



## Superior Court of California County of Siskiyou

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**Laura J. Masunaga**  
Presiding Judge

September 23, 2011

Dear Justice Hill and CFWG Members:

On behalf of Siskiyou Superior Court, I wish to express our appreciation to the Court Facilities Working Group (CFWG) for its consideration of the New Yreka Courthouse for funding for 2011-2012. I have provided you with a summary of the project need, status, and funding impact. A more detailed discussion of these items may also be found in Attachment A.

Siskiyou Superior Court has a desperate need for a new courthouse in Yreka, the county seat. Out of necessity, the court continues to operate in extremely overcrowded, poorly secured conditions with inadequate access for the public, staff, and prisoners. There was a shooting in the courthouse in 2000 resulting in one death and one serious injury. Raw sewage inundated the courthouse approximately five years ago requiring emergency cleanup. The basement periodically floods. Bats occasionally fly in the hallways. Prisoners are commingled with the public and staff, and are held in vacant jury rooms after being paraded through the courthouse in shackles and escorted up a steep flight of stairs. Staff and judges are not separated from the public or prisoners. It is difficult to imagine a courthouse more out of compliance with trial court standards, and less equipped to house a consolidated court operation.

Siskiyou County is the fifth largest county in the state with its population spread over 6,347 square miles. By 1991, the numerous justice courts in towns throughout the county were consolidated into three regional justice courts. Subsequently, they became municipal courts in 1994. The municipal courts were unified with the existing Superior Court in 1998 to form the unified Siskiyou County Superior. Siskiyou County has never had a courthouse for the unified Superior Court.

### **Summary of Project Need**

Here are some examples of the problems facing Siskiyou Superior Court in Yreka:

1. In recognizing that equal justice is a key underpinning of our society and the rule of the law, SB 1732 was enacted in 2002 transferring responsibility for trial court facilities from the counties to the Judicial Council in order to ensure uniform funding and standards in California. Thus, as a matter of policy and law, smaller counties with limited resources such as Siskiyou County are afforded equal and fair consideration for courthouse

projects in furtherance of the goal of equal access to justice. As noted above, Siskiyou County has never had a courthouse that could house a consolidated/unified Superior Court.

2. Approximately 90% of court staff are located in Yreka, and all of the judicial officers are headquartered in Yreka. All of the felony, unlimited civil, family law, juvenile cases, and jury trials are heard in Yreka. The jail, District Attorney, Public Defender, and most of the private attorneys practice in Yreka exclusively. Probation, Human Services, and the Sheriff's Office are also located in Yreka. In sum, the Yreka courthouse is integral and vital to the dispensation of justice in Siskiyou County. There are no viable alternative courthouses in our county, while some of the other counties scheduled for new courthouses have other adequate courthouses, and in some cases are shuttering courtrooms. For example, the Yreka courthouse is the only courthouse in Siskiyou County that can accommodate jury trials.
3. With only 13,000 gross square feet of space in the Yreka Courthouse and when the Trial Court Standards calculate we need 86,000 gross square feet, we currently operate the Yreka Courthouse in only 16% of the space that Trial Court Standards recommend. We are forced to utilize broom closets for work areas, crowd staff into constricted areas, share converted courtrooms with the county, lease space, and do without basic secure space and necessary space because it is non-existent. It is important to note that most of the courts that scored higher than Siskiyou as immediate need courts did so based primarily on the criteria of needing new judges. Since we are not scheduled for any new judges in the foreseeable future, we did not score any points in this category. Nevertheless, many of the courts scoring high in this category had much more adequate space to begin with than did Siskiyou. We are not aware of any other court that is operating in 16% of recommended space either before or after the need for new judges has been considered. In addition, with some jurisdictions shuttering courthouses and courtrooms, this further serves to highlight the substantial need for a new courthouse in Yreka. After the 2000 shooting security was improved in the Yreka courthouse as an X-ray machine, magnetometer, and more security officers were added. Nevertheless, despite our best efforts, we are unable to mitigate several substantial security concerns. For example, there is no sallyport for prisoners. Prisoners are transported curbside by a side entrance, paraded up stairs in full view of the public and not separated from staff, public or judges, and then housed in an unoccupied jury room for holding purposes. There are very real and unavoidable safety hazards for the public, judges, staff, and prisoners everyday in the courthouse. The judges do not have a secured parking area or entrance, and thus could easily be accosted outside or inside the courthouse. There is no space to separate victim witnesses from defendants. Attorneys have no place for private conversations with clients, witnesses, or other attorneys.
4. Due to the physical and functional deficiencies of the Yreka Courthouse described above, the superior court has been forced to decentralize its operations, thereby requiring an annex facility located one block from the main courthouse. The facility is referred to as the Eddy Street Annex and houses the court's Information Technology and Court Reporters staff. The fact that these facilities are not consolidated simply exacerbates the functional problems. This is one of many conditions that impact access

