

T. Kayes Open Forum B/S 7/16/2019

El Dorado County Board of Supervisors

Meeting Date: July 16, 2019

Open Forum Commentary

By Terry Kayes, District 3

The Start of a Coming Farewell to California Government Affairs

My primary reason for being here today is to tell you one fact and to inform you that in the months ahead I will be cutting back and phasing out the time I expect to spend thinking and commenting about topics that are pertinent to California and El Dorado County governments and the people they govern. A few weeks before our former County Counsel left for Yuba County, I mentioned to him that since early 2017, I had spent over 1,000 hours investigating the ins and outs of why California and so many of its counties for over 50 years have been stuck in a state of near-constant turmoil — with little peace for those who would prefer more civility.

He initially registered surprise at the amount of time I indicated, but nodded knowingly when I added, "One of the main reasons I left California in June 1970, at age 24, was that between 1960 and 1969 I had become 'sick' of all the 'hot-air' and nastiness, hypocrisy, blame-shifting, and complaining by too-many angry people about a plainly dysfunctional legal system and a system of government that they themselves had helped build." By 1968, I had seen enough of the state's self-destructive tendencies.

But that said, given that I had been required by family circumstances to return to California, I thought it was right, given my

history as a problem solver in government, to try to help make things better, at least in El Dorado County.

After returning, one of the many displays I witnessed of inept planning and communications by California government came in December 2016 in a Caltrans sponsored meeting about the U.S. Highway 50 Camino Safety Project. Soon after, came the 2017 catastrophic failure of the Oroville Dam's two spillways, as I and others had predicted they would in late 1967. Then, in November 2018 came the Camp Fire, which destroyed the Town of Paradise — whose residents since the late 1950s had repeatedly been warned of the extremely dangerous situation in which they were putting themselves, by veteran firefighting officials, state and county reports, etc., all of which they (the residents), for the most part, ignored.

What I now know about all the above is far more than I have time to tell, other than the basics. The one fact I will point to today is that based on my in depth studies to date the overall outcome of the Camino Safety Project, as recently outlined by Caltrans, will not be safe. While it may be true that the project will address some important aspects of highway safety, it fails entirely to address others, and will likely, in my opinion, make a number of serious human health and safety hazards worse. In my view, a project that addresses certain dangers while at the same time making others worse is an overt ethical failure.

Thank you for your attention.

K. Smith Open Forum BAS 7/16/2019



**Economic &
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Real Estate Economics

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FINAL REPORT

EL DORADO COUNTY JUSTICE FACILITY PROJECT ECONOMIC IMPACT ANALYSIS

Prepared for:

El Dorado County

Prepared by:

Economic & Planning Systems, Inc.

May 17, 2000

EPS # 9030

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El Dorado County Justice Facility Project May 17, 2000

This final report was prepared by Economic & Planning Systems, Inc., (EPS) a firm that specializes in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project # 9030) was commissioned by El Dorado County

Walter Kieser served as principal-in-charge and oversaw all aspects of the assignment. Jamie Gomes, senior associate and project manager, conducted the economic impact analysis.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgement based on market and economic conditions as of the date of this report. Changes in the market conditions and/or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it is believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should neither be construed as a representation nor opinion that government approvals for development can be secured. Conclusions and recommended actions contained within this report should not be relied upon as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

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I. INTRODUCTION

El Dorado County is in the process of preparing an Environmental Impact Report for the proposed El Dorado County Justice Facility Project (Justice Facility Project). The proposed Justice Center, off of Forni Road, will consolidate court and other justice-related facilities currently located in Cameron Park and downtown and central Placerville. To complement the EIR, El Dorado County has asked Economic and Planning Systems, Inc. (EPS) to prepare a report analyzing the potential economic impacts on Cameron Park, the City of Placerville, and Downtown Placerville businesses assuming the proposed Justice Facility Project is completed.

PROJECT DESCRIPTION

The Justice Facility Project includes the consolidation and relocation of the El Dorado County Court Facilities, Sheriff Facility, Juvenile Hall, Law Library, Public Defender, and District Attorney, along with an expansion of the County Jail. **Figure 1** shows the proposed site plan. The project is located at the existing County Jail site, south of U.S. Highway 50 near the Forni Road/Placerville Drive intersection with U.S. Highway 50.

