



**MEMORANDUM
OFFICE OF THE
COUNTY EXECUTIVE
COUNTY OF PLACER**

TO: Honorable Board of Supervisors
FROM: Thomas M. Miller, County Executive Officer
Submitted by: Leslie Hobson, Senior Management Analyst
DATE: January 23, 2007
SUBJECT: Public Hearing and Adoption of Capital Facility Impact Fees for Animal Services

ACTION REQUESTED

It is requested that the Board:

1. Conduct a public hearing to consider adoption of a new Capital Facilities Impact Fee for Animal Services facilities, and
2. Make findings relative to implementation of the fee and adopt the attached resolutions implementing the addition of an Animal Services Impact Fee to the Capital Facility Impact Fee Program, and
3. Make a formal request to Placer County city/town councils to adopt the new Animal Services impact fee in their jurisdictions. The cities/town include: Auburn, Colfax, Lincoln, Loomis, and Rocklin.

BACKGROUND

The Countywide General Plan Policy Document adopted by your Board on August 18, 1994 provides that new development will pay its fair share of the cost for facilities attributable to growth in the County. Since Plan adoption, Placer County's population has grown significantly, a trend that is expected to continue into the future. Based on California Department of Finance, Sacramento Area Council of Governments (SACOG) projections and estimates from the City of Lincoln, it is forecast that new development will bring 136,147 new residents between 2007 and 2025¹. This figure represents a 64% growth over the current service population of 212,000. Most of the growth is expected to occur within incorporated cities however whether the growth is in a city or in the unincorporated area of the county, growth increases the demand for services. While Placer County has no control over growth within cities, the County is mandated to provide a range of services that benefit new residents in cities and the unincorporated area. Collection of a fee countywide to mitigate the impacts of new development is critical to meet the demand for facilities that house the function of Animal Services.

¹ Projections for population growth exclude the City of Roseville. The city of Roseville will not collect the proposed Animal Service fee as they work cooperatively with the Society for the Prevention of Cruelty to Animals (SPCA) for these services for their residents.

Prior to 2006, the capacity of County facilities did not increase significantly. When new construction did occur, the focus was on criminal justice related facilities² and prior to that the last general government facility to be constructed was "the domes" in 1966. More recently, construction of the Community Development Resource Center was completed earlier this calendar year and the Auburn Justice Center is expected to be ready for occupancy in 2007.

In 1992 your Board directed that the County analyze impacts of growth on county services and facilities and, as a result, the 1994 study *County Facilities Needed to Serve Growth*, prepared by Hausrath Economics Group (HEG) documented and measured the impact of growth on county services and facilities. This study identified the need for new/expanded Animal Services facilities and estimated a fee to impose on new residential development that would support future facility construction needs. When adopted by the Board in 1996, the Animal Service fee was excluded from the Capital Facility Impact Fee Program. Over the last few years the growing demand for animal services, as well as facility deficiencies identified in Auburn and Tahoe, have prompted the County to reconsider adoption of a capital facility impact fee for Animal Services. On July 11, 2006 the Board of Supervisors directed staff to prepare a nexus study and begin work with the cities to justify and gain support for an Animal Services impact fee. The Board also supported construction of an Animal Services Shelter in South/West Placer County and future expansion of the Animal Shelter located in Auburn as affirmed in the Capital facilities Financing Plan approved by the Board of Supervisors on July 24, 2006.

Nexus Study

Government Code 66000 *et seq* requires that the local agency demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility, or portion of the public facility attributable to the type of development on which the fee is imposed. Consistent with Government Code 66000, the HEG study served as the original nexus study for the existing Capital Facility Impact Fee Program. An updated study, the *Capital Facility Impact Fee for Animal Services in Placer County* prepared by the County Executive Office and HEG, addresses the nexus requirements under Government Code 66000. This new study identifies the purpose of the Animal Services fee, describes how the fee will be used, and demonstrates the relationship between the need for the facility and the type of development project on which the fee is to be imposed.

The fee program for new development cannot and does not include the cost of replacing existing space or funding expansions to remedy existing deficiencies. The studies identified above provides for the establishment of the general nexus require by law and demonstrate that the services for which the fee is imposed is proportionate to the fee to be imposed.

This action is statutorily exempt from the California Environmental Quality Act pursuant to Title 14 California Code of Regulations Section 15273 (A)(4) and Public Resources Code Section 21080 (B)(8) as it establishes rates and charges for the purpose of obtaining funds for capital projects necessary to maintain service within the County.

² Includes a new jail, a jail expansion, and kitchen largely funded through the use of bonds.

Animal Services Capital Facility Fees

Consistent with the Capital Facility Impact Fee Program, Animal Services impact fees are based on the amount and cost of building space, vehicles, equipment and other specialized capital items required to serve the projected increase in service population. The cost of new facilities and the amount of the fee is based on a measure of facility space or facility investment per unit of service population. The County's public facilities are essentially population-serving. Therefore, per capita measures of facilities are a reasonable means of quantifying the relationship between service population growth and the need for expanded public facilities.

There are two options for measuring future facility needs associated with growth. The first option uses existing facility standards which is the ratio of existing building space or capital investment to existing service population. Under this option existing facility standards are maintained, and fee levels are based on the presumption that existing levels of service are adequate, and new development provides for increases in facilities sufficient to maintain that standard. The second, and recommended option, is based on capital improvement plans and uses planning standards which are expressed as the ratio of planned future building space or capital investment to future service population with a planning horizon of about 20 years. The planning standard represents an increase in the level of service and capital investment per capita to be enjoyed by both the existing service population and the growth in the service population due to new development.

To impose fees at the higher planning standard, the County would have to commit to raising the standard for the existing service population using other sources of funding. The cost to remedy the existing deficiency for Animal shelter facilities is estimated to be \$6.8 million. Placer County's current Capital Improvement Financing Plan includes a new shelter in South/West Placer (29,000 square feet) and the expansion of the Animal Service shelter in Auburn (10,000 square feet) that are estimated to cost \$20 million. To build both shelters will require a commitment of funds unrelated to new development as the Animal Services facility fees are estimated to provide about 35% of the total cost. The balance will be funded by the County General Fund and contributions from the cities. As such, the County may substitute the higher planned facility standard for the existing facility standard.

The impact fee calculation for Animal Services was based upon estimated costs associated with facility construction and capital equipment needed to serve a projected increase in service population. The fee assumes a specific service "standard" and identifies future needs by projecting the impact of future County development on the current services. Proposed fees for residential development are noted in the following table.

Land Use Category	Occupancy per Resident Unit	Cost per Capita	Residential Fee Amount (excludes Roseville)
Single Family Dwelling Unit	2.60	\$51	\$133
Multi-Family Dwelling	1.16	\$51	\$59
Age Restricted Senior	1.67	\$51	\$85

Placer County Capital Facilities Impact Fee Schedule

As required under state law, on November 7, 2006 the Board received and accepted the Placer County Capital Facilities Impact Fee Annual Report for fiscal year 2005-06. As provided for in

Current Fee Schedule (effective October 1, 2006)

Land Use Categories	Lincoln and Roseville (Cities without County Libraries)	Auburn, Colfax, Loomis & Rocklin (Cities with County Libraries)	Unincorporated
Single Family Dwelling	1,717.54	2,193.40	3,329.57
Multi Family Dwelling	1,251.71	1,597.32	2,426.56
Age Restricted Sr. Citizens	1,129.24	1,442.12	2,189.13
Office Space/sq. feet	.42	.42	.74
Retail Space/sq. feet	.27	.27	.47
Industrial Space/sq. feet	.21	.21	.38
Warehouse Space/sq. feet	.06	.06	.11

in County Code section 15.30.090(B), the fee schedule was automatically adjusted by an annual, cost of living increase that was effective October 1, 2006. The Placer County fee schedule for non-residential development tends to be lower, which is attributed to the assumption that non-residential growth (as estimated by employment) does not have the same service impact as residential.

The nexus study, noted previously, outlines increases to the current fee schedule for residential development projects. New Capital Facility Fee Schedule rates are noted in the following table. If the Animal Services fee is approved, the result is an increase of between 4 and 7.7% for single family dwelling; 2.4 and 4.7% for multi family; and 3.9 and 7.5% for age restricted. Proposed fees for Animal Services will not be assessed on businesses or on development within the city of Roseville.