to justice for all county residents and negatively impacts overall court operations in terms of strain on resources, workload, and staffing.

5. Our multi-purpose room, with a capacity for approximately sixty persons, is too small to serve as a jury assembly room, but we have no other option. The Fire Marshall has voiced concerns about this arrangement, particularly when we hold significant trials requiring us to subpoena a large jury panel. There is poor ventilation in some of the jury rooms, while heating and cooling is uneven and inadequate throughout the building making juror comfort virtually impossible. Long trials tend to frazzle even the most dedicated jurors.
6. Our constricted, inadequate space impacts jury trial scheduling profoundly as only two trials may be heard on the same day due to lack of jury boxes and deliberation rooms. Civil jury trials are frequently being preempted by criminal jury trials.
7. In 2006, raw sewage backed up into the basement of the courthouse where a courtroom, judicial chambers, multipurpose room, Facilitator's Office, and the Law Librarian are housed. It took an emergency crew approximately one month to refurbish the area. Flooding also has occurred periodically in the basement area during the rainy season. It is not unusual to encounter flying bats in the courthouse.
8. There is a great deal of excitement in our community over the new courthouse. City and County officials as well as the legal and business leaders have all pledged support for the project. Our Project Advisory Committee has broad representation in the community from these groups. Completion of the courthouse project in Yreka is viewed as the most important project in several decades, and is viewed as critical to not only provide an accessible, secure, and adequate forum to resolve disputes, but is considered to be the hub of the City of Yreka and Siskiyou County.
9. There have been significant local contributions to the project. Siskiyou County and the City of Yreka have donated money and time to the new courthouse project. Siskiyou County and the City of Yreka each have agreed to donate \$25,000 toward the purchase of property to secure the downtown site. More than 200 hours of attorney time has been donated by County Counsel and the City Attorney in these efforts. The City of Yreka is also donating one-half of the utility impact fees in connection with the downtown project.
10. Reuse of the existing courthouse has been planned as well. The County will locate the District Attorney's Office, Public Defender's Office, and a portion of the Sheriff's Office in the court's existing space after the new courthouse is completed. Since the new courthouse is located catty-corner from the existing courthouse and across the street from the Sheriff's Office and one-half block from the jail, this area will become a criminal justice center making optimum adaptive use of the existing courthouse.



## **Status of the Siskiyou Project**

The Yreka Courthouse is progressing very well. The Project Advisory Group (PAG) has been meeting for over two years. The Architect was selected in the fall of 2010 and has held several meetings with staff and judges and produced a very detailed space program for the new courthouse. A downtown site has been selected as the first priority of the PAG, and has received Public Works Board approval. The property owners have all entered into agreements for the sale of their property, and all that remains is for DGS approval and release of funds to close the property deals. An alternative site on the south end of town located near the College of the Siskiyous Annex and several other government buildings has also received approval by the Public Works Board. The owners of the four-acre site have also tentatively agreed to sell the property if the downtown site is not viable for some reason. Both sites do not have any known environmental issues or concerns according to AOC staff reviews thus far.

