

Chronology of the Project
Western Slope Animal Services Shelter
 May 2010

February 2004	El Dorado County receives notice from City of Placerville that the City will not renew the County's lease for the site of the Animal Shelter on Coolwater Creek. The lease was terminating in March 2007.
March 2004	Then County General Services Department identifies the replacement of the Western Slope Animal Shelter in the Master Facility Plan.
Mid 2004	County staff begin search for land to construct an Animal Shelter to serve the entire Western Slope of El Dorado County. Knowing that it must be in a centrally located, easily accessible location they focus on the Highway 50 corridor.
January 2005	The Board of Supervisors direct staff to consider the closed Union Mine Landfill as the site. This location was not appropriate due to a badly underdeveloped road into the site; it is one way in and out; it is far away from main transportation routes; would add extremely long travel times for Animal Services Officers resulting in major inefficiencies; the ability for the public to get there to reclaim lost animals and adopt homeless animals would have been severely compromised. Time was diverted from finding an appropriate site.
February, 14 2006	Board of Supervisors directs staff to prepare a Purchase and Sales Agreement for a 10 acre parcel on the South side of Mother Lode Drive at the Pleasant Valley Drive intersection, known as the El Dorado "Y". Responsibility of the buyer (El Dorado County) identified to be included in the purchase agreement were: \$450,000 purchase price; construction of a road into the site; construction of a water line; utility and fencing requirements.
February 23, 2006	El Dorado County Planning Commission finds the proposal for the county Animal Shelter on the south side of Mother Lode Drive at the Pleasant Valley Road intersection (El Dorado Y) to be consistent with the General Plan.
May 9, 2006	Board of Supervisors approves Purchase and Sales Agreement for the purchase of the 10 acre parcel (Shinn property) at the El Dorado "Y", and directs staff to initiate escrow activities and finalize the property acquisition.

April - May 2006	County General Services and Public Health staff initiate a Requests for Qualifications process to identify an architectural design professional to design and prepare construction documents for the new Western Slope Animal Services Shelter.
May 2006	Eight qualified responses were received. General Services and Public Health staff evaluated responses, and selected the three most appropriately qualified firms for additional evaluation. Based on technical qualifications, consultant profiles, experience with similar projects, and presentations, George Miers & Associates, who specializes in animal shelter design was recommended.
June 13, 2006	Board of Supervisors awards the RFQ for architectural design services to George Miers & Associates and directs General Services staff to negotiate a contract for design services for the Western Slope Animal Shelter.
Sept. 26, 2006	Board of Supervisors approves contract with George Miers & Associates for \$574,400 to provide architectural services for the Western Slope Animal Shelter.
October 17, 2006	Board of Supervisors certifies the Western Slope Animal Shelter Mitigated Negative Declaration. This is the study that County contracted with Pacific Municipal Consultants (PMC) in spring 2006 to produce. This environmental review of the El Dorado Y site for use as the Animal Shelter is required by CEQA and cost \$50,000. Mitigation requirements that were identified in this CEQA document were forwarded to George Miers & Associates to include in their planning.
Fall of 2006	George Miers prepares building program - square footage requirements for the functions needed in the building, based on numbers/types of animals housed and space required for those kennels/cages; support functions (like food storage, supplies, laundry facilities); public counter/lobby; staff work areas; required restrooms, hallways.
November 2006	Escrow closes on Shinn property. County owns site for new animal shelter.

November 2006	Staff worked to reduce the size of the building to be designed. Using standard formulas, driven by numbers of animals on average housed, space needs per kennel/cage, etc, number of Animal Services Officers, and ancillary/support areas, a building size of approximately 24,000 square feet was generated. Building elements were eliminated, leaving only the essential functions addressed. This reduction process brought the total square footage down to 18,000 square feet. Further reductions are not practical as the building would simply not have the space to house and care for the population. Below 18,000 square feet, you are cutting into the core space needs. Even at the 18,000 square foot number, a low cost public spay/neuter program (County does not have a public program) should be implemented to curb future growth in homeless animals.
January 16, 2007	Staff and Architect provide a workshop for Board of Supervisors to update them on shelter design process; result of building program/space needs analysis; costs identified for many “non building” items required (road, CEQA report; site prep) costs. No action-to be reviewed with all capital improvements.
February 13, 2007	Board of Supervisors review Western Slope Shelter again, during annual Capital Improvement Budget. Current projected costs, based on actual size needs analysis and refined construction costs are presented.
June 19, 2007	Board directs George Miers Associates to prepare the design of the Western Slope Animal Services Shelter as a concrete tilt-up, 17,700 square foot facility.
Remainder of 2007 and during 2008	George Miers Associates works to fit the directed construction type on this site. County project manager was needed to oversee design and construction of significant tenant improvements at the temporary shelter site in order for it to operate as the county’s animal shelter until the new shelter could be designed and built. The length of time for design of the permanent facility was in part due to this diversion. The complexity of the site, required road, other agencies’ (e.g.: Fire, EID, PGE, etc.) required input also added to the design time line.

