

# Sheriff's Headquarters Site Acquisition

# Project Review

- Replacement of the Sheriff's Headquarters Began in 1989
- Over 19 Studies and Plans
- Between \$700,000 and \$1 Million Spent

# Current HQ Assessment

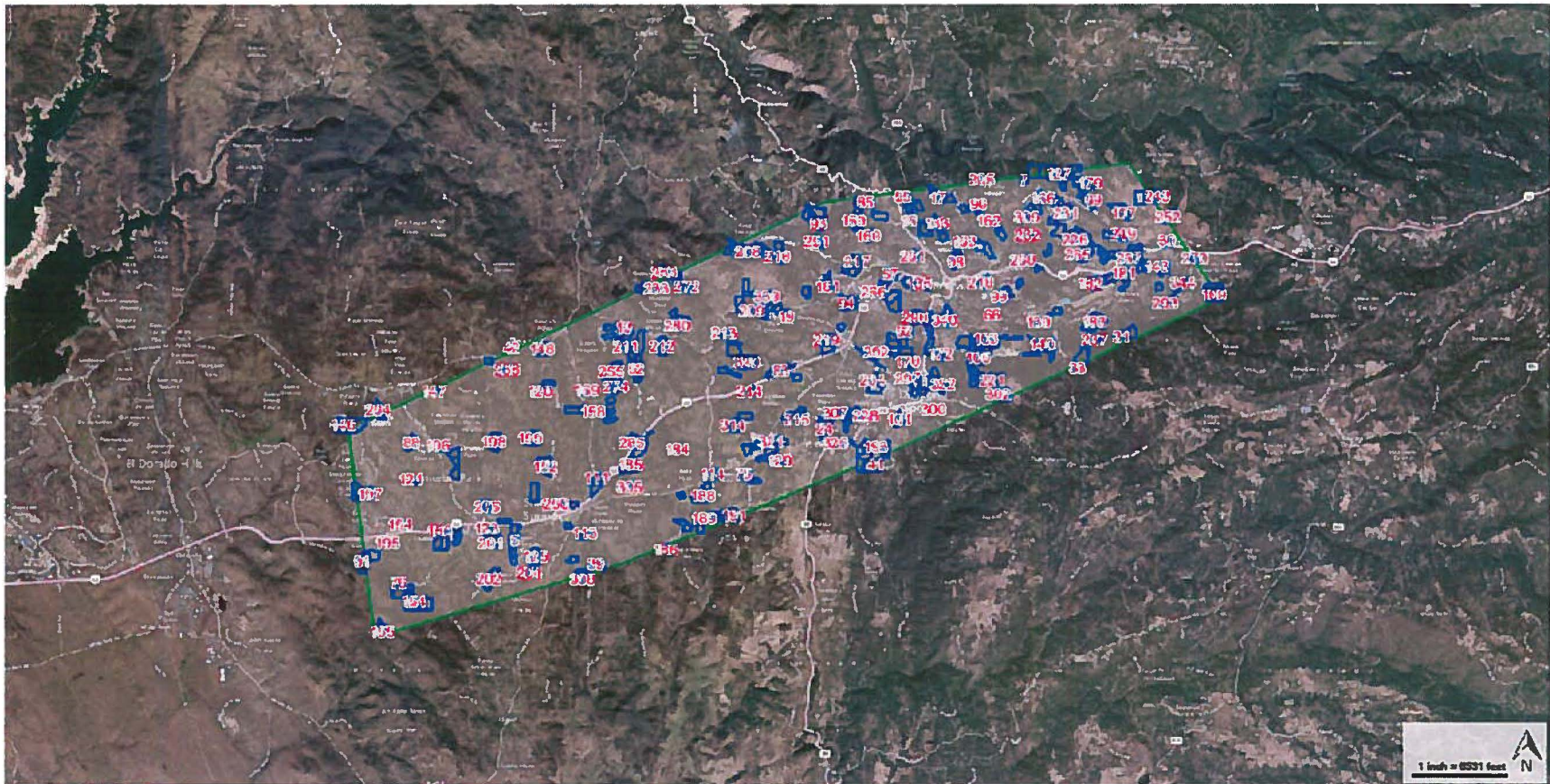
*Vanir Construction Management, Inc.*

- *“County should consider replacing this facility. The cost to upgrade this facility including ADA requirements is not justified.”*