Proposed Fee Schedule (adjustment effective February 5, 2006)

Land Use Categories	Lincoln (without County Library)	Roseville (without County Library)	Auburn, Colfax, Loomis & Rocklin (Cities with County Libraries)	Unincorporated
Single Family Dwelling	1,850.54	1,717.54	2,326.4	3,462.57
Multi Family Dwelling	1,310.71	1,251.71	1,656.32	2,485.56
Age Restricted Sr. Citizens	1,214.24	1,129.24	1,527.12	2,274.13
Office Space/sq. feet	.42	.42	.42	.74
Retail Space/sq. feet	.27	.27	.27	.47
Industrial Space/sq. feet	.21	.21	.21	.38
Warehouse Space/sq. feet	.06	.06	.06	.11

City/Town Participation

Your Board is aware that Placer County has worked with the cities to implement the Capital Facilities Impact Fee in each jurisdiction and every effort has been made to maintain equitable application of the Fee. As directed by your Board, staff met extensively with representatives of all the cities to discuss the construction of a replacement shelter in Auburn and a new Animal Services facility to be located in South Placer. Those discussions included an outline of the proposed fee program and city representatives have expressed interest in adopting the Animal Services facilities fee as a means of offsetting obligations that would be required due to new

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development. The study before you today reflects the fee assuming our existing partners: Auburn, Colfax, Lincoln, Loomis, and Rocklin. Our city partners are expected to respond back to the County in January to confirm their participation in construction of new shelters and potential adoption of the proposed Animal Services impact fee program.

Staff will continue to work with the cities to show that adoption of the fee is an important element in retaining a safe and healthy community and is in the best interest of all county residents. Placer County provides Animal Services countywide³ and all of the populations within Placer County's cities benefit from these services. With this Board action, staffs request that the Board of Supervisors encourage participating jurisdictions to adopt the new Animal Services Capital Facility Impact Fee. Absent city participation, the Board may wish to consider other measures to assure that new development pays its fair share for the cost of providing mandated county services. In the event that one or more cities choose not to participate in the Animal Services fee, staff would need to re-evaluate the facility projects currently under discussion. In effect, while the amount of the proposed fee to be collected would not change, the size of the facility proposed for Animal Services would need to be reduced as less funding would be available to support the project.

CONCLUSION

A capital facilities fee program mitigates the adverse impacts of growth on county facilities and fulfills policies set forth in the General Plan. It should be noted that the program does not remedy deficiencies caused by past growth but would allow the county to maintain a standard as new growth occurs. Impact fees are used in most cities to build public facilities for general government purposes, and by counties to fund infrastructure expansion. The study entitled *County Facilities Needed to Serve Growth* quantified the impact of new residents and businesses on county facilities, estimated the cost to expand those facilities in order to accommodate that growth, and outlined a fee program that allocates this cost to specific types of land use. The nexus study furthers this work by updating the five findings from the 1994 study to comply with Government Code 66001.

The proposed resolution would impose a new fee on residential development for the purpose of constructing Animal Services capital facilities that are needed due to growth. Consistent with the Comprehensive Facility Master Plan adopted by the Board in 1996, and the Capital Facilities Financing Plan affirmed on July 24, 2006, costs for construction of new/expanded Animal Service facilities, attributable to growth through the year 2016, are estimated at \$20 million. The cost for Capital Facilities allocated to new development assuming a planned facility standard is \$6.9 million, (\$51 per capita for residential population).

FISCAL IMPACT

Placer County and its residents would ultimately subsidize the Animal Service facility impacts associated with new development if the costs for service facilities are not funded by that development. The County's growing population base is causing increased demand for Animal Services and a greater than before need for larger/expanded facilities to meet residents' needs. The growing demand places an even greater burden on limited County resources and, in the absence of a

³ The City of Roseville works cooperatively with the Society for the Prevention of Cruelty to Animals (SPCA) to provide some animal services.

new funding source, development impact fees offer a comprehensive solution to mitigating the impacts of population growth on Animal Services by funding capital facilities.

As identified in the nexus study, the proposed Animal Services component of the Capital Facility Impact Fee will range from \$59 for a multi-family dwelling to \$133 for a single family dwelling. Based on projected growth through the year 2025, approximately \$6.9 million would be generated for construction over the next 19 years, assuming that the cities for which the County currently provides services, all adopt this impact fee for Animal Services. Essentially, the proposed fee would result in an increase of between 2.4 and 7.7% for residential development in the cities and unincorporated areas of Placer County. Proposed fees for Animal Services will not be assessed on businesses or on development within the city of Roseville.

Attachments:

A. Resolutions:

1. Resolution to Approve Related Documents which Provide the Basis for the Animal Services Capital Facility Impact Fee Program
2. Resolution Setting Animal Services Capital Facility Impact Fees within Placer County

B. *Capital Facility Impact Fee for Animal Services in Placer County*

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No: _____

A RESOLUTION TO APPROVE RELATED DOCUMENTS
WHICH PROVIDE THE BASIS FOR THE ANIMAL
SERVICE CAPITAL FACILITY IMPACT FEE PROGRAM

Ord. No: _____

First Reading: _____

The following Resolution was duly passed by the Board of Supervisors of the County

of Placer at a regular meeting held on January 23, 2007

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the county formally adopted the study entitled *County Facilities Needed to Serve Growth (August, 1994)*, in order to provide documentation of the need for additional County facilities needed to serve new development and apportions the cost to various land use categories; and

WHEREAS the county formally adopted the *Comprehensive Facilities Masterplan (1996)* which forecast space requirements for the provision of general county services for existing and future development, and documents existing facility conditions, project space requirements, evaluate alternative sites, estimate facility costs, and recommend a space planning

strategy; and has updated the Capital facilities Financing Plan in July 2006 which addressed facilities for Animal Services, and

WHEREAS, the county has completed a study entitled *Capital Facility Impact Fee for Animal Services in Placer County (November, 2006)* which documents Animal Services facilities needed to serve additional development within the county exclusively and apportions the cost to various residential land use categories; and

WHEREAS, these documents provide the basis for development of the Animal Services impact fee proposed and document the general nexus between the fee that would be applied and the cost of facilities needed to serve new development; and

NOW THEREFORE BE IT RESOLVED that the study entitled *Capital Facility Impact Fee for Animal Services in Placer County* referenced above is hereby adopted and approved by the Placer County Board of Supervisors as the basis for increasing the Capital Facility Impact Fee Program for the addition of an impact fee for Animal Services.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No: _____

**RESOLUTION SETTING ANIMAL SERVICES
CAPITAL FACILITY IMPACT FEES WITHIN
PLACER COUNTY**

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on January 23, 2007

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the board of Supervisors of the County of Placer has adopted Chapter 15 Article 30 Public Facilities Fees into the Placer County Code creating and establishing the authority for imposing and charging a Public Facilities Fee; and,

WHEREAS, notice of the public meeting and a general explanation of the matter to be considered were duly published two times within 10 days according to California Government Code Section 6062a; and

WHEREAS, following a public hearing, at which oral and/or written presentations were made as part of a regularly scheduled meeting; and

WHEREAS, a detailed fiscal and public facilities study of the impacts of contemplated future development on existing public facilities in Placer County through the year 2010, along with an analysis of the need for new public facilities and improvements required to serve future development, was completed by Recht Hausrath and Associates entitled *County Facilities*

Needed to Serve Growth, based on the *Comprehensive Facilities Master Plan* both of which were adopted November 8, 1994; and

WHEREAS, in August, 1999 the Board of Supervisors amended the Capital Facility Impact Fee program to suspend the portion of the fee related to the Courts since changes in State law provided that the State was responsible for new Court facilities, and added a new fee category for Age Restricted Senior Housing to take into account the lower density.

WHEREAS, the report, *Capital Facility Impact Fee for Animal Services in Placer County*, prepared in November 2006 by the County and Hausrath Economics Group, documents the relationship between existing Placer County Animal Services facilities and the appropriate service populations and the need for additional facilities associated with growth accommodated by various types of development through the year 2025; and

WHEREAS, these reports were available for public inspection and review for more that ten (10) days prior to this public hearing; and

WHEREAS, California Government Code Section 66000, et seq., requires the local agency to demonstrate a reasonable relationship between the amount of the Animal Services fee and the cost of the Animal Services facility or portion of the Animal Services facility attributable to the type of development on which the fee is imposed;

THEREFORE, THE BOARD OF SUPERVISORS hereby RESOLVES and makes the following findings:

- A. That, in order to meet the requirements of Government Code Section 66000, et seq., and to establish the nexus as provided by law, a methodology similar to the original impact fee study was used. The methodology as set forth in the report, *Capital Facility Impact Fee for Animal Services in Placer County*, and discussed in the accompanying staff report, is consistent with Government Code Section 66000, et seq. The Board further finds that the report determines Animal Services facilities exclusively needed to serve new development in the county and proposes an Animal Services impact fee, based on residential densities, to allocate the cost to new development, and how the impacts are allocated to residential development, using forecasts of new residents to predict the demand for additional facilities.
- B. The purpose of the Animal Services fee is to finance Animal Services facilities to reduce the impact caused by future development in Placer County. Such improvements include the expansion and construction of new Animal Services facilities to provide Animal Services as set forth in the report.
- C. The fees collected pursuant to this resolution shall be used to finance the construction of Animal Services facilities identified in the report, and as set forth in greater detail in the report and in Exhibit A, attached hereto, and incorporated by reference herein.
- D. After considering the studies and analysis prepared by the County and Hausrath Economics Group, and the testimony received at the public hearing, the Board of Supervisors approves and adopts said report by reference herein, and further finds that the future development in Placer County will in fact generate said additional demands on Animal Services facilities.