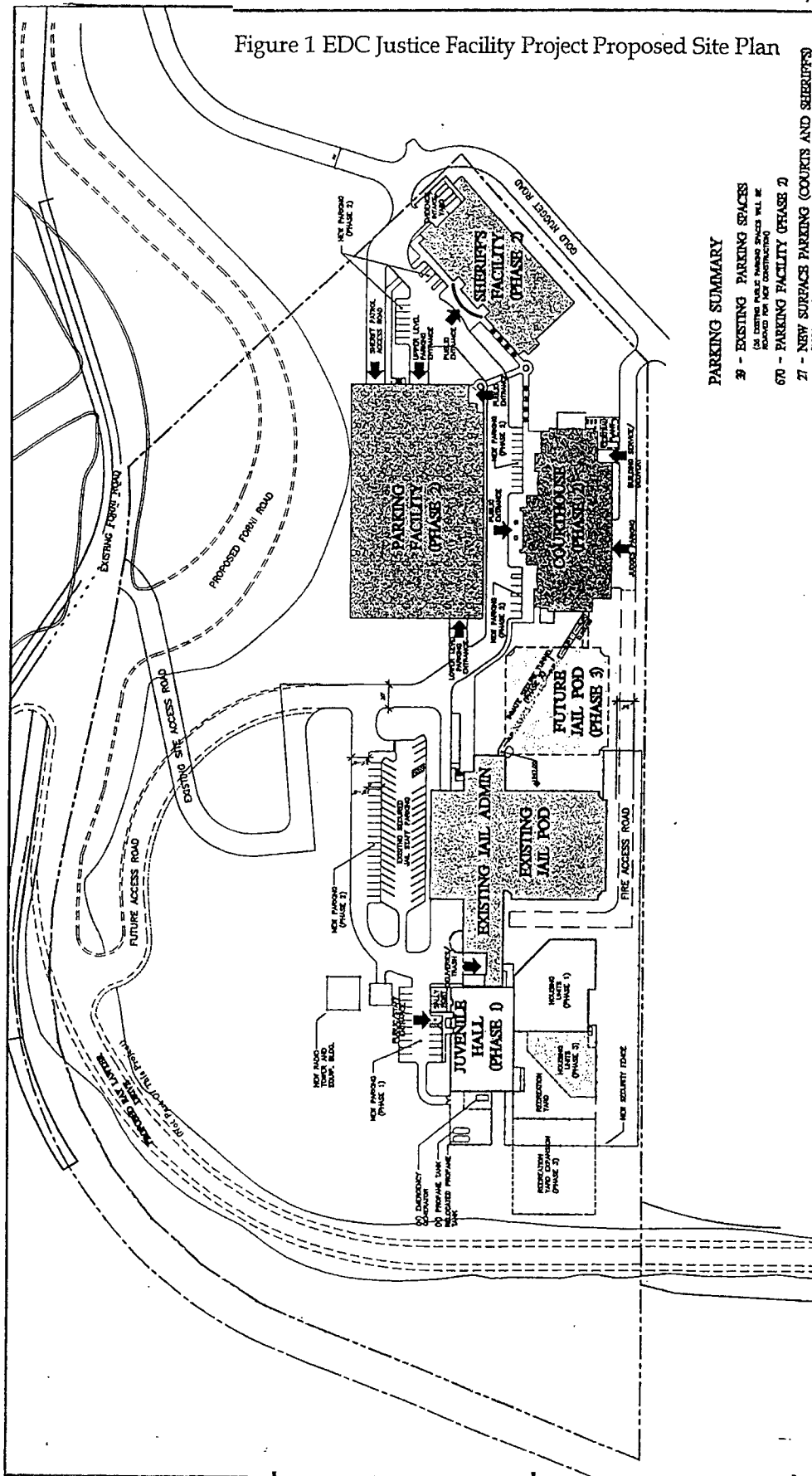
The project is planned to be completed in three phases. The first phase (Phase 1), to be completed by July 2001, includes the relocation of the Juvenile Hall facilities in the County Government Center to a structure on the southeastern portion of the project site. Phase 2 is the focus of this report, and includes the relocation of the El Dorado County Courts, Sheriff, District Attorney, Public Defender's Office, and Law Library. It is expected that Phase 2 will be completed in 2002. Phase 3, to be completed by 2010, involves construction of the second phase of the Juvenile Hall and Jail facilities.

PURPOSE OF THE STUDY

Completion of the Justice Facility Project will result in the relocation of court and court-related facilities from Cameron Park, downtown Placerville, and the El Dorado County Government Center. The purpose of the study is to analyze the potential economic impact in each of the areas. The primary focus of this analysis is on the potential economic impacts on the City of Placerville, specifically downtown Placerville as the District Attorney's Office, Public Defender, Law Library and Main Street Courthouse relocation will result in the greatest loss of employees and visitors from a single area. The other areas will experience smaller impacts due to lower concentrations of employees and visitors.

El Dorado County Justice Facility Project
 Economic Impact Analysis
 Final Report - 05/17/00

Figure 1 EDC Justice Facility Project Proposed Site Plan



- PARKING SUMMARY**
- 39 - EXISTING PARKING SPACES
(26 EXISTING PAULT PARKING SPACES WILL BE MAINTAINED)
 - 670 - PARKING FACILITY (PHASE 2)
 - 21 - NEW SURFACE PARKING (COURTS AND SHERIFFS) (PHASE 2)
 - 38 - JAIL/JUVENILE HALL PARKING (PHASE 1 & 2)
 - 10 - JUDGES PARKING SPACES
 - 784 - TOTAL PARKING SPACES

SCHEMATIC DESIGN

**Site Plan
Figure 3-4**

DATE	5-7-00
BY	FEI/LO
A0.01	
SHEET NO.	
SHEET OF	

EL DORADO JUSTICE FACILITY
 PLACERVILLE, CALIFORNIA
ALL STAR INVESTMENTS/ NACHT AND LEWIS ARCHITECTS/ JR ROBERTS CONSTRUCTION

7300 Folsom Boulevard
 Suite 200
 Sacramento, Ca 95836
 (916) 361 0127
WWW.N-LA.COM

Site Masterplan
 SCALE: 1"=50'-0"

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED FOR DATE

KEY PLAN

El Dorado County - Justice Facility
 Draft Environmental Impact Report

The analysis of the overall economic impact on the City will be general in nature, measuring the potential impacts broadly. Alternatively, the analysis of the economic impact on downtown Placerville will focus on nearby businesses and will include a summary of a downtown business survey.