# **Professional Government Requires a Logical and Objective Process**

- Criteria approved by Board
- Criteria was developed to meet the needs of the County and the Sheriff's Office for the next 50 to 75 years.
  - Started with 400 sites with final recommendation of 3 sites

# Potential Sites in the Area Required by the Government Code



# Approved Site Criteria

## Level 3

Site Size

Public Access

Purchase Cost

Development Cost

Proximity to County Government

Expansion Potential

## Level 2

Traffic Impact

Environmental

Long Term Cost

Development Risk

## Level 1

Drive time-Patrol/Non Patrol

Utilities & Infrastructure

Communications

# Site Selection Team Members

**Bob Christenson**

Christenson Consulting

**Scott Kingston**

Cornish and Carey Commercial

**Bobbie Lebeck**

Lebeck Young Engineering, Inc.

**Brent Collins**

El Dorado County

**Randy Peshon**

El Dorado County Sheriff's Office



# Methodology

- Each approved criteria was given a weighted score of 1-3 and rated for each site on a scale of 5 for a possible total score of 875.
- Each team member individually ranked each site with the individual scores combined into the total score.
- These scores were then ranked in order with the top three sites being presented today.

# Reasons for a Low Site Score

Environmental

Topography

Stream Zones

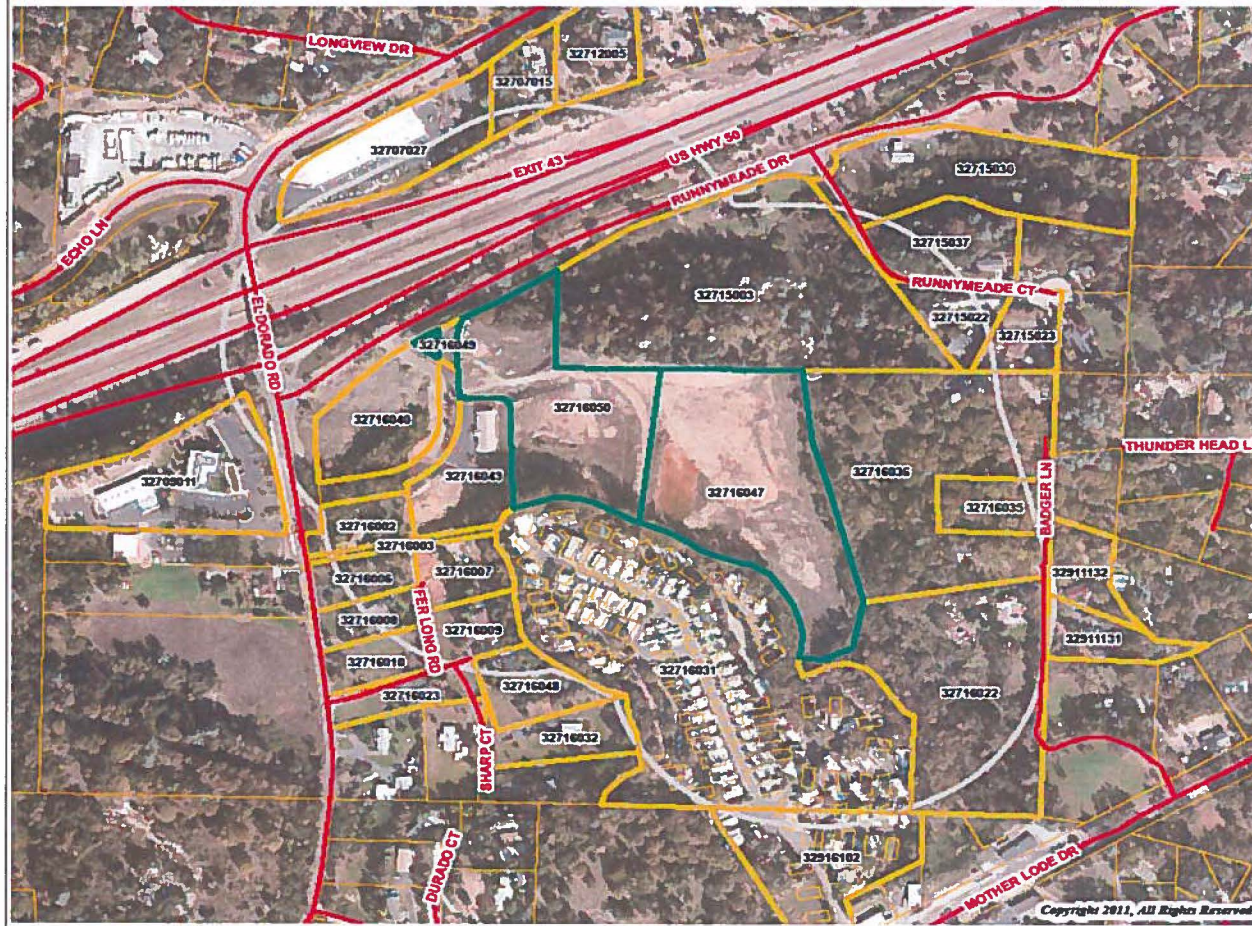
Wetlands

Development Costs

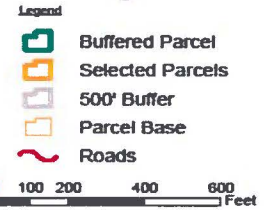
Usability

Development Risk

# APN's 327-160-47, 327-160-50 Runnymede Drive and El Dorado Road



**SELECTED PARCELS  
(with APN)  
Placerville Area  
County of El Dorado  
State of California**



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