- E. As future development occurs, such development will create a need in Placer County for expanded, improved or newly constructed Animal Services facilities. Said facilities have been called for in, and are consistent with the County's General Plan, and are variously referenced in the General Plan at several points, including but not limited to, General Plan Goal 4.B. and the General Plan Policy 4.7.
- F. The studies noted above and the testimony received, both written and oral, establish:
- (1) that, as more particularly described and set forth in the reports, there is a reasonable relationship between the need for Animal Services facilities designated in the reports and the impacts on the categories of residential development for which the corresponding fee is charged, based upon the studies included in the reports;
 - (2) that, as demonstrated in the supporting studies and the reports, there is a reasonable relationship between the use proposed for the Animal Services fees collected and the categories of residential development for which the fee is charged, in that the uses identified will address the demands created by said new development on Animal service facilities;
 - (3) that, as documented in the supporting studies and the reports, there is a reasonable relationship between the amount of the Animal Services fee and the cost of the Animal Services facility or portion of the Animal Services facility attributable to that type of residential development on which the fee is imposed, and
 - (4) that, the Animal Services fee estimates set forth in Exhibit A, which fee estimates are based upon the supporting studies and the reports and which exhibit has been attached hereto, are reasonable fee estimates for constructing these facilities, based upon the supporting studies and the reports, and
 - (5) that, the Animal Services fees expected to be generated by future developments will not exceed the pro-rata share attributable to new development of the total costs of constructing the Animal Services facilities identified in the reports.
 - (6) that, the fee schedule set forth in Exhibit A applies the appropriate Animal Services fees based upon the anticipated residential occupancy of the various categories of anticipated new development, and this fee schedule incorporating the Animal Services fees does not include the cost of replacing existing space or funding expansions to remedy existing deficiencies.
- G. The *Capital Facility Impact Fee for Animal Services in Placer County* described in the reports and as referenced above, is a detailed analysis of how animal services will be affected by development within Placer County, that it properly differentiates between the existing deficiencies, and the projected deficiencies that will be caused by new development, and the Animal Services facilities required to accommodate that new development.
- H. The method of allocation of the Animal Services facilities fee to a particular category of residential development bears a fair and reasonable relationship to that type of development and to the development projects within each residential category and that the apportionment among and within said categories is fair and reasonable, and is appropriate for the type of facilities to be funded by the Animal Services fees.

- I. That these Animal Services Facilities Fees are necessary to mitigate impacts caused by new development within the County and that the fees are needed to finance Animal Services Facilities necessitated by that new development and to assure that new development pays its fair share for these improvements;
- J. That the California Constitution Article 11, Section 7, empowers the County of Placer to carry out its services through its entire geographical boundary to the extent it is required to do so as an extension of the State Legislature and a political subdivision of the State of California, and to the extent that such powers do not duplicate or interfere with similar powers which are exclusively those of the incorporated cities within the jurisdiction of the County of Placer, and further finds that it is right and proper under the police powers for the County to provide such services and to charge reasonable fees for doing so, and that therefore such Animal Services Facilities Fees may be enacted and imposed on development projects;
- K. That the Board of Supervisors finds that the public health, safety, peace, morals, convenience, comfort, prosperity and general welfare will be promoted by the adoption of Animal Services Facilities fees for construction expansion or improvement of Animal Facilities necessitated by new development.
- L. That failure to enact Animal Services Facility fees will subject County residents to conditions adverse to their health, safety, and welfare.
- M. The standards upon which the needs for the Animal Services facilities are based are the standards of the County of Placer. The County has undertaken an extensive capital improvement program to implement these standards and the County will remedy existing deficiencies without using proceeds of the Animal Services Facilities fee.
- N. That pursuant to Title 14 California Code of Regulations, §15273 (a) (4), this action is statutorily exempt from the California Environmental Quality Act, as it establishes rates and charges for the purpose of obtaining funds for capital projects necessary to maintain service within the County. Further, for any specific project subject to the requirements of this resolution and the related ordinance, and for any project proposed to be built with funds raised pursuant to this enactment, environmental review will occur at the time the specific project is proposed. Further, since the construction of each Animal Services facility will be subject to CEQA review, it is, therefore, reasonably certain that this resolution which establishes Animal Services facilities fees will not, by itself, have possibility of causing significant effect on the environment, and this action is also therefore exempt pursuant to Title 14 California Code of Regulations §15061 (b) (3), and also pursuant to Chapter 18, Section 18.360.010 (H) of the Placer County Code.

NOW, THEREFORE, BE IT HEREBY FURTHER RESOLVED AND ORDERED, by the Board of Supervisors of Placer County that:

- 1. Pursuant to county ordinance and this resolution, an Animal Services Facilities Fee shall be charged and paid at the time of issuance of a building permit for development or as otherwise provided in the enabling ordinance. The fee shall be determined by the fee schedule in effect on the date the vesting tentative map or vesting parcel map is approved, or the date a permit is issued. The increased fee schedule is set forth on Exhibit A attached hereto and incorporated by reference

herein. The increased fee shall not be levied upon any building permit application, submitted and deemed complete on or before the effective date of this resolution.

2. This Animal services fees shall be used to pay for design and construction of designated Animal Services facilities and reasonable cost of outside consultant studies related thereto; and, when appropriate,
3. Fees in the Public Facilities Accounts shall be expended only for those facilities listed in the reports and only for the purpose for which the fee was collected.
4. This resolution is statutorily and categorically exempt from CEQA as more specifically set forth in paragraph N, above;
5. Annual Review of Fee. The Animal Services fee established herein is adopted and implemented by the Board in reliance on the comprehensive studies that have been prepared by the County. Annually the County executive Officer shall review the estimated costs of the described Animal Services facilities, the continued need for those improvements, and the reasonable relationship between such need and the impacts of residential development pending or anticipated for which the fee is charged. The County executive Officer shall report his or her findings to the Board and recommend any adjustment in this increased fee or other actions as may be needed.
6. Effective Date of Animal Services Facilities Fee. This resolution is effective sixty (60) days after passage.

Placer County Capital Facilities Impact Fee Schedule Effective February 5, 2007 Including the Animal Services Fee					
Land Use Categories	Animal Services Fee at the Planning Standard	Lincoln (without County Library)	Roseville (without County Library)	Auburn, Colfax, Loomis & Rocklin (Cities with County Libraries)	Unincorporated
Single Family Dwelling	133.00	1,850.54	1,717.54	2,326.40	3,462.57
Multi Family Dwelling	59.00	1,310.71	1,251.71	1,856.32	2,485.56
Age Restricted Sr Citizens	85.00	1,214.24	1,129.24	1,527.12	2,274.13
Office Space/sq.ft.		0.42	0.42	0.42	0.74
Retail Space/sq.ft.		0.27	0.27	0.27	0.47
Industrial Space/sq.ft.		0.21	0.21	0.21	0.38
Warehouse Space/sq.ft.		0.06	0.06	0.06	0.11

Notes:

1. Fees include a 2.5% administrative charge.
2. Original Data Source: Table III-10, Hausrath and Associates Report (1994).
3. The Age-Restricted Senior Citizen occupancy level is based on an average of 1.87 persons per dwelling, compared to 2.54 persons per Single-Family dwelling and 1.85 persons per Multi-Family dwelling.
4. Fees include a CPI (Consumer Price Index) increase of 4.8% as of October 1, 2006.
5. Excludes court related space.
6. Fees may be adjusted from time to time according to Chapter 15 of the Placer County Code.
7. Animal Services Fees were adopted by the Board of Supervisors on December 5, 2006 and effective February 5, 2007.

CAPITAL FACILITY IMPACT FEE FOR ANIMAL SERVICES IN PLACER COUNTY

The 1994 study, *County Facilities Needed to Serve Growth*, prepared for Placer County by Hausrath Economics Group (HEG) identified the relationship between residential population and the corresponding need for Placer County Animal Services facilities. The study calculated a fee for new residential development to provide funding for expansion of Animal Services facilities necessary due to service population growth. At the time of adoption in 1996, the fee for Animal Services was excluded from the final Capital Facility Impact Fee Program schedule that was adopted by the Board of Supervisors. In 1999, the Board of Supervisors amended the Capital Facilities Impact Fee program to suspend the portion of the fee related to the Courts since changes in State law provided that the State was responsible for new Court facilities, and added a new fee category for Age Restricted Senior Housing to take into account the lower density.