FINDINGS

Based on the estimated change in employees and visitors resulting from the proposed project, the following findings have been made for each of the areas analyzed.

CITY OF PLACERVILLE

The City of Placerville will not experience a negative economic impact from the Phase 2 Facilities Court relocation. Sales generated by court employees and jurors will continue to be substantially captured by businesses within the City.

DOWNTOWN PLACERVILLE

Downtown Placerville will experience a negative economic impact from the Phase 2 court relocation. The magnitude of the impact on downtown overall is projected to be minor; however, the impact is more severe on individual businesses. This is particularly true for the restaurant, bakery, and coffee shops located in close proximity to the courthouse.

CAMERON PARK AND BUILDING "C"

Relocation of the courts from Cameron Park and Building "C" is unlikely to cause a negative economic impact in either of these areas. Anticipated re-use of each of the facilities ensures the economic impact is at least neutral. Future phases of the project do not affect either of these locations.

ORGANIZATION OF THE REPORT

This report is divided into three sections. Following this Introduction, Chapter II describes the economic impact of the Placerville Main Street Courthouse relocation. Chapter III discusses the economic impacts on Cameron Park and the City of Placerville from the proposed court relocations.

II. PLACERVILLE MAIN STREET COURTHOUSE

SETTING

The City of Placerville and downtown Placerville have certain characteristics that influence how each will be affected by the economic impacts of the proposed court relocation. A brief description of each of the areas will help support the conclusions of the analysis.

CITY OF PLACERVILLE

As a stopping point for many people traveling between Sacramento or San Francisco and Lake Tahoe, the City of Placerville benefits from retail spending by visitors. **Figure 2** is a comparison of per capita sales tax income from similarly sized cities in the Sacramento, Placer, and El Dorado County region plus the State of California and the unincorporated area of El Dorado County.

Per capita taxable sales in the City of Placerville are higher than comparable cities, almost twice that of the State average, and over four times that of unincorporated El Dorado County. These significantly higher per capita taxable sales indicate the City of Placerville experiences a net inflow of taxable sales as compared to an area that has significantly lower per capita sales relative to comparable cities and the State average. In its immediate area, the data indicates that the City of Placerville attracts the majority of sales from both unincorporated residents as well as tourists and travelers.

DOWNTOWN PLACERVILLE

The Downtown Placerville area, shown in **Figure 3**, is located along the Main Street corridor bordered on the west by Rector Street and on the east by the intersection of Main Street and Cedar Ravine. In recent years, business owners, property owners, and members of the Placerville Downtown Association have taken a proactive approach towards the revitalization of downtown.

The downtown business owners have created a Parking and Business Improvement Act Plan (PBIA) and the property owners are in the process of creating a Property and Business Improvement District (PBID). Each of these districts will fund improvements intended to improve the appearance and appeal of downtown.

Figure 3 shows the location of restaurant, retail, and service businesses downtown as well as the relative distance of these businesses from the courthouse. Each sub-zone equals approximately one-tenth of a mile.

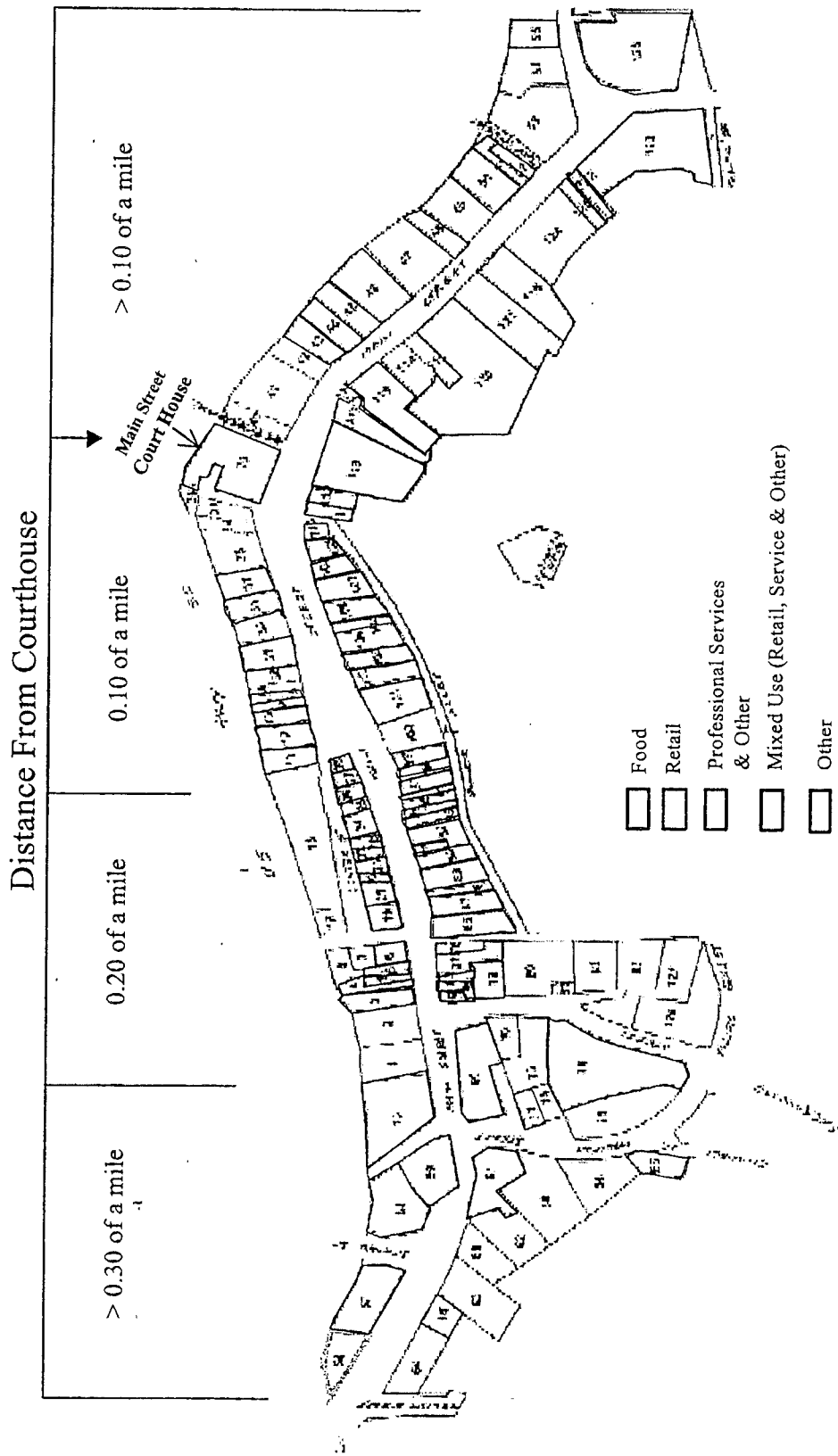
Figure 2
El Dorado County Justice Facility Project
Taxable Sales Comparison