## **Court Construction Funds**

The PAG has done a great job of adjusting to changes in the project. The initial downtown site proved to be too small for the project and had to be expanded. The expansion required that five private homes needed to be acquired. The Acquisition Budget for the project was only \$2.5 million, which did not leave sufficient funds to acquire all of the necessary property for the downtown site. Consequently, the PAG and AOC reviewed the use of Court Construction Funds to cover the shortfall in the Acquisition Budget. From these discussions, Siskiyou Superior Court submitted a request to use \$1.2 million of its remaining \$4.48 million in Court Construction Funds (CCF) to purchase the property at the proposed downtown site for the new courthouse in Yreka. These funds have been saved for years by the court and county for use in adding desperately needed new space for court operations. These funds are still available for the new courthouse project, and may be used in 2011-12 to acquire property for the proposed downtown site according to the AOC staff. Siskiyou's CCF application for 1.2 million is pending with the AOC-CCF Committee.

At this time, \$2.5 million is still needed in SB 1407 funds for the project for 2011-12 along with approval of \$1.2 million in CCF to purchase all of the downtown property for the project site and complete the Acquisition Phase of the project.

## **Impact of Delay of Siskiyou Courthouse Project**

1. Siskiyou will continue to operate in a substandard, overcrowded, inadequately secured courthouse with no separation of the public, staff, judges, and prisoners in space that is 16% of the size recommended by California Trial Court Facilities Standards.
2. The downtown site, which is the priority site of the Project Advisory Group, will likely be lost as an option as property owners will be unwilling to delay the purchase of their properties, all of which is under agreement awaiting approval of DGS to proceed to closing.
3. If the downtown site is not used for the courthouse project, the City of Yreka and Siskiyou County as well as the community will be less supportive of an alternative site.

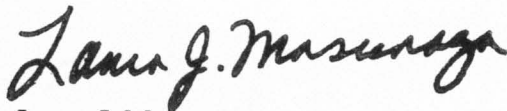
We have had a very active Project Advisory Group for over two years that strongly prefers the downtown site. This is a small, rural city. The downtown has strong significance for the community, and is vulnerable to decay if a core facility such as the courthouse is removed from it. If the downtown site is lost for some reason, including delay, the PAG might become less enthusiastic about the new courthouse project.

4. If the downtown site, the primary site selected by the PAG, is not utilized, then the contributions of the City and County will not be available.
5. The reuse potential of the existing courthouse will also be diminished if the downtown court site is no longer available.
6. If Siskiyou's project is not allowed to acquire property in 2011-12, then we will lose the opportunity to use \$1.2 million in court construction funds (CCF) available to purchase property as these funds will need to be remitted very soon to the State Controller. Siskiyou County may be one of the few remaining counties that still retain CCF, given the fact that its courthouse had not completed the transfer to the state at the time the new courthouse projects were approved. Siskiyou County would also like to propose to the AOC that the balance of Siskiyou County CCF be used towards its preliminary plan costs, which could make more SB 1407 funds available for other court projects.

#### Conclusion

In Siskiyou County, we look forward with great anticipation to having a Superior Courthouse that will well serve the public, court users, justice partners, staff and judges for many decades into the future, consistent with state trial court standards.

Sincerely,



Laura J. Masunaga  
Presiding Judge





Superior Court of California

County of Siskiyou

New Yreka Courthouse

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PROJECT NEED REPORT

SEPTEMBER 23, 2011





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1. INTRODUCTION

Siskiyou Superior Court has a desperate need for a new courthouse in Yreka, the county seat. Out of necessity, the court continues to operate in extremely overcrowded, poorly secured conditions with inadequate access for the public, staff, and prisoners. There was a shooting in the courthouse in 2000 resulting in one death and one serious injury. Raw sewage inundated the courthouse approximately five years ago requiring emergency cleanup. The basement periodically floods. Bats occasionally fly in the hallways. Prisoners are commingled with the public and staff, and are held in vacant jury rooms after being paraded through the courthouse in shackles and escorted up a steep flight of stairs. Staff and judges are not separated from the public or prisoners. The court functions in one-sixth of the space recommended by Trial Court facilities standards. It is difficult to imagine a courthouse more out of compliance with trial court standards.