This report, prepared by the County Executive Office and HEG, updates the original study and identifies the purpose of the Animal Services fee, describes how the fee will be used, and demonstrates the relationship between the need for the facility and the type of development project on which the fee is to be imposed. The growing demand for animal services especially in the South portion of Placer County, and facility deficiencies identified in existing Animal Services facilities in Auburn and Tahoe, prompted the County to reconsider adopting a Capital Facility Impact Fee for Animal Services facilities. To justify the impact fee, the following documents the nexus findings required by Government Code 66001: facility standards and needs, costs, existing deficiencies, and sources of funding.

I. FINDINGS REQUIRED BY GOVERNMENT CODE 66001

California Government Code 66001 et seq. (AB 1600) governs impact fees (also referred to as “public facilities fees”) imposed by all public agencies. In particular, these statutes delineate an agency’s documentation requirements for imposing fees, as well as requirements related to the administration of fee revenues. In cooperation with HEG, the County Executive Office updated the five findings from the 1994 study to comply with Government Code 66001¹.

Finding #1: Purpose of the Placer County Public Facilities Impact Fees

The purpose of the Placer County Animal Services Facilities Impact Fee is to provide funding for expansion and new construction of the County Animal Services facilities required to serve the needs of population growth resulting from new development. The Capital Facilities Impact Fee Program implements Placer County General Plan policies related to public facilities and services. Specifically, Plan Goal 4.A ensures the timely development of public facilities and the maintenance of specified service levels for these facilities and Goal 4.B ensures that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

¹ Referred to as the “nexus study” for Animal Services facility fees.

Finding #2: Use of the Placer County Public Facilities Impact Fees

Proceeds from the impact fee for Animal Services will be used by the County to support funding for a new 29,000 square feet facility in South Placer County and expand the existing Auburn facility to about 10,000 square feet.

Finding #3: Relationship Between the Use of Public Facilities Impact Fees and the Type of New Development

Animal Services impact fees will be used to pay for facilities required to meet the needs generated by new development and population growth in Placer County. Generally, impact fees are calculated on the basis of the specific service population that uses or benefits from a given service. The population served by Animal Services is residential and the service is currently provided countywide except for the City of Roseville which operates their own Animal Services shelter.

Finding #4: Relationship Between the Need for County Facilities and Type of New Development

County facility planning documents such as the *Capital Improvement Plan* and the *Capital Project 10 Year Plan* identify the need for County facilities. Currently, there is little or no excess shelter capacity to accommodate the increased service demands associated with new development. As a result, the level of service for all residents of the County declines as the increased activity associated with growth and new development occurs within the confines of constrained existing facilities. Based on California Department of Finance, Sacramento Area Council of Governments (SACOG) projections and estimates from the City of Lincoln, we forecast that new development will bring 136,000 new residents to the county between 2007 and 2025, excluding projected growth for the City of Roseville. The detailed analyses that follows documents the existing relationship between Placer County Animal Services facilities and the appropriate service populations and the need for additional facilities associated with growth accommodated by various types of new development.

Finding #5: Relationship Between the Amount of County Public Facilities Fee Payments and Cost of Public Facilities

Capital Facility Impact fees are based on the amount and cost of building space, vehicles, equipment, and other specialized capital items required to serve the projected increase in service population. The cost of new facilities and the amount of the fee is based on a measure of facility space or facility investment per unit of service population. The County's public facilities are essentially population-serving. Therefore, per capita measures of facilities are a reasonable means of quantifying the relationship between service population growth and the need for expanded public facilities.

There are two options for measuring future facility needs associated with growth. The first option uses existing facility standards which is the ratio of existing building space or capital investment to existing service population. Under this option, existing facility standards are maintained, and fee levels are based on the presumption that existing levels of service are adequate, and new development provides for increases in facilities

sufficient to maintain that standard. The second option is based on capital improvement plans and uses planning standards which are expressed as the ratio of planned future building space or capital investment to future service population. A planning horizon of about 20 years is appropriate for developing these planning standards. Under this option, the planning standard may be higher than the existing standard, representing an increase in the level of service and capital investment per capita to be enjoyed by both the existing service population and the growth in the service population due to new development. The County can impose impact fees based on a higher planning standard only if other funds unrelated to new development are invested to increase the facility standard for the base service population. This is referred to as "correcting an existing deficiency".

The following documentation identifies existing facility standards, planned facilities, future facility standards based on the planned facilities, and existing deficiencies for Animal Services. The documentation presents two sets of fees: the first fee is based on maintaining existing facility standards and the second fee is based on planning standards, assuming the County commits to funding expansion of facilities serving the existing population to meet that desired standard. In all cases, the facility costs reflect recent County experience with facility development and are based on estimates of replacement costs for existing facilities developed by the Placer County Facility Services Department.

II. METHODOLOGY

The following steps outline the methodology used to calculate the Animal Services Capital Facility Impact fee:

- Identify facilities expected to require expansion to accommodate the needs associated with growth;
- Determine the relevant existing and future service population;
- Determine existing facility standards;
- Identify planned facilities and planned facility standards;
- Identify existing deficiencies;
- Project facilities needed to accommodate growth and their costs;
- Credit new development for other funding sources; and
- Allocate unfunded costs and calculate fee amounts.

1. Fee Calculated Assuming Existing Facility Standard for Animal Services

The existing Animal Services facility standard is based on two factors:

- Existing shelter and barn facilities and animal control vehicle investment
- An existing 2006 service population of 212,000 residents excluding Roseville

The existing inventory of Animal Services facilities consists of shelters in Auburn and Tahoe totaling 8,222 square feet, barns totaling 642 square feet, and thirteen vehicles with a replacement cost of \$310,500. The facility standard is expressed as a ratio of facility square feet or vehicle investment per capita. For Animal Services facilities, the existing facility standards are 39 sq. ft. of shelter space per 1,000 capita, 3 sq. ft. of barn space per 1,000 capita, and \$1,444 of vehicle investment per 1,000 capita.

To calculate the a facility impact fee using these existing standards, the existing facility standard is multiplied by the growth in service population, and the costs for the resultant facility need are estimated using current construction cost and vehicle investment factors. To maintain existing standards, the Animal Services facility need associated with growth is estimated to cost about \$2.6 million in 2006 dollars. This estimate assumes the service population grows by 135,000 and that animal shelter space costs \$438 per square foot to construct and animal control barn space costs \$153 per square foot to construct. Vehicle investment would be maintained at the level of \$1,444 per 1,000 capita.

There are currently no other sources of County funding associated with new development that are available to offset this cost, therefore the entire cost is allocated to new development in the form of a capital facility impact fee. To calculate a fee, the total cost is divided by the increase in service population, resulting in a per capita cost of \$19. Capital facility impact fees would be applied to new residential development accommodating this population growth, so this per capita cost translates to Capital Facility Impact Fees of \$49 per single family dwelling, \$22 per multifamily dwelling and \$32 for an age restricted senior dwelling.

2. Fees Calculated Assuming Planned Facility Standard

Placer County's current Capital Improvement Financing Plan includes a new shelter in West Placer and a replacement Animal Services shelter in Auburn. To build both shelters will require a commitment of funds unrelated to new development. Therefore, the County may substitute the higher planned facility standard described above for the existing facility standard.

The planned standard for animal shelter space is based on two factors:

- Planned shelter facilities including new facilities in West Placer and expanded facilities in Auburn.
- A 2025 service population of 347,000 forecast based on growth countywide excluding the City of Roseville.

The planned facility standard for animal shelter space is calculated by dividing total planned shelter facilities (39,000 square feet of new and expanded shelter space) by the future service population. The higher planning standard would be 112 sq. ft. per 1,000 capita. No change is planned in the facility standard for animal control barns and vehicle investment.

Substituting the higher planned facility standard for animal shelter facilities results in a higher cost for facilities associated with growth. The costs for shelter facilities (at the planned standard), and for barns and vehicles (at the existing standard) would be \$6.9 million in 2006 dollars.

There are currently no other sources of County funding associated with new development that are available to offset this cost, therefore the entire cost is allocated to new development in the form of a capital facility impact fee. To calculate a fee, the total cost is divided by the increase in service population, resulting in a per capita cost of \$51.

Capital facility impact fees would be applied to new residential development accommodating this population growth, so this per capita cost translates to Capital Facility Impact Fees of \$133 per single family dwelling, \$59 per multifamily dwelling and \$85 for an age restricted senior dwelling.