	State of California	El Dorado County		Comparable Sized Cities to Placerville			
		Placerville	Unincorporated	Auburn	Galt	Lincoln	Loomis
1999 D.O.F. Population	33,773,466	9,287	118,539	11,595	17,185	8,763	6,006
1998 Taxable Sales							
Retail Stores	\$229,347,898,000	\$153,691,000	\$340,459,000	\$142,813,000	\$41,894,000	\$24,552,000	\$26,951,000
All Other Outlets	\$129,336,873,000	\$42,291,000	\$247,292,000	\$56,134,000	\$17,236,000	\$28,464,000	\$18,761,000
Total All Sales	\$358,684,771,000	\$195,982,000	\$587,751,000	\$198,947,000	\$59,130,000	\$53,016,000	\$45,712,000
Taxable Sales Per Capita	\$10,620	\$21,103	\$4,958	\$17,158	\$3,441	\$6,050	\$7,611

"taxable_sales"

Source: CA Department of Finance and the State Board of Equalization.

Figure 3
El Dorado County Justice Facility Project
Downtown Placerville Boundaries (Management District Boundaries -PBIA)



Downtown Placerville has several unique antique, clothing, and specialty gift shops. The size of these retail shops ranges from 500 to 20,000 square feet. In addition to retail stores, downtown also has several restaurants, bars, and cafes. **Figure 4** shows the mix of development based on occupied square footage.

FACILITIES TO BE VACATED

Phase 2 of the Project will relocate court functions from the Main Street Courthouse to the proposed Justice Center. The Main Street Courthouse is a stand-alone three-story building containing 18,360 square feet of usable space. The building was constructed in 1911, remodeled in 1969, and had asbestos removed from portions of the building in 1998.

Phase 2, scheduled for completion in 2002, will relocate 42 full-time court employees from downtown Placerville to the new Justice Center. In addition to court employees, 100 jurors on Tuesday mornings, and 25-30 jurors plus court visitors on Tuesdays through Thursdays will no longer be at the downtown facility.

Phase 2 of the Project will also relocate the Main Street Public Defender's Office, District Attorney's Office, and Law Library. The Public Defender's Office, District Attorney's Office, and Law Library contain approximately 2,200, 1,700, and 6,000 sq. ft. of usable space respectively. The relocation of these offices result in the loss of 40 additional employees from downtown Placerville.

IMPACT ON NEARBY LAW OFFICES

In addition to the court facilities in downtown Placerville, EPS identified eight attorney's offices located within three-tenths of a mile of the Main Street Courthouse. Based on a telephone survey of downtown attorneys, each (approximately 60 percent response rate) stated they do not plan to move their offices if the court relocates. Common reasons for planning to remain downtown include:

- Nearness to proposed Justice Center.
- Lack of available office space near the new court. (Construction of office space near the Justice Center could change this fact.).
- Suitability of the downtown location.

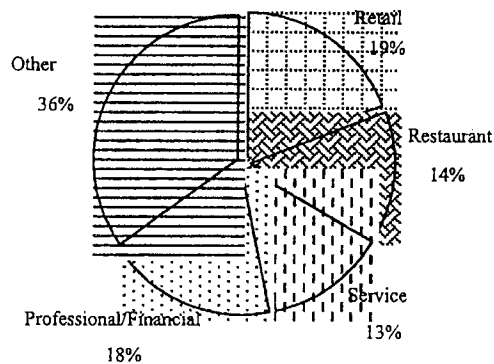
With the attorneys planning to stay downtown, the net economic impact from the court relocation will come from the loss court and court-related employees, jurors, and court visitors. There is a possibility, however, that the lawyers could move if there is adequate office space provided near the new justice center.

