  
Jerry Birdwell, South Lake Tahoe City Mayor  
David Jenkins, South Lake Tahoe City Manager  
Tania Ugrin-Capobianco, Executive Officer, Superior Court of El Dorado Co.  
Steve Sundman, ACO Team Lead, OCCM

Attachment: Aerial photograph (1 page)

# APN 32530032



Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Printed on 3/25/2009 BOS



Map displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

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