As noted above, to impose fees at this higher planning standard, the County would have to commit to raising the standard for the existing service population using other sources of funding. The cost to remedy the existing deficiency for Animal shelter facilities is estimated to be \$6.8 million (2006 dollars).

Capital Facility Impact Fees for Animal Services at the Existing and the Planning Standard(fee per dwelling unit in 2006 dollars)			
	Dwelling Type		
	Single Family	Multifamily	Age Restricted
Per unit fee at Existing standard	\$49	\$22	\$32
Per unit fee at Planning standard	\$133	\$59	\$85

Tables VIII.1 to VIII.7 in the Appendix present details on existing inventories, service populations, cost assumptions, and the two sets of impact fee calculations.

**TABLE VIII.1
EXISTING INVENTORIES AND FACILITY STANDARDS**

ANIMAL SERVICES		
2006		
Facility Type	Inventory (sq. ft. or dollars) ¹	Existing Facility Standard ²
Animal Control Shelter	8,222	38.81 Sq. Ft. per 1,000 capita
Animal Control Barns	642	3.03 Sq. Ft. per 1,000 capita
Vehicles	\$306,000	\$1,444 Dollars per 1,000 capita

1 The dollar values represent replacement costs in 2006 dollars. Vehicles still in use following a seven-year replacement cycle and leased vehicles are not included in the inventory for the purpose of the facility impact fee documentation.

2 Based on a 2006 service population of 212,000 (accounting for all county residents except those in the City of Roseville)

SOURCES: Placer County Executive Office, Hausrath Economics Group

Existing Service Population (2006)	211,853	Excluding Roseville	Total in 2025
Increase in Service Population (2007-2025)	136,147	Excluding Roseville	348,000

Planned Animal Shelter Facilities (max of 29,000 sf in W. Placer + 10,000 sf expanded facility in Auburn)

39,000

Existing Pop = DOF 1006 pop 316,508 less Roseville @ 104,655 and Tahoe @ 15,000. Increase in pop= SACOG

422,741 less 196,853, less 111,258 for Roseville and 450 for Tahoe Plus 20,789 for Lincoln. 11/14/06: Tahoe added back in to existing and growth.

**TABLE VIII.2
EXISTING DEFICIENCIES**

ANIMAL SERVICES	
Animal Shelter Space	
Existing Facility Standard	39 sq. ft. per 1,000 capita
Planned Facility Standard	112 sq. ft. per 1,000 capita
Difference in Standards	73 sq. ft. per 1,000 capita
Amount of Deficiency ¹	15,520 sq. ft.
Cost to Remedy Deficiency (2006 dollars) ²	\$6,798,000

1 The difference between the planned facility standard and existing facility standard multiplied by the 2006 service population. Provides an estimate of the degree to which the existing level of service would be improved assuming planned facilities were built as currently proposed.

2 The amount of the deficiency multiplied by the cost per unit for animal shelter space. See Table I.4

SOURCES: Placer County Department of Facilities Services and Hausrath Economics Group

**TABLE VIII.3
COST OF FACILITIES NEEDED TO SERVE GROWTH ASSUMING EXISTING FACILITY STANDARDS
2007 - 2025
ANIMAL SERVICES
(2006 dollars)**

Facilities	Cost per Unit ¹	Facility Standards ²	Facility Need ³	Facility Cost ⁴
Animal Control Shelter	\$438.00	39	5,284	\$2,314,329
Animal Control Barns	\$153.00	3	413	63,125
Vehicles	n/a	\$1,444	\$196,650	196,650
Total				\$2,574,104

n/a = not applicable

1 Unit costs are in 2006 dollars and include land, site preparation, construction, and furnishings. The cost factors for animal control shelters include costs for office space as well as shelter space. Costs are measured per square foot of building or yard space.

2 Standards expressed in square feet per 1,000 capita or current dollar investment per 1,000 capita.

3 Amount indicates the facilities needed to serve the service population increase of 136,000.

4 Facility cost equals the projected space need times the unit cost, or, for vehicles, the inventory replacement value, per the existing inventory standard. Costs associated with growth are expressed in 2006 dollars.

SOURCES: Placer County Executive Office, Hausrath Economics Group

TABLE VIII.4

CAPITAL FACILITY FEE COST ALLOCATION ASSUMING EXISTING FACILITY STANDARDS

ANIMAL SERVICES
(2006 dollars)

Total Cost of Facilities	\$2,574,000
Subtract: Contribution of Other Funding Sources	-
Net Cost Allocated to New Development	\$2,574,000
Increase in Service Population 2003 - 2025	136,000
Per Capita Net Cost	
Cost Per Capita for Resident Population	\$19
Cost Per Capita for Worker Population	n/a

SOURCE: Hausrath Economics Group

TABLE VIII.6

CAPITAL FACILITY FEE COST ALLOCATION ASSUMING PLANNED FACILITY STANDARDS¹
ANIMAL SERVICES

(2006 dollars)

Total Cost of Facilities	\$6,935,000
Subtract: Contribution of Other Funding Sources	-
Net Cost Allocated to New Development	\$6,935,000
Increase in Service Population 2007 - 2025	136,000
Per Capita Net Cost	
Cost Per Capita for Resident Population	\$51
Cost Per Capita for Worker Population	n/a

¹ Animal shelter space is the only facility for which there is a higher standard for planned facilities.

SOURCE: Hausrath Economics Group

TABLE VIII.5

CAPITAL FACILITY FEE SCHEDULE ASSUMING EXISTING FACILITY STANDARDS

ANIMAL SERVICES

(2006 dollars)

Land Use Categories	Occupancy per		
	Unit ¹	Cost per Capita	Fee Amount ²
Single Family	2.60	\$19	\$49
Multifamily	1.16	\$19	\$22
Age Restricted Senior	1.67	\$19	\$32

¹ Residents per dwelling unit

² Per dwelling unit for residential land uses. Applies to development throughout the county, except in the City of Roseville.

SOURCE: Hausrath Economics Group

TABLE VIII.7

CAPITAL FACILITY FEE SCHEDULE ASSUMING PLANNED FACILITY STANDARDS¹

ANIMAL SERVICES

(2006 dollars)

Land Use Categories	Occupancy per		
	Unit ²	Cost per Capita	Fee Amount ³
Single Family	2.60	\$51	\$133
Multifamily	1.16	\$51	\$59
Age Restricted Senior	1.67	\$51	\$85

¹ Animal shelter space is the only facility for which there is a higher standard for planned facilities.

² Residents per dwelling unit

³ Per dwelling unit for residential land uses. Applies to development throughout the county, except in the City of Roseville.

SOURCE: Hausrath Economics Group

NOTICE OF PUBLIC HEARING

BY WHOM: PLACER COUNTY BOARD OF SUPERVISORS

WHERE: Board of Supervisors Chambers
175 Fulweiler Avenue; Auburn, California

DATE: Tuesday, January 23, 2007

TIME: 10:30 a.m.

PURPOSE: The Board of Supervisors will hold a public hearing to consider a resolution increasing the County Capital Facilities Impact Fee to add an Animal Services component as part of the Capital Facilities Impact Fee Program. The purpose of the Capital Facilities Impact Fee Program, which was adopted by the Board of Supervisors on October 15, 1996, is to implement the goals and objectives of the County General Plan and to mitigate the impacts caused by new development within the county. The fees are required in order to finance Animal Services facilities to the extent justified by the demands of new development. The fee increase proposed is in the range from \$59 to \$133.

The following reports, *Capital Facility Impact Fee for Animal Services in Placer County* prepared November, 2006, and the *County Facilities Needed to Serve Growth* prepared by Recht Hausrath & Associates in August 1994, are available for public viewing at the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603. Further information can be obtained by calling (530) 889-4030.

Interested persons are invited to attend the hearing or submit written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603 prior to the hearing date.

Ann Holman, Clerk
Board of Supervisors

HAND DELIVERED



RECEIVED			
BOARD OF SUPERVISORS			
5 BCS Rep'd	MB	DW	
Other	TS	COB	
JAN 16 2007			
Sup D1	Sup D4	Aide D1	Aide D4
Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	* <input checked="" type="checkbox"/>

January 16, 2007

Friends of
Auburn/Tahoe Vista
Placer County
Animal Shelter

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

RE: Capital Facility Impact Fee -
Placer County Animal Shelter
VOTE NO

☒ Auburn
11251 B Avenue
Auburn, CA 95603

☐ Tahoe Vista
849 Sneller Road
Tahoe Vista, CA 95608
PO Box 1439
Kings Beach, CA 96143

530-897-5520
FAX 916-663-3334
www.animalplace.com

Dear Gentlemen,

I have attached a copy of the county's Needs Assessment report from 2004 relative to its animal services department. In it, the consultant recommends the county rebuild the Auburn shelter with a 27,804 square foot facility at a cost of \$7 million (excluding cost of the building site). No where in the report does he mention the need for two shelters nor does it recommend a "co-located" animal facility. In fact, it says:

"Given recent national trends whereby Humane Societies and SPCA's frequently have divested themselves of Animal Control Contracts....."