Figure 4
El Dorado County Justice Facility Project
Land Use Summary and Building Square Footage

Use	Building Sq. Ft.	% of Total	Land Use Description
Retail	[1] 122,392	19%	Businesses that buy and resell goods.
Restaurant	89,923	14%	Businesses selling prepared food & drinks.
Service	85,113	13%	Businesses selling non-retail goods & services.
Professional / Financial	115,925	18%	Includes attorneys, architects, designers, doctors, banking & savings and loan institutions.
Other [2]	223,266	35%	Includes lodging, contractor/builders, manufacturing & productions.
Total	636,619	100%	

"land_use"

Building Square Footage by Land Use



[1] Square footage by type estimated. Many parcels have mixed uses on them which makes it difficult to define the actual square footage of each use per parcel.

[2] Includes all other uses, plus any unidentified uses.

Source: Placerville Parking and Business Improvement Association (PBIA) and EPS.

POTENTIAL RE-USE OF FACILITIES

Re-use of the vacated court facilities will be a function of demand for and supply of office and retail space in downtown Placerville. In the case of the courthouse, the unique nature of the building and list of recommended repairs will also make re-use dependent upon the ability to find a suitable user for the building.

The City of Placerville and the County of El Dorado have had preliminary discussions about the future re-use of the courthouse. The City of Placerville has expressed interest in moving into the space for use as City Hall. Each party believes a joint effort between the City and County may be necessary to generate sufficient revenue to rehabilitate the building for re-use. In any event, City of Placerville staff indicates the City will not occupy the court before Fiscal Year 2004-05.

If the court was rehabilitated and used as a new City Hall, the former City Hall would have potential for re-use. If another user were to locate in the former City Hall, downtown Placerville would experience a net economic gain. A mere movement of City employees from one downtown building to another will not mitigate potential negative impacts of the move without re-use of the vacated facilities.

DOWNTOWN PLACERVILLE OFFICE AND RETAIL MARKET

According to the City of Placerville, downtown Placerville currently has approximately 26,000 square feet of available space in three buildings. A list of major vacant office and retail space in downtown Placerville is shown in **Figure 5**. This square footage estimate is for combined office and retail space. The estimate is combined because some former office space is best suited for retail use.

According to a local commercial real estate broker with Caldwell Banker, the large amount of vacant space in downtown Placerville is atypical for the downtown. The relatively high vacancy is due to several factors that include:

- The large size of each of the vacant buildings (difficult to fill with one user).
- A large downtown tenant deciding to relocate.
- Lack of aggressive marketing. The amount of space currently available and the length of time it has been on the market are more a function of special circumstances rather than a lack of demand for space downtown.

In addition, the old downtown movie theatre, which sat vacant for a number of years, has been converted to a larger retail space. This addition of retail space could also be a factor in overall retail vacancies.

Figure 5
El Dorado County Justice Facility Project
Summary of Major Vacant Buildings in Downtown Placerville

Location	Approximate Available Sq. Ft.	Use	Description
398 Main St.	13,000	Retail/Office	Large building, difficult for one retail tenant to occupy
263 Main St.	6,300	Office/Retail	Two levels. Bottom floor best utilized for retail, but currently configured as office space. Cost to convert to retail may be an issue.
El Dorado Savings Bldg.	6,300	Office	Three levels. Approximately 3,000 sq. ft. recently leased.
Total	25,600		

"vacant"

Source: City of Placerville and Caldwell Banker Real Estate

SPECIAL ISSUES WITH MAIN STREET COURTHOUSE FACILITY

Aside from the market for office and retail space downtown, the condition of the Courthouse building and cost of needed repairs may preclude its immediate re-use. The El Dorado County General Services Department roughly estimates a total of \$1,000,000 in necessary repairs for building re-use. The rehabilitation cost will limit the possibility of any private re-use of the Main Street Courthouse.

The Phase 2 economic impact analysis assumes the Main Street Courthouse will remain vacant from when it is vacated in 2002 until at least 2004. It is possible the City of Placerville will occupy the building at some time following 2004. Use of the building on an interim basis is possible for ongoing court functions or use by the City or non-profit entities. To the extent that the facility is utilized by existing downtown agencies, the overall impact of the move will be unchanged.

POTENTIAL ECONOMIC IMPACTS

METHODOLOGY

EPS used the following methodology in assessing the potential economic impacts on downtown and the City of Placerville from the proposed Justice Center project:

- Physical assessment of Court facilities to be vacated.
- Walking tour of downtown Placerville to assess tenant mix and supply of vacant office and retail space.
- Surveys of downtown Placerville businesses.
- Telephone survey of attorneys with downtown Placerville offices.
- Discussion of impacts on downtown Placerville with the Placerville Downtown Association.
- Discussion of impacts on the City of Placerville with City staff.
- Evaluation of historical sales tax revenues in the City.

The net economic impact of the Main Street Court relocation is based upon the occupancy or vacancy of the court following the move as well as the possible loss of other businesses that work directly with the courts. The economic impact analysis will focus on the impact on both the City of Placerville and downtown Placerville.

CITY OF PLACERVILLE

The net economic impact on the City of Placerville is projected to be negligible. Although the courts are relocating out of downtown, the new Justice Center is within the City limits. In addition, the retail areas along Forni Road, Placerville Drive, and Fair

Lane that are expected to gain much of the court-related business are all located within the City limits. As a result, the City of Placerville should experience very little loss in total taxable sales from the Phase 2 facilities relocation. The City does have an economic and social interest in a vibrant downtown; therefore, the City will feel impacts from impacts on downtown.