Siskiyou County is the fifth largest county in the state with its population spread over 6,347 square miles. The five justice courts were consolidated into three municipal courts in 1974. The three municipal judges joined with the superior court judge in 1998 to form a unified superior court. Since unification, Siskiyou County has never had a courthouse that could house the consolidated, unified court. Before consolidation and unification the justice courts were operating in far flung areas of the county in substandard facilities, such as a room next to the fire station where the judge and attorneys would go and wait in vehicles while a jury deliberated.

2. STATEMENT OF PROJECT NEED

**2.1. Current Court Operations**

Siskiyou County, which is geographically the fifth largest county in California, is located in the far northern region of California. It is bounded by the State of Oregon on the north, by Modoc on the east, by Trinity and Shasta on the south and Del Norte and Humboldt on the west. Five court facilities serve the county of Siskiyou. Facilities include a historic but outmoded courthouse with three courtrooms in Yreka, and single courtroom facilities in the remote locations of Weed, Dorris, and Happy Camp. All case types are heard at the Yreka facility while typically only traffic and small claims cases are heard at the remote locations along with misdemeanor arraignments in Weed and Dorris.

The Yreka Courthouse is the main courthouse in Siskiyou County. It is a multi-functional facility, dealing with all types of cases from traffic to criminal. The facility also houses court support functions, including court administrative offices, District Attorney and various county administrative functions. It is located in the downtown area of Yreka on 4th Street and is

surrounded by small businesses. The courthouse is essentially multiple structures connected to one another ranging from wood frame to pour-in-place concrete. The original structure dates from 1857 and is located to the rear of the primary entrance to the courthouse. This portion is connected internally by an internal bridge. The remaining structures were added through the years of various and unknown structural systems. The court structure itself covers the majority of the site, leaving very little space for landscaping and natural vegetation. Due to the fact that the site is fully developed, there is no on-site vehicular circulation. Service entry, as well as prisoner entry, is directly from the street. This court facility has severe functional and access deficiencies that cannot be cost effectively remedied.

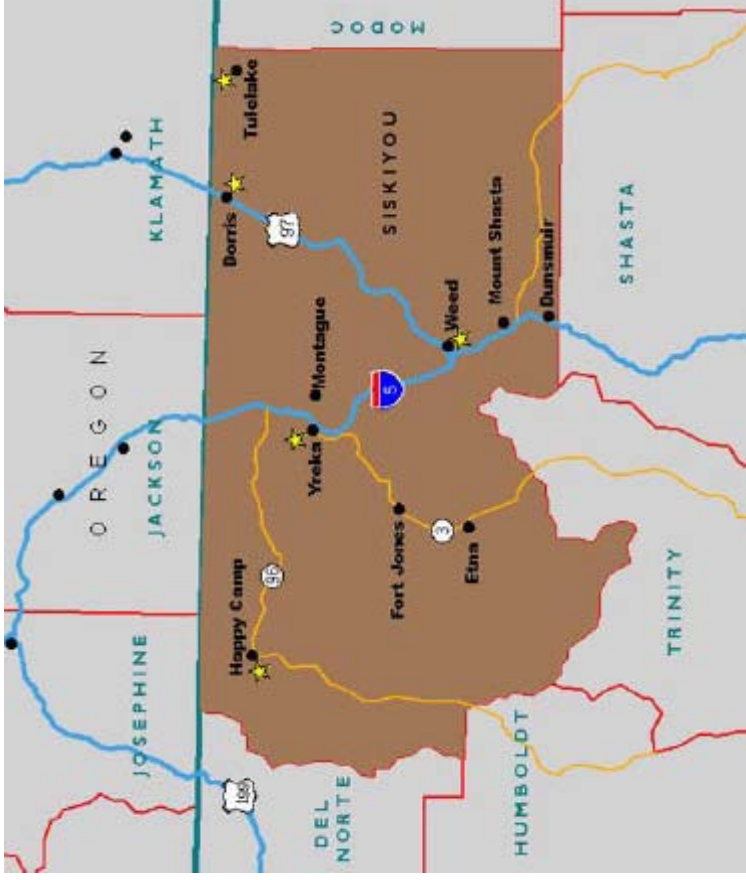
Due to the physical and functional deficiencies of the Yreka Courthouse, the superior court has been forced to decentralize its operations, thereby requiring an annex facility located one block from the main courthouse. This facility is referred to as the Eddy Street Annex and houses the court's Information Technology and Court Reporters staff. The fact that these facilities are not consolidated simply exacerbates their functional problems. This is one of the many conditions that impacts access to justice for all county residents and negatively impacts overall court operations, in terms of strain on resources, workload, and staffing.