Simply put, private non-profit shelters and government municipalities fulfill two separate and distinct functions. The former prefers to provide "adoption" and education services, thereby limiting their intake to "adoptable" animals; more appropriately referred to as limited-admission shelters. The latter is mandated to focus on stray and aggressive animals and animal abuse/neglect; more appropriately referred to as open-admission shelters. While euthanasia rates are definitely a concern at Placer County Animal Services, it does not correlate to donations and financial support as much as it does for private non-profit shelters. It is this conflict in purpose and ultimate financial survival of a non-profit that the consultant refers to in his statement above. I could clearly see the effects of this at the two "co-located" shelters in California that I visited with staff from the CEO's office a few years back - each facility in disagreement with its partner - one more so than the other. At the end of each day, it was the animals that suffered such an arrangement - paying the ultimate price with their life.

cc: M. Boyle
H. Helmsen
B. Riggan
Co. Counsel

AGENDA ITEM
DATE: 1-23-07
TIME: 10:30 a.m.

January 16, 2007

Page 2

Capital Facility Impact Fee – Animal Shelter

Furthermore, at the November 30th Animal Advisory Committee meeting, I asked Tom Miller this question:

“And will the Placer SPCA be paying for half of the purchase of the land (in West Roseville) or will the taxpayers be paying for the whole....How’s that coming together”?

To which Mr. Miller responded:

“.....Now where it comes into the county’s play of it is that we, would look at that county land that’s involved in that long term lease to private non-profit’s in both places would be also shared by the cities, because right now it’s essentially a county asset and the county shouldn’t bear the loss of that land base let’s call it that solely on its own but the city should also share in the cost so that the county in essence will be substantially reimbursed of that land cost that’s going to be committed in both those areas to private non-profit space.....”

Gentlemen, when I spoke at the City of Colfax and City of Auburn council meetings last week, I got the impression that the \$133 facility fee, the one-time “fair-share” fee and the cost of the land were a surprise to them – contrary to what Mr. Miller has led us to believe in our AAC meeting.

Our questions continue to mount: Why doesn’t the capital facility fee proposal include the City of Roseville? Why will the unincorporated portion of the county, the cities of Lincoln, Rocklin, Auburn, Colfax and Town of Loomis agree to pick up the tab for Roseville’s demands on our animal shelter, which to date, has been served by the Placer SPCA? If the City of Roseville cancels the current contract for sheltering services with the Placer SPCA, what will happen to the SPCA since nearly 50% of their budget is funded by that contract? Why is it costing \$645 square foot (Auburn shelter 10,000 SF + West Roseville shelter 21,000 SF / total cost of construction \$20M = \$645 SF) when the consultant indicates an average cost of \$179 SF in his Needs Assessment report? And lastly, how can the county accomplish its affordable housing plan when unsupported fees like this push housing prices further out of reach of first-time home buyers?

As growth in California cities continues, it is becoming clear that current trends in animal sheltering favors the formation of joint power authority agreements by and between the cities experiencing the most growth. Might we be so bold as to suggest this “better service model” as an option in our situation? It would allow the West Placer cities of Roseville, Rocklin and Lincoln the chance to fund and operate their own facility.

January 16, 2007

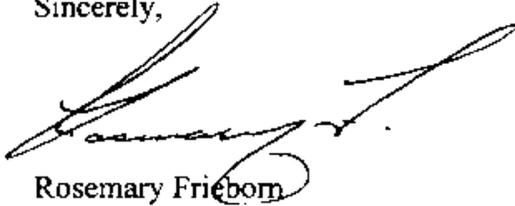
Page 3

Capital Facility Impact Fee – Animal Shelter

In summary, we are asking you to vote NO on the Capital Facilities Impact Fee for Animal Services. We're asking that you direct staff to begin rebuilding the Auburn shelter sooner than 2010 and provide your Board with future plans for rebuilding the Tahoe Vista shelter. We're also asking that you direct staff to hire a consultant (independently reporting to someone outside HHS) to review and make recommendations on the department's current budget.

Thank you for your consideration of this matter. Together I believe we have an opportunity to build a safe, effective and well-run Animal Services program.

Sincerely,

A handwritten signature in black ink, appearing to read "Rosemary Frieborn". The signature is fluid and cursive, with a large loop at the end.

Rosemary Frieborn

Encl

Supervisor Kranz
Supervisor Rockholm
Supervisor Weygandt
Supervisor Holmes
Supervisor Uhler

Chart A

Pleaser County Animal Shelter
Recent Animal Shelter Facility Design Comparison

Facility Name	Yearly Intake			Total Cats & Dogs	Farm Animals	Calculated Average Stay (in days)	Human Population Served (Design)	Human Population Per Animal Intake	Spay/Neuter Clinic		Construction Cost / SF **					
	Dogs	Cats							Included	Nearby access	Size (SF)	SF / Population	SF / Animal	Construction Cost	Cost / SF	Year of Bldg Estimate
Oakland Animal Shelter	4,459	1,949	6,408	NA	NA	8 (5+3)	± 400,000	62.42	no	yes*	23,777	0.060	3.71	\$3,800,000	\$160/SF	1996
San Diego Co. Animal Control †	6,347	4,906	13,253	NA	NA	10 (5+5)	± 600,000	45.27	no	yes*	39,000	0.065	2.94	\$6,250,000	\$160/SF	2000
Contra Costa Co. Animal Shelter (1)	5,703	5,396	11,099			10 (5+5)	606,900	54.68	yes	-	31,193	0.051	2.61	\$7,042,300	\$225/SF	2001
Contra Costa Co. Animal Shelter (2)	9,595	9,210	17,805			10 (5+5)	843,000	47.35	yes	-	36,932	0.044	2.07	\$7,730,980	\$209/SF	2001
San Jose Animal Shelter	7,562	11,071	18,633	NA	NA	10 (5+5)	850,000	45.61	yes	-	43,537	0.051	2.33	\$8,600,000	\$198/SF	2001
Lake Elsinore (So. Riverside)	8,504	5,344	13,848			10 (5+5)	††† 335,000	24.19	yes	-	33,471	0.100	2.42	\$4,112,500	\$123/SF	2001
Santa Maria Facility	1,970	1,402	3,372	NA	NA	15 (5+10)	131,257	38.92	yes*	-	18,000	0.137	5.33	to be developed		
El Cajon	2,277	1,719	3,996	NA	NA	15 (5+10)	± 250,000	62.56	no	no	16,000	0.064	4.00	to be developed only		
Sacramento County	11,420	12,052	23,472			10 (5+5)	825,000	35.16	yes*	-	42,557	0.051	1.81			
Merced County	6,688	4,361	11,049			10 (5+5)	219,096	19.83	yes †	-	42,900	0.196	3.88			
Pleaser County	2,054	2,959	5,013			10 (5+5)	††† 157,555	31.43	no	no	(4) 27,604	0.176	5.54			

1 Martinez Shelter

2 Martinez and Pinole combined

3 Merced may not include spay neuter component (3,334 SF)

4 Based upon "Base" program

* The Oakland Animal Shelter uses the Oakland SPCA Spay/Neuter clinic which is 5 to 10 minutes away. The San Diego County Animal Control Facility is on the same site and connected to the San Diego Humane Society and, therefore, uses their spay/neuter clinic.

** Included hard construction only. Does not include soft costs such as A&E fees, Administration fees, permits, etc. Also does not include land costs or site demolition costs.

† Includes parking, sitework and finished pad for the Animal Control Facility only. Actual Building without site work = \$5,460,000. Site work was \$2,110,000 but included parking and finished pad with utilities for the 43,000 SF Humane Society. Cages and Equipment = \$460,000.

†† Based upon March 1, 2001 through August 31, 2001 figures which were extended at the same rate for 1 year.

††† Based upon Year 2000 minus Roseville.