DOWNTOWN PLACERVILLE

Downtown Placerville is projected experience a negative economic impact from the court relocation due to the loss of court-related employees and visitors. The following sections describe these impacts.

Impacts to Downtown

Spending on Food and Beverages

Figures 6-A and 6-B show the estimated overall loss in demand for food and beverage spending if the Court relocates to the Justice Center. Based on EPS's survey of downtown businesses, the demand analysis assumes the following occurs *every day*.

- 50 percent of court employees and 100 percent of jurors and court visitors generate spending on food at lunch and breaks.
- Average spending is \$2.50 during breaks and \$6.50 during lunch.
- **Alternative 1** assumes that downtown will lose 100% of the employee, juror, or visitor related business after the courts have relocated. **Alternative 2** assumes 50% of the employees and 25% of the jurors will continue to visit downtown businesses.

Estimated impacts on taxable food sales, shown in **Figure 7**, are as follows:

Alternative 1

- Estimated loss in taxable food sales equals \$4,000 per week or \$208,000 per year.
- Estimated loss in annual sales tax revenues of \$2,100. This is less than a 1.5 percent loss in the estimated taxable sales and sales tax revenues (See **Figure 8**) in the downtown area.

Alternative 2

- Estimated loss in taxable food sales equals \$2,650 per week or \$137,800 per year.
- Estimated loss in annual sales tax revenues of \$1,400. This is less than a 1.0 percent loss in the estimated taxable sales and sales tax revenues (See **Figure 8**) in the downtown area.

Under either alternative, the relative loss of taxable sales and sales tax income to downtown is not significant.

Other Retail Spending

Downtown Placerville has many unique retail establishments that cater to a wide range of customers. The unique nature of many downtown businesses contributes to their ability to draw customers from outside of the immediate area.

The impact to retail businesses from the loss of court and other County related functions will vary depending upon the size and type of business. Businesses that rely on casual shopping purchases (i.e., magazines, books, cards, etc.) will likely experience a reduction in sales from the loss of employees downtown; however, no data on retail spending habits of court and court-related employees is available. Overall, the impact to downtown taxable sales from this loss is expected to be minimal.

Alternatively, other businesses that rely on specialty purchases such as gifts, antiques, clothes, etc., may experience little to no reduction in sales. Many of the court and other County employees and visitors are familiar with the offerings of downtown retail establishments and will likely continue to patronize these businesses. In summary, the overall net economic impact, measured in terms of lost taxable sales, will not be substantial in downtown Placerville.

Individual Business Impacts

The economic impact is likely to be more significant from the perspective of certain food and beverage business owners. Loss of business from court employees and visitors could result in the closure of smaller businesses located closest to the courthouse and whose vitality depends largely upon court-related patrons.

With the help of the Placerville Downtown Association, EPS surveyed downtown business about the proposed court relocation. The survey gathered information about the perceived economic impact on downtown merchants.

Figure 9 summarizes the survey responses. *It is important to note that the dollar figures shown are self-reported estimates provided by the survey respondents.* Survey responses indicate the following general conclusions:

- Small retail stores, restaurants and cafes located within one-tenth of a mile from the court anticipate losing between 15 and 75 percent of overall sales revenue. This may result in the closure of some of these smaller businesses.
- Stores and restaurants within two-tenths of a mile from the court estimate the potential loss of 15 to 40 percent of overall sales.
- Stores and restaurants located greater than two-tenths of a mile from the court estimate the potential loss in sales of less than 5 percent.

The net economic impact of the court relocation is more significant to the individual business owner as compared to downtown overall.

In addition to the estimated loss in sales, most business owners are concerned about how the court relocation will affect the character of downtown. Many feel the courthouse represents one of the major landmarks downtown. Merchants believe having such a major landmark remain vacant may change the character and feel of downtown Placerville. While this effect can not be quantified, it can have a negative effect upon downtown. If businesses perceive a declining image for downtown they may choose to close or relocate.

Figure 6A
El Dorado County Justice Facility Project
Estimated Weekly Loss in Spending on Food and Drink

Relocated Phase 2 Facilities Alternative 1: Loss of 100% of Employee Business
--

Item	Monday	Tuesday	Wednesday	Thursday	Friday	Total
Number of Court Employees [1]	82	82	82	82	82	
% who eat out of office	50%	50%	50%	50%	50%	
Estimated spending at break @ \$2.50 per visit	\$100	\$100	\$100	\$100	\$100	\$500
Estimated spending at lunch @ \$6.50 per visit	\$270	\$270	\$270	\$270	\$270	\$1,350
Subtotal Estimated Spending by Court Employees	\$370	\$370	\$370	\$370	\$370	\$1,850
Number of Jurors [2]	0	100	28	28	28	
% who eat out of office	0%	100%	100%	100%	100%	
Estimated spending at break @ \$2.50 per visit	\$0	\$250	\$70	\$70	\$70	\$460
Estimated spending at lunch @ \$6.50 per visit	\$0	\$650	\$180	\$180	\$180	\$1,190
Subtotal Estimated Spending by Jurors	\$0	\$900	\$250	\$250	\$250	\$1,650
Number of Court Visitors [3]	10	10	10	10	10	
% who eat out of office	100%	100%	100%	100%	100%	
Estimated spending at break @ \$2.50 per visit	\$30	\$30	\$30	\$30	\$30	\$150
Estimated spending at lunch @ \$6.50 per visit	\$70	\$70	\$70	\$70	\$70	\$350
Subtotal Est. Spending by Court Visitors	\$100	\$100	\$100	\$100	\$100	\$500
Total Estimated Court Related Spending on Food	\$470	\$1,370	\$720	\$720	\$720	\$4,000

"est_spnd"

- [1] Total court employees provided by El Dorado County.
- [2] Juror information obtained from El Dorado County Courts. Jurors are not always present on Fridays.
- [3] Estimated number of daily visitors.

