

From: [Donald Knight](#)
To: [Karen L. Garner](#)
Subject: 10880 US Hwy 50
Date: Wednesday, May 13, 2026 1:29:05 PM

Afternoon Karen,

On May 7, 2026, Senior Civil Engineer Rachel McFatter, Supervising Building Inspector Richard Taylor, and Code Enforcement Officer Nicolaus Heuer conducted an on-site structural assessment of the building located at 10880 US Highway 50. Following this assessment, Engineer McFatter prepared a detailed report outlining the condition and structural integrity of the building.

Her assessment identified multiple critical failures throughout the structure, including:

- **Mid-section (south side)** – A failing south bearing wall, incomplete lateral load-resisting system, and an inadequate foundation system. These deficiencies indicate global structural instability and would require major reconstruction to meet even minimum structural safety standards.
- **Visible separation between building sections** – A measurable gap between the west and east building segments, indicating substantial differential settlement or structural movement.
- **West end** – Lateral displacement of approximately 3–4 feet toward the river, significant racking of the wall and framing system, and an inadequate foundation. This portion exhibits severe structural failure that cannot be economically or reasonably corrected.
- **Southeast end** – Inadequate foundation and bearing conditions; deteriorated floor joists showing cracking, splitting, and weathering; and insufficient lateral bracing. This area is structurally unstable.
- **Northeast end** – While no obvious exterior distress was visible, the engineer could not verify the condition of the internal framing. The area is not safe or occupiable in its current state, and any localized stability does not mitigate the global structural hazards affecting the building.

I have reviewed the photographs taken during the inspection and discussed the findings directly with Engineer McFatter. Based on this information and my own professional judgment as the County's Chief Building Official, it is my opinion that the building is beyond practical repair. Restoring it to meet current minimum safety standards would require reconstruction of major load-bearing elements, replacement of deficient foundation systems, and rebuilding significant portions of the framing and lateral-resisting systems. Such work is not feasible, reasonable, or cost-effective given the building's age, its ongoing deterioration, and the severity of the structural failures identified.

The structure poses an active and substantial hazard to life, health, and public safety. In addition, the degree of instability creates a risk of collapse that could result in environmental impacts, including debris entering the American River.

For these reasons, it is my professional recommendation that this structure be declared unsafe and that the County proceed with demolition through the abatement process to eliminate the danger.

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Mid section red shaded area: **STRUCTURALLY COMPROMISED / UNSTABLE**
visible evidence of distress or damage:
south bearing wall failing; incomplete lateral system; inadequate foundation system on south side. significant efforts required to restore.

transition would likely be defined by location of south bearing wall having adequate stability, but could not verify

Northeast end yellow shaded area: **MAY BE STABLE**, but not occupiable as is, no visible evidence of distress or damage from exterior, but could not confirm framing

transition would be roughly defined by location of retaining wall:
south of retaining wall (with raised floor framing) is unstable;
north of retaining wall possibly stable, could not verify

Southeast end red shaded area: **STRUCTURALLY COMPROMISED / UNSTABLE**
visible evidence of distress or damage:
inadequate foundation;
inadequate bearing;
floor joists show signs of cracking, splitting, weathering;
inadequate lateral bracing. significant efforts required to restore.

visible separation / gap between west and east sections of building

West end red shaded area: **STRUCTURALLY COMPROMISED / UNSTABLE**
visible evidence of distress or damage:
lateral displacement of 3-4 feet to the south, (toward river); racking of wall/framing; inadequate foundation. significant efforts required to restore.