†††† Year 2000. Year 2015 population is calculated to be 565,617

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6.0 Budget Considerations

PRELIMINARY CONSTRUCTION BUDGET FOR PLACER COUNTY "AUBURN" FACILITY REPLACEMENT

The following budget is based upon the facility program described in Summary Building Chart 8.0 which calls for a 27,804 SF Base Building, a 34,155 SF Building for Alternative #1 and a 23,062 SF Building for Alternative #2. Both the Base and the Alternative #1 and #2 Programs call for a 3,419 SF Barn. Similarly, the related site costs are based upon the areas required for each scheme with the exception that the Base Program Area and Alternate #2 includes hydroseeded expansion area for the Alternative #1 additional building and parking scenario plus the future vet clinic. A summary of each budget is as follows:

1.0	Total Building and Site Area	Base	Alternative #1	Alternative #2
1.1	Base Building	27,804 SF	34,115 SF	23,062 SF
1.2	Barn (pre-engineered building shell)	3,419 SF	3,419 SF	3,419 SF
1.3	Parking	20,050 SF	26,600 SF	20,050 SF
	Subtotal 1.1 - 1.3 (Building & Parking)	51,273 SF	64,134 SF	46,531 SF
1.4	Soft Landscaping	20,000 SF	20,000 SF	20,000 SF
1.5	Hard Landscaping/Exercise Area	13,000 SF	13,000 SF	13,000 SF
1.6	HydroSeed (expansion & livestock areas)	21,195 SF	8,334 SF	25,937 SF
	Total Land Area	105,468 SF	105,468 SF	105,468 SF
2.0	New Building Construction			
2.1	Building 27,804 SF x \$170/SF ††	\$4,726,680	(34,115 SF) \$5,799,550	(23,062 SF) \$3,920,540
2.2	Barn 3,419 x \$60/SF**	205,140	205,140	205,140
	Subtotal 2.0	\$4,931,820	\$6,004,690	\$4,125,680
3.0	Cages/Kennels			
3.1	Kennels*** 77 @ \$2,200 installed 2 @ \$1,200 installed	169,400 2,400	(98 kennels) 2,400	(49 kennels) 2,400
3.2	Cages ††† Assume 110 new @ \$250 ea.	27,500	(160 cages) 40,000	(80 cages) 20,000
	Subtotal 3.0	\$ 199,300	\$ 258,000	\$ 130,200
4.0	Site Work ††††			
4.1	Parking 20,050 SF @ \$6/SF	120,300	(26,600 SF) 159,600	(20,050 SF) \$ 120,300
4.2	"Soft" Landscaping 20,000 SF @ \$5/SF	100,000	100,000	100,000
4.3	"Hard" Scape 13,000 SF @ \$6/SF	78,000	78,000	78,000
4.4	HydroSeed 21,195 SF @ \$1/SF	21,195	(8,334 SF) 8,334	(25,937 SF) 25,937
	Subtotal 4.0	\$ 319,495	\$ 345,934	\$ 324,237
	Subtotal 1.0-4.0 Hard Construction Costs	\$5,450,615	\$6,608,624	\$4,580,118
5.0	Fixtures, Furniture & Equipment - Includes system furniture, Kitchen/food prep equipment, washers, Dryers, grooming equip., etc.	\$ 100,000	\$ 110,000	\$ 90,000
	Subtotal 1.0 through 5.0	\$5,550,615	\$6,718,624	\$4,670,118
6.0	Contingency @ 10%	\$ 555,061.5	\$ 671,862.4	\$ 467,011.8
7.0	*Soft Costs @ ± 25% of 1.0 - 5.0	\$1,388,142	\$1,678,822	\$1,167,530
	Total Proposed Budget 1.0 - 7.0	\$7,495,986	\$9,065,641	\$6,304,860
8.0	Possible Cost Reduction for elimination of Classrooms, Volunteer Room and Computer Education Room (we do not recommend eliminating the Classroom or the Volunteer Room)	(\$ 358,000)	(\$ 358,000)	(\$ 358,000)
	Subtotal 1.0 - 8.0	\$7,137,986	\$8,707,641	\$5,946,860

* Needs to be established by the County Architect's Office.

** Assumes \$30/SF for the shell and \$30/SF for slab, utilities, lighting and miscellaneous finishes

*** Based upon T-Kennel system

† HydroSeed area includes 5,000 SF livestock, 3,334 SF future vet clinic, 8,264 SF additional Alt. #1 building area and 6,550 SF additional parking area

†† Facilities such as this have been running approximately \$200/SF recently in the Bay Area. We have reduced this figure by 15% for the Placer County area.

††† Based upon Shoreline S.S.cages.

†††† Does not include off site improvements such as utilities, roads, stormdrains, etc.

PLACER COUNTY Animal Services Facility NEEDS ASSESSMENT

September 4, 2002

REVISED:
January 29, 2004

Prepared by:
George Miers & Associates
1150 Moraga Way, Suite 150
Moraga, CA 94556
(925) 631-6900

PROJECT NO. 4639



COUNTY OF PLACER
DEPARTMENT OF FACILITY SERVICES
11476 C AVENUE
AUBURN, CALIFORNIA 95603

3.0 Facility Program

3.01 INTRODUCTION AND ASSUMPTIONS

The following program outlines all physical components required in a new Placer County "Auburn" replacement facility. These components are based upon the data developed during the needs assessment process which included the following input:

- 1) Questionnaires completed by staff from each department. See Appendix.
- 2) Meetings with each department which focused on both current and future staffing and operations. See Index Tab 3.3.
- 3) Animals Held Calculations which include criteria to meet Hayden Bill SB1785. See Index Tab 3.1.
- 4) Tours of the recently completed California Animal Care Facilities.
- 5) Consideration of future growth trends both in terms of Placer County population growth, possible service area expansion, and national trends relative to domestic animals per human population. See 3.03 Planning for Future Animal Control Service Area Increases.

3.02 Program Organization

The facility "Base" program is described herein by spreadsheet program charts that are organized around the physical and operational areas of the facility. These categories include:

- 1.0 Public Adoption Area
- 2.0 Office Work Areas
- 3.0 Animal Holding Areas
- 4.0 Animal Shelter Support Functions
- 5.0 Facility Support Services
- 6.0 Barn/Farm Animals
- 7.0 Veterinary Department/Clinic (future area)
- 8.0 Summary Building Program (includes parking and site areas)

Generally, each of these sections describes the specific program component by **room type**, **quantity**, and **size**. Room types are referenced by alphabetic notation and are included as scaled drawings under Section 3.2. Where applicable, the room type sheet will include a **finish schedule** which describes recommended finishes for the room in question. While **quantities** are generally self-explanatory, an additional category is provided for animal holding areas which describes the number

of animals or cages per room. This category informs the user as to whether cat cages (for example) are being stacked one, two, or three high in order to satisfy the required holding criteria. Once the room type with its net square footage (NSF) is determined, it is multiplied by the quantity, and a total NSF figure is established. The NSF represents the **useable area** within a room or rooms but **not the required circulation** to connect them to one another within the given department or program area. In order to arrive at this total (NSF + circulation area = gross SF or GSF), most programs apply an overall "load" factor as a percent (generally 25 to 30%) to the sum of all NSF areas. While this method can work reasonably well for simple programs such as an office building where the uses and room sizes are similar, it can be problematic and misleading in more complex and diverse building types resulting in programs which, during the later design phases, have trouble fitting within the projected site area or, more frequently, exceed the budget which was established early on as a cost/SF multiplied against the GSF. As a general rule, most large rooms will require a lower load factor than smaller rooms or workstations. Thus, for example, a 7 kennel "guillotine" style dog ward requires a circulation factor of approximately 13.5% while a much smaller 6 x 6 clerical workstation requires approximately 50%. As a result, our methodology for projecting the overall GSF assigns each program component its own individual load factor, which has been established through tests of similar completed plans. Once each program area is totaled, the resultant GSF represents the total area needed to develop an efficient overall plan for that department or functional area. However just as individual rooms require walls and connecting circulation, a similar **interdepartmental load factor** needs to be applied to the subtotal of all department areas. We have found that 10% is an appropriate figure for this load factor, as long as the future site allows an efficient design to be developed. Where sites are constrained or irregular, a higher load factor may be needed to allow for inevitable plan inefficiencies.