**DISCLAIMER:**  
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**NOTES:**  
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.  
PREPARED AT THE REQUEST OF Ron Bower, DATE: 03/13/2014  
MAP PREPARED BY: Frank Orsini, DATE: 03/14/2014  
S.I.S. PROJECT ID: P12014\_03132014, RELATED REPORT: see attached  
EL DORADO COUNTY SURVEYORS & ENGINEERS DIVISION  
PHONE: (530) 527-5911 FAX: (530) 528-8273

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# APN 329-240-55, 329-39-112, 329-39-107 Industrial Drive and Missouri Flat Road



**SELECTED PARCELS**  
(with APN)  
Placerville Area  
County of El Dorado  
State of California



Legend

-  Buffered Parcel
-  Selected Parcels
-  500' Buffer
-  Parcel Base
-  Roads



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

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PREPARED BY THE REQUEST OF: Rob Bivva, DATE: 09/13/2014

MAP PREPARED BY: Frank Bivva, DATE: 09/14/2014

G.I.S. PROJECT ID: 713414, RELATED REPORT: see attached

EL DORADO COUNTY SURVEYORS & ENGINEERS  
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# Conflict of Interest Survey

- Required by Fair Political Practices Commission section 18702.5.
- All parcels within 500 feet of a potential site.
- Over 75 key staff, elected officials, and contractors in the approval path.

## Recommended Sites

The recommended sites were selected in a transparent, objective and ethical process.

They will meet the needs of the Sheriff's Office and the citizens of El Dorado County for the next 75 years.

# Requesting to Negotiate on Recommended Properties

- Today is just the initial phase in the approval process.
- We will be returning many times for Board approval at each phase of the project.



# Questions?