The site of the Weed Satellite court facility is located in leased space in the City of Weed's city hall. Court is held two days a week in the city council hearing room. The structure was originally constructed in the early 1900s and has since been expanded with numerous additions. Renovated portions of the facility are in generally sound condition while non-renovated portions are visibly deteriorated with obvious water leakage problems. Restrooms, public counters and hardware require upgrades to meet current ADA standards. HVAC and electrical systems are not adequate.

The Dorris Satellite court facility is located in a residential area of Dorris. Generally it is a flat site located adjacent to the foothill of the mountain range. Court is held here one day per month. This one courtroom facility was recently remodeled and serves the eastern area of Siskiyou County and Western area of Modoc as well as a joint use facility.

The Happy Camp Satellite court facility is located within a county-owned facility shared by the sheriff's and fire departments. The facility is approximately 70 miles (2 hour drive) west of Yreka. Utility of the facility for the Court is limited by the difficulty of winter travel to this site location. This satellite court serves the western part of Siskiyou County. Court is held here one day every other month. The facility only handles traffic, small claims, and fishing and gaming violation cases.

Siskiyou County Court Facilities' Location



**2.2. Judicial Projections**

Current and projected Judicial Position Equivalents (JPEs)<sup>1</sup> are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

The table below provides information used to determine the near-term need for this project, which includes 5.7 existing JPEs.

Current and Projected JPEs to be Assigned to New Courthouse  
 (Including Proposed New Judgeships)

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
Yreka Courthouse	5.7	0	0	0	5.7	5.7
Countywide	5.7	0	0	0	5.7	5.7

<sup>1</sup> JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.



### 2.3. Existing Facilities

Two existing facilities containing three courtrooms are directly affected by this project as shown in the table below. These facilities are currently unsafe, substandard in size, and overcrowded.

Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by This Project	Building Gross Square Footage	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Siskiyou Courthouse	311 Fourth Street Yreka, CA 96097	3	13,123	9,449	33.63%
Eddy Building Annex	322 W. Center Street Yreka, CA 96097	0	3,093	2,227	100.0%
<b>Total Existing Courtrooms and DGSF</b>			<b>16,216</b>	<b>11,676</b>	

The Superior Court of Siskiyou County is located in the county seat, Yreka. The facility has three courtrooms and one shared with the Siskiyou County Board of Supervisors. The second facility, Eddy Street Annex is located one block from the Yreka Superior Courthouse.

The functional square footage of space currently occupied by the court at these two facilities is 11,676. The square footage required for the project is 61,545 Departmental Gross Square Feet (DGSF) or 86,163 Building Gross Square Feet (BGSF). This represents a shortfall of 49,869 DGSF to meet the current and near-term needs of the court based on the space program developed by the AOC.

The existing facilities contain numerous deficiencies relative to access and efficiency, security, and Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facilities are summarized as follows:

**2.4. Transfer Status**

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Assembly Bill (AB) 1491 (Ch. 9 Statutes of 2008) (Jones) was enacted and extends the deadline for completing transfers to December 31, 2009. Transfer status for each existing facility affected by the proposed project is provided in the following table.

Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Yreka Courthouse	311 4th Street Yreka, CA 96097	County Owned	TOR	12/19/08
Weed Satellite	550 Main Street Weed, CA 96094	Leased	TOR	04/01/07
Dorris Satellite	324 North Pine Street Dorris, CA 96023	State Owned	TOR/TOT	12/01/08
Happy Camp	4th Street Happy Camp, CA 96039	County Owned	MOU Limited Use	09/15/08

## 2.5 Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California’s court facilities. The planning initiatives began with a statewide overview, moved to county-level master planning, and then to project-specific planning studies.

On October 24, 2008, the Judicial Council adopted an update to the *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology) based on the enactment of Senate Bill (SB) 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both Immediate and Critical Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

The New Yreka Courthouse was initially ranked 14 out of 211 projects in 2004 as one of the courthouses in the state with the worst conditions of overcrowding, poor security and inadequate accessibility. When the criteria of space for new judges was added to the ranking criteria, the New Yreka Courthouse ranking was reduced even though the existing Yreka Courthouse remained one of the most overcrowded courthouses in the State, operating in one-sixth of the space needed.

In October 2008, the Council also adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 153 projects are assigned based on their project score (determined by existing security, physical conditions, overcrowding, and access to court services).

This project—ranked in the Critical Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41 projects to be funded by SB 1407 revenues by the Judicial Council in October 2008.

## 2.6 Summary of Economic Opportunities

In accordance with Chapter 311, Statutes of 2008, Government Code section 70371.5(e), in recommending a project for funding, the Judicial Council shall consider economic opportunities for the project. “Economic opportunity” includes, but is not limited to, free or reduced costs of land for new construction, viable financing partnerships with, or fund contributions by, other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and

operations, operational savings from sharing of facilities by more than one court, and building operational cost savings from consolidation of facilities.

Potential economic opportunities for this project are as follows:

1. Free or Reduced Costs of Land

The project has benefited from a land cost reduction or land donation. The City of Yreka and Siskiyou County have donated \$25,000 each to purchase property in the downtown proposed site. The County Counsel and City Attorney have contributed over 200 hours of time to the project.

2. Adaptive Reuse of Existing Facilities

The project does include adaptive reuse of existing facilities as the existing courthouse will be adapted for use by county offices.

3. Consolidation of Court Calendars and Operations

The project consolidates two existing facilities into one new courthouse; the Yreka Courthouse and the Eddy Street Annex.

4. Sharing of Facilities

This project will not be shared by more than one court.

**2.7 STATEMENT OF PROJECT NEED**

**2.7.1. Overcrowding/Accessibility**

The court facilities serving Siskiyou County are decentralized, have severe security problems, are overcrowded, and have many physical condition problems. As the Yreka Courthouse cannot be renovated and expanded on site—the operations of this facility and those in the Eddy Building Annex need to be consolidated into a single, secure, and physically appropriate building.

Approximately 90 percent of court staff are located in Yreka, and all of the judicial officers are headquartered in Yreka. All of the felony, unlimited civil, family law, juvenile cases, and trials of every type are heard exclusively in Yreka. The jail, District Attorney, Public Defender, and most of the private attorneys practice in Yreka exclusively. Probation, Human Services, and the Sheriff's Office are also located in Yreka. In sum, the Yreka courthouse is integral and vital to the dispensation of justice in Siskiyou County. There are no viable alternative courthouses in our county, while some of the other counties scheduled for new courthouses have other adequate courthouses.

With approximately 13,000 gross square feet of space in the Yreka Courthouse when the Trial Court Standards calculate we need 86,000 gross square feet, we currently operate the Yreka Courthouse in only 16% of the space that Trial Court Standards recommend. We are forced to convert broom closets into work areas, crowd staff into constricted areas, share converted courtrooms with the county, lease space, and do without basic secure space and necessary space because it is non-existent. It is important to note that courts that scored higher than Siskiyou as immediate need courts did so based primarily on the criteria of needing new judges. Since we are not scheduled for any new judges in the foreseeable future, we did not score any points in this category. Nevertheless, many of the courts scoring high in this category had much more adequate space to begin with than did Siskiyou. We are not aware of any other court that is operating in 16% of recommended space either before or after the need for new judges has been considered. In addition, with some of the more populated counties shuttering courthouses or courtrooms, the need for a new courthouse in Yreka is further highlighted.