Note: Figures are rounded.

Figure 7
El Dorado County Justice Facility Project
Estimated Annual Loss in Spending and
Sales Tax Revenue from Food Sales

Item	Alternative 1 100% Employee & Juror Loss	Alternative 2 50% Employee Loss 75% Juror Loss
Estimated Weekly Loss in Food and Beverage Sales	\$4,000	• \$2,650
Number of Weeks per Year	52	52
Estimated Annual Loss in Food and Bev. Sales	\$208,000	\$137,800
Sales Tax Rate	0.01	0.01
Estimated Annual Loss in Sales Tax Revenue from Food and Beverage Sales	\$2,100	\$1,400
Estimated Total Retail Sales Tax Revenue from Downtown Placerville - (See Figure 8)	\$146,900	\$146,900
Percentage loss in Sales Tax Revenue	1.43%	0.95%

"annual"

Note: Figures are rounded

Source: Placerville Parking and Business Improvement District,
State Board of Equalization and EPS.

Figure 8
El Dorado County Justice Facility Project
Estimated Taxable Sales from Downtown Placerville [1]

Type of Business	Estimated Businesses Downtown	Citywide Average Taxable Sales per Business	Estimated Taxable Sales Downtown	Estimated Sales Tax Generated Downtown
	[2]	[3]		@ 1% of sales
Retail Stores				
Apparel	6	\$134,727	\$808,400	\$8,100
Eating and Drinking Est.	25	\$307,613	\$7,690,300	\$76,900
Home Furnishings and Appliances	9	\$153,452	\$1,381,100	\$13,800
Other Retail [4]	33	\$145,794	\$4,811,200	\$48,100
Total	73		\$14,691,000	\$146,900

"downtown_sales"

Note: Figures are rounded.

- [1] Estimated based on number of downtown businesses multiplied by the average taxable sales per business from 1998 State Board of Equalization taxable sales information.
- [2] Estimates based on PBIA business identification and EPS estimates. The number of all other outlets is a rough estimate.
- [3] Citywide average determined by dividing the total taxable sales per business by the number of permitted businesses that generated the taxable sales.
- [4] Includes estimated taxable sales for single hardware store based on citywide average.

Source: Placerville Parking and Business Improvement District, State Board of Equalization, and EPS.

Figure 9
 El Dorado County Justice Facility Project
 Downtown Placerville Survey Summary Data

Type of Business	Proximity to Courthouse (miles)	Estimated # of Court Related Visitors per Day	Average Spending per Patron	When Spending Occurs	Estimated % of Court Related Business Lost	Estimated % of Overall Business Lost
Restaurants, Cafes, and Bars						
Restaurant	0.1	5-10	\$10.00	All Day	95%	15%
Coffee House	0.1	45-60	\$4.50	All Day	100%	75%
Restaurant	0.1	25-40	\$5.00	Lunch	95%-100%	40%
Coffee House	0.1	10-20	\$10.00	Lunch	25%	20%
Restaurant	0.1	quite a few	\$6.00	Lunch	hard to say	15%
Restaurant	0.1	25-30	\$9.00	Lunch	15%-30%	15%-30%
Restaurant	0.1	quite a few	\$8.00	Lunch	10%	<1%
Restaurant	0.1	10-15	\$6.00	Lunch	almost all	hard to say
Coffee House	0.1	hard to say	\$3.50	All Day	some	hard to say
Restaurant	0.1	hard to say	\$8.00	All Day	30%	35%
Restaurant	0.1	none	no answer	Dinner	no answer	no answer
Restaurant	0.2	12-15	\$5.50	Lunch	100%	hard to say
Restaurant	0.2	hard to say	\$20.00	Lunch	some	hard to say
Restaurant	0.2	10-15	\$3.50	All Day	90%	5%
Cafe/Rest.	0.2	7-10	\$6.00	All Day	100%	10%
Bar	0.2	30 or more	\$12.50	Lunch / Dinner	90%	40%
Bar	0.3	5-10	\$7.50	All Day	100%	30%
Restaurant	0.3	no idea	can not say	All Day	no answer	no answer
Restaurant	0.3	10	\$6.52	Lunch	probably all	1%-2%
Restaurant	0.3	12	\$7.66	Lunch	4%-5%	1%-2%
Restaurant	0.3	very few	\$8.50	Dinner	no answer	no answer
Retail and Services						
Retail	0.1	20	\$30.00	Lunch	100%	<1%
Retail / Gift	0.1	20	\$10.00	Lunch, Breaks	100%	50%
Retail	0.1	5	\$25.00	Lunch	all	no answer
Clothing	0.1	5	\$15.00	Lunch, Breaks	100%	30%
Photos Service	0.1	none	no answer	no answer	no answer	no answer
Retail	0.1	no answer	no answer	All Day	100%	no answer
Gifts	0.1	20-30	\$35.00	Lunch, Breaks	25%	20%
Title / Escrow	0.1	no answer	no answer	no answer	no answer	no answer
Clothing	0.2	almost none	no answer	no answer	no answer	no answer
Jewelry Store	0.2	5	no answer	Breaks	<.05%	<.05%
Art Framing	0.2	no answer	no answer	Lunch	no answer	no answer
Bookstore	0.2	5	\$9.00	Lunch, Breaks	almost all	2-3%
Retail	0.2	no answer	\$12.50	Lunch	almost all	3%-4%
Bookstore	0.2	20-30	\$25.00	Lunch	80%	<2%
Retail	0.2	no answer	no answer	no answer	no answer	no answer
Art / Gifts	0.3	very few	very little	no answer	very little	1-2%
Services	0.3	maybe 1	\$10.00	Lunch	no answer	no answer
Services		2 a week	\$28.00	Lunch, Breaks	30%	no answer