March 3, 2009	With the design complete, the Board of Supervisors directed General Services staff to freeze the animal shelter funds in the Capital Improvement Program, get the project ready to bid, but not go out to bid. The Board was concerned about needing the animal shelter funds from a cash flow perspective and directed staff to return to them with this project when it seemed appropriate.
Spring of 2009	Due to budget reductions and reorganization priorities, the General Services Department was eliminated. The responsibility for County facilities design and construction was moved to Department of Transportation, Engineering and Facilities.
Summer of 2009	Department of Transportation (DOT), Facilities staff reviewed the design and project. Concerns were identified regarding construction of a concrete tilt-up building on the site, due to the topography of the site.
March 3, 2010	A purchase agreement is signed by Supervisor John Knight, as negotiator for the Board to purchase the building at 4461 Business Drive, in Shingle Springs (Barnett Business Park). This purchase was conditioned on ratification by the Board in 90 days. Proposed purchase price is \$2,775,000. This is a 50,000 square foot building on 2.5 acres.
March 3 - May 2010	County analyzes the possibility of using this building as the Western Slope Animal Shelter (20,000 square feet) as well as using the remainder at a later date for other county offices.
Late March-April 2010	<p>The current tenant of the building, Schilling Robotics represents that the business has no intention of moving; that their 3 year lease is very important to them. The business notes the millions of dollars in equipment invested at this site and their highly skilled employees that are located here.</p> <p>Meanwhile residential neighbors to the rear of the site (Milton Ranch) and next to the business park (Cameron Park Estates CSD) are strongly opposed to this use at this site.</p> <p>In the following days prior to the Board review of this item, there is mention of litigation from various interested parties.</p>

May 13, 2010	El Dorado County Planning Commission adopts a Negative Declaration of Environmental Impact and finds the use of 4461 Business Drive as an animal shelter to be consistent with the County's General Plan. The area is zoned industrial and this is a use that can be placed in an industrial zone. Neighboring residents spoke in opposition to placing a shelter here.
May 18, 2010	<p>The Board of Supervisors received a DOT staff report that compared proceeding with the construction of the animal shelter at the Shinn property (site approved in 2006) and use of the industrial building at 4461 Business Drive. The cost to improve the industrial building (it's a shell, now) is found to be more than the cost to construct the shelter and other required site improvements at the El Dorado "Y". Of the many residents, representatives of the impacted businesses, PAWED, and other interested parties, no one supported the business park alternative. Many speakers cited the site already owned by the county for the animal shelter and encouraged the Board to proceed to construct the shelter there.</p> <p>The Board took action to not proceed with the purchase of 4461 Business Drive. The Board specifically did not move forward with the Western Slope Shelter at the El Dorado "Y". The motion stated that they would revisit the topic, but no date was set. The Western Slope Animal Shelter still does not move forward.</p>
May 19, 2010	<p>To summarize to this point: the site is purchased; contractual obligations exist for road/site improvements to be made by the county; environmental review for this site is completed; a design has been completed; the bidding climate for public works projects is excellent currently; the project has already been on hold for 14 months (from the point the design was complete); the more other interested parties (other than animal welfare organizations) learn about the history of this project, the more support grows for moving forward.</p> <p>Due to all of the above, the Animal Shelter Coalition for El Dorado County spontaneously formed.</p>

The sources for the above chronology of actions are Board of Supervisors Minutes, Staff Reports to the Board, other County documents.