### 2.7.2 Security

After the 2000 shooting, security was improved in the Yreka Courthouse as an x-ray machine, magnetometer, and more security officers were added. Nevertheless, despite best efforts, the following concerns cannot be improved due to deficiencies in the existing courthouse:

- Secure transportation of prisoners is accomplished by police vans parking on the street at the side entrance to the courthouse and escorting prisoners through the public corridors and stairs.
- The building does not have separate and secure judicial, staff and public circulation.

- The facility does not have separate and secure corridors for prisoner movement. There are substantial security risks by not having dedicated, secured corridors and elevators.
- There is no secure parking for the judicial officers.
- The prisoner holding area is extremely inadequate in size and arrangement of space.
- There is no space for victims to be separated from witnesses.



Security in the main courthouse



### 2.7.3. Other Building Deficiencies

#### *Yreka Courthouse*

- The building is severely non-compliant with American with Disabilities ACT (ADA) standards.
- The lower level of the structure routinely floods causing damage to furniture, office equipment, and files.
- The building has outdated and inefficient electrical and mechanical systems.
- The primary deficiency of this building as it relates to courts is its ability to provide the necessary accommodations consistent with public buildings by current standards.
- Our multi-purpose room is too small to serve as a jury assembly room, but we have no other option. The Fire Marshall has voiced concerns about this arrangement, particularly when we hold significant trials requiring us to subpoena a large jury panel. There is poor ventilation in some of the jury rooms, while heating and cooling is uneven and inadequate throughout the building making juror comfort virtually impossible. Long trials tend to frazzle even the most dedicated jurors under these undesirable conditions.

#### *Eddy Street Annex*

- There is not adequate space for court staff to function effectively.
- The court space is split between two floors. The lack of a building elevator is a major drawback to its continued use from the perspective of the court employees.
- The suite is not protected by the court security staff.
- The public is able to enter into the space without restriction.

Eddy Street Annex is Non-Compliant with ADA



### 3. PROJECT INFORMATION

#### 3.1 Project Description and Status

The proposed project includes the design and construction of a New Yreka Courthouse for the Superior Court of California, County of Siskiyou. The proposed new building will be approximately 86,163 BGSF. The project replaces the existing Yreka Courthouse and Eddy Street Annex and will include six courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Six secure parking spaces will be located at the basement level and 180 spaces for support staff, visitors, and jurors will be located in a new parking structure.

A minimum site area of approximately 2.66 acres has been identified to accommodate the superior court's current needs (i.e., space for 5.7 current JPEs). The estimated project cost to construct the project is approximately \$90 million, without financing and including land costs. These costs are based on constructing a 2-story building with a basement. The facility would require 180 structure parking spaces, and six secure parking spaces at the basement level. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). In the current schedule, the acquisition phase will occur in 2011-2012, preliminary planning will occur in 2012, working drawings will be generated in 2013, and construction will begin in July, 2013 with completion scheduled for early 2015.

The Yreka Courthouse is progressing very well. The Architect was selected in 2010 and has held several meetings with staff and judge and produced a very detailed program for the new courthouse. The Project Advisory Group (PAG) has been meeting for over two years. A downtown site has been selected as the first priority for the PAG, and has received Public Works Board approval. The property owners have all entered into agreements for the sale of their property, and all that remains is for DGS approval and release of funds to close the property deals. An alternative site on the south end of town located near the College of the Siskiyou Annex and several other government buildings has also received approval by the Public Works Board. The owners of the four-acre site have also tentatively agreed to sell the property

if the downtown site is not viable for some reason. Neither site has any known environmental issues or concerns according to AOC staff reviews.