"survey_data"

Source: EPS survey of downtown businesses with the help of the Placerville Downtown Association.

III. CAMERON PARK AND BUILDING "C" COURT FACILITIES

DESCRIPTION OF FACILITIES AND ANTICIPATED RE-USE

CAMERON PARK COURT

The Cameron Park Court was constructed in 1983. The courthouse contains one courtroom and approximately 5,600 square feet of usable space. The building is in good condition and may be re-used by another user upon vacancy by the County Courts.

The Cameron Park Community Services District (Cameron Park CSD) is currently in negotiations with El Dorado County to purchase or lease the Cameron Park Court. It is likely, barring any unforeseen circumstances, that the Cameron Park CSD will occupy the court once the County has relocated to the Justice Center. The Cameron Park CSD will house approximately eight employees in the building resulting in no net loss of employees.

The only other potential economic consequence of the court relocation from Cameron Park would be the relocation of court-related attorney's offices near the court. EPS has identified at least four attorney's offices near the Cameron Park Court. In repeated attempts, EPS was unsuccessful in reaching these attorneys by telephone to assess their plans to move with the courts. It is not known how the court relocation will influence the attorneys' decision to stay in their current location or relocate; however, if all four attorney's offices near the court were to relocate from Cameron Park, it is likely there would be a minimal economic impact on the area.

BUILDING "C" COURT FACILITIES

The El Dorado County Courts currently occupy approximately 17,500 square feet of space in Building "C" in the El Dorado County Government Center. There are currently 27 court employees who work in Building "C". Existing County departments within Building "C" will occupy the space vacated by court employees. There will be no net change in employees from the existing departments expanding into the vacated space.

POTENTIAL ECONOMIC IMPACTS

There is no negative economic impact from the court relocations expected. If the Cameron Park CSD occupies the Cameron Park Court, there will be no net loss in employees in this area. It is also anticipated that any economic impacts from court-related business relocations will be minimal.

The court relocations from Building "C" will not have a negative economic impact upon the City of Placerville because the employees are being relocated within the City and nearby.

The areas around Cameron Park and Building "C" will not experience an economic impact from future phases of the Justice Facility Project because all of the court facilities will relocate during Phase2.

Figure 6B
El Dorado County Justice Facility Project
Estimated Weekly Loss in Spending on Food and Drink

Relocated Phase 2 Facilities Alternative 2: Loss of 50% of Employee Business & 75% Loss of Juror Business
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Item	Monday	Tuesday	Wednesday	Thursday	Friday	Total
Number of Court Employees [1] % who eat out of office	41 50%	41 50%	41 50%	41 50%	41 50%	
Estimated spending at break @ \$2.50 per visit	\$50	\$50	\$50	\$50	\$50	\$250
Estimated spending at lunch @ \$6.50 per visit	\$130	\$130	\$130	\$130	\$130	\$650
Subtotal Estimated Spending by Court Employees	\$180	\$180	\$180	\$180	\$180	\$900
Number of Jurors [2] % who eat out of office	0 0%	75 100%	21 100%	21 100%	21 100%	
Estimated spending at break @ \$2.50 per visit	\$0	\$190	\$50	\$50	\$50	\$340
Estimated spending at lunch @ \$6.50 per visit	\$0	\$490	\$140	\$140	\$140	\$910
Subtotal Estimated Spending by Jurors	\$0	\$680	\$190	\$190	\$190	\$1,250
Number of Court Visitors [3] % who eat out of office	10 100%	10 100%	10 100%	10 100%	10 100%	
Estimated spending at break @ \$2.50 per visit	\$30	\$30	\$30	\$30	\$30	\$150
Estimated spending at lunch @ \$6.50 per visit	\$70	\$70	\$70	\$70	\$70	\$350
Subtotal Est. Spending by Court Visitors	\$100	\$100	\$100	\$100	\$100	\$500
Total Estimated Court Related Spending on Food	\$280	\$960	\$470	\$470	\$470	\$2,650

"est_spnd"

- [1] Total court employees provided by El Dorado County.
- [2] Juror information obtained from El Dorado County Courts. Jurors are not always present on Fridays.
- [3] Estimated number of daily visitors.

Note: Figures are rounded.