### 3.2 Space Program

Division/Functional Area	Projected Need			Comments
	Courtrooms	Total Staff	Total Departmental GSF	
Public Area: Entry Lobby & Security Screening	-	-	1,605	
Courtsets	6	-	21,775	10888
Judicial Chambers & Courtroom Support	-	6	3,490	1745
Court Operations	-	8	1,063	
Criminal/Traffic Division	-	11	4,150	
Civil & Juvenile Divisions	-	6	1,669	
Family Court Division	-	6	2,727	
Family Court Mediation and CASA	-	10	2,572	
Self-Help Center	-	-	556	
Court Administration	-	10	3,315	
Jury Services	-	1	2,584	
Sheriff Operations	-	1	1,495	
Central In Custody Holding	-	-	6,126	Includes sallyport
Building Support	-	-	8,419	Includes secure basement parking
<b>Subtotal</b>	<b>6</b>	<b>59</b>	<b>61,545</b>	
Gross Area Factor			1.40	
<b>Total Building Gross Square Feet</b>			<b>86,163</b>	
BCSF per Courtroom			14,360	
Note:				
1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.				

Prisoners are Offloaded Curbside from Vans





*Yreka Courthouse*  
Prisoners Traverse through Public Corridors and Stairs



#### 4. COURT CONSTRUCTION FUNDS

The PAG has done a great job of adjusting to changes in the project. The initial downtown site proved to be too small for the project and had to be expanded. The expansion required that five private homes needed to be acquired in addition to some City of Yreka and Siskiyou County property. The property acquisition budget for the project was less than \$1 million of the total \$2.5 million budget, which did not leave sufficient funds to acquire all of the necessary property for the downtown site. Consequently, the PAG and AOC reviewed the use of Court Construction Funds to cover the shortfall in the Acquisition Budget. From these discussions, Siskiyou Superior Court submitted a request to use \$1.2 million of its remaining \$4.48 million in Court Construction Funds (CCF) to purchase the property at the proposed downtown site for the new courthouse in Yreka. These funds along with the funds in the acquisition budget are needed in 2011 to acquire property for the proposed downtown site according to the AOC staff. Siskiyou's CCF application for \$1.2 million is pending with the AOC—CCF Committee.

#### 5. IMPACT OF DELAY OF SISKIYOU COURTHOUSE PROJECT

1. Siskiyou will continue to operate in a substandard, overcrowded, inadequately secured courthouse with no separation of the public, staff, judges, and prisoners in space that is 16% of the size recommended by California Trial Court Facilities Standards.
2. The downtown site, which is the priority site of the Project Advisory Group, will likely be lost as an option as property owners will be unwilling to delay selling their property, all of which is under agreement awaiting approval of DGS to proceed to closing.
3. If the downtown site is not used for the courthouse project, the City of Yreka and Siskiyou County as well as the community will be less supportive of an alternative site. We have had a very active Project Advisory Group for over two years that strongly prefers the downtown site. If the downtown site is lost for some reason, including delay, the PAG might become less enthusiastic about the new courthouse project.
4. If the downtown site, the primary site selected by the PAG, is not utilized, then the contributions of the City and County will not be available.

5. The reuse potential of the existing courthouse will also be diminished if the downtown court site is no longer available.
6. If Siskiyou's project is not allowed to acquire property in 2011-12, then we will lose the opportunity to use \$1.2 million of the \$4.48 million in court construction funds (CCF) available to purchase property as these funds will need to be remitted very soon to the State Controller. However if the project is approved to move forward by the CRWG, and the AOC approves the \$1.2 million CCF request for property acquisition, then Siskiyou plans to ask for consideration to use the remaining balance of its CCF for preliminary plans.

## CONCLUSION

In Siskiyou County, we are looking forward with great anticipation and excitement to the day when court users, staff, and judges will have adequate space and no longer have to work in one-sixth of the level recommended by Trial Court Facility Standards; when there is sufficient safety, security and accessibility to separate the prisoners from the public, staff and judges; when all of our operations can be consolidated into one courthouse with adequate work areas and courtrooms, interview rooms, and holding cells; with a sallyport; and when sufficient jury facilities exist to schedule jury trials and jurors are not squeezed into small, poorly ventilated rooms.

Thank you for your consideration of the New Yreka Courthouse Project.