3.03 Planning for Future Animal Control Service Area Increases

8.0 Summary Building Program represents the total building and site area needed to construct a new Placer County "Auburn" facility, assuming that the current **geographic service area** remains the same. This program chart calls for a 27,804 SF Main Shelter building, a 3,419 SF Barn, and a 3,334 SF expansion area for a future Veterinary Clinic. The required building site area for this program is 93,607 SF or 2.15 acres (assuming an efficient, buildable site). As noted under both 3.6 Future Population Increase and 3.1 Animal Holding Capacity, statistics both in California and across the country consistently show a decline in unwanted domestic animals as the population becomes more educated as to domestic animal issues. Even in areas experiencing population increases similar to Placer County, a decline in unwanted pets or at least maintenance of the status quo is generally recorded. For this reason we have

used current holding needs as the basis of the program and have referred to it as the "base program" as described above. However, if significant changes to the population are experienced such as through annexation or if the area of service significantly increases, then these figures need to be reevaluated. We found this to be a need relative to the areas such as Roseville which are serviced by the Placer SPCA and have adjusted our "base program" accordingly with **Alternative #1**. Presently Roseville, the County's largest city, contracts sheltering services with the Placer SPCA, while the Roseville Police Department handles Animal Control field services. The cities of Rocklin and Auburn also have their own Animal Control officers for field services but contract with Placer County for sheltering. Given recent national trends whereby Humane Societies and SPCAs frequently have divested themselves of Animal Control contracts, and in response to the County's concern that the new facility site be sized to accommodate both future geographic and demographic changes, we have included an additional program chart 3.1 which describes the required additional areas needed to accommodate the City of Roseville animals should the Placer SPCA no longer continue to contract for these services. In addition, we have added on Alternative #1 to our 8.0 Summary Program to reflect the total size. See:

Program Chart 3.1 "Roseville" Animal Holding Areas and Related Support Functions

Program Chart 8.0 Summary Building Program (Alternative 1 Scenario - Placer County Assumes Animal Control Contract for Roseville)

3.04 Alternative 1 Program Assumptions

It should be noted that several assumptions were made for the Alternative 1 Scenario. These include:

- 1) Additional animals held would be calculated for the State-required minimum 4 days + 1 day of impoundment holding period, with a pro rata increase for specialized holding areas such as for sick and injured, protective custody, vicious dogs, and quarantine.
- 2) Extended Adoption Holding would be handled via a combination of methods including:
 - a. 50% on-site holding capacity based upon an additional 5-day extended adoption period. (The remaining 50% would be handled by either methods b, c, or d, noted below.)
 - b. Ongoing adoption programs with the SPCA, which would continue to accept "adoptable" animals.

- c. Establish new "foster" programs within the Placer County community – both with individual families and social organizations.
 - d. Use of multiple dog habitats where deemed appropriate by staff for purposes of socialization. (It should be noted that this approach has gained acceptance over the past 5 years as a positive socializing enhancement for "adoptable" dogs which has helped reduce the number of animals returned to shelters for behavioral reasons.)
- 3) Additional Animal Control officer work stations would remain at the "Base" total of 7 and staff would move to a "shift" system. Therefore, additional work areas would not be needed, but additional locker area would be. The additional locker area is included in the "Base" program.
 - 4) The "Base" administration staff would remain the same.
 - 5) Adequate support area for increased kennel staff and volunteers would be included in the "Base" program.

Base should be increased

3.05 Program Recommendations

Based upon the above assumptions, it is recommended that future planned facility expansion provisions be made in the new facility master plan for housing the Roseville animals now held by the Placer SPCA so that as the need arises, the added capacity can be more easily accommodated. Since dogs held in the year 2000 by both organizations are almost identical (2,054 County vs. 2,017 SPCA) and cats are about 2/3rd (2,959 County vs. 1,803 SPCA), we recommend the following added capacity:

Additional Dog Holding Areas

Dog Holding	21
Dog Extended Adoption	14 (50% of a calculated 28)
Dog Sick/Isolation	8
Protective Custody	3 (increase ward of 4 to 7)
Quarantine (Bites)	2
Vicious Dogs	2

Additional Cat Holding Areas

Cat Holding Cages/Room	20 (2 additional rooms)
Cat Adoption Cages/Room	20 (2 additional rooms)
Sick/Isolation	10 (1 additional room)

Additional Small Animals/Exotics 1 additional room

Additional Support Areas

- 2 additional (small) food preps
- 1 additional exam room

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- Expansion area has been provided in the locker room Base program for 7 additional 2 x 2 lockers and 5 additional 1 x 2 lockers
- The Base program's general and food storage areas can combine into either a larger food or general storage while Alternative 1 will provide an additional 300 SF storage area.

It should be noted that in an effort to keep Alternative 1 as simple as possible, all additional support area has been included in the Program Chart 3.1 "Roseville" Animal Holding Areas and Related Support Functions Chart.

As noted in the **Program Chart 8.0 Summary Building Program**, the minimum site area recommended under this scenario is 105,468 SF or 2.43 acres. This site would accommodate a future Main facility build-out of 34,115 SF which is large enough to service the City of Roseville animals noted above, along with a separate 3,419 SF Barn structure. However, the program also suggests an optimum Main Shelter build-out of 37,449 SF which would include a 3,334 SF Veterinary Clinic. (Again, this figure does not include the Barn, which would be a separate structure.) Site support areas and parking are included in the overall site area. It should be stressed that, should the City of Roseville continue to contract with the Placer SPCA, the smaller Main facility described in 8.0 Summary Building Program of 27,804 SF would be constructed, and the **additional** Roseville animal portion described in Program Chart 3.1/4.1 of 6,312 SF would be planned as a future addition. (Note that 6,312 SF is the difference between Program Chart 3.0 of 5,417 SF and Program Chart 3.1 of 11,155 SF=5,738 plus a 10% circulation factor.)

3.06 Future Population Increase

As discussed under Section 3.1 Animal Holding Capacity, the program is based upon an assumption that Placer County's year 2000/2001 animal intake statistics most likely represent a worst case scenario and, hence, is the basis of the animal holding capacity. While the human population will continue to increase in the "Auburn" facility service area over the next 20 years, California and national trends clearly indicate a progressive yearly reduction in the number of unwanted domestic animals in urbanized areas – even those with rapidly increasing populations. It is generally agreed upon by those in the animal care field that this phenomena is largely due to the implementation of both **effective spay neuter policies** and **community education programs**. This issue is discussed in greater detail in Section 2.0 Background. While no animal holding expansion capability is felt to be necessary for the anticipated population growth, it must be stressed that this

decision is dependent upon the County's stated commitment to continue the implementation of the above stated programs.

3.07 Alternative #2 Program Assumptions

As discussed in the Summary Recommendations, we were requested to provide an alternative building program for an animal holding scenario which met only the minimum "letter of the law" – not the intent. This scenario would hold animals for only the minimum holding period which is four business days plus the day of impoundment which equals five business days. However, as explained under 3.1.5, due to the facility being closed on Sunday and possibly in the future on Saturday, for calculation purposes we need to use six days holding. In essence, this scenario eliminates all of the extended adoption holding which results in all adoptable animals having to be euthanized after the sixth day. As a result, we do not recommend this alternative. All of the adoption program components which could be eliminated are included in the 1.0 program chart. Since all of the other support areas would still need to be provided, we only made an adjustment to the 1.0 program, eliminating most of the animal holding areas and reducing the size of the lobby. While the reduction of "extended adoption" holding areas would have some reduction effect on the support areas, it would only be in a 10% to 20% range and only for some rooms. For example, the Laundry Room, Euthanasia Room and Medical Rooms would not change. On the other hand, Food Storage would be reduced and Grooming could be smaller. However, all in all we felt the overall impact was relatively small. Should the County opt to select Alternative 2, then these areas should be looked at more carefully on a room-by-room basis.

The County also asked that we consider the elimination of the Classroom and its storage closet, the Volunteer Room and the Computer Education area which, together total 1,582 NSF and after the 10% interdepartmental circulation totals 1,740 GSF. Since this reduction could occur on any of the three program scenarios (Base, Alternative #1 or Alternative #2) we listed the cost impact separately for all three scenarios in 6.0 Budget Considerations. As discussed elsewhere, we do not recommend the elimination of the Classroom or the Volunteer Room.

3.08 Side-Transfer Kennels

Several Animal Control Agencies, such as Contra Costa County, have opted to use a new kennel arrangement called "side-transfer" kennels in an effort to reduce the cost of their facility. See kennel type K-1 and K-6 located in the Room Types Section of this report which illustrate the differences. In brief, there is a net difference of approximately 28 SF per dog held (76 SF vs. 48 SF) which is about a 1/3rd area reduction over the traditional front to back guillotine arrangement. This type of arrangement requires a different cleaning procedure than the traditional front

to back guillotine arrangement. The traditional front to back guillotine allows all dogs in a ward (6 to 8) to be moved through the guillotine door to the backside at the same time. All kennels in the front side are cleaned, the dogs are returned through the guillotine to the front side, the rear is then cleaned and the guillotine can be lifted to provide a larger kennel area (4 x 9 vs. 4 x 6). The side transfer concept provides all dogs with a 4 x 6 compartment when the ward is full (see discussion below as capacity is an important issue when evaluating the pros and cons of the side transfer concept). Using kennel type K-6 as a reference, if you have 12 compartments in a ward (6 back to back compartments with guillotines to the side and front to back), then one compartment remains open all the time – hence, maximum capacity of a ward is 11 dogs. Cleaning then occurs by preparing the empty kennel/compartment, moving the next dog into it, cleaning the new empty compartment and continuing this process in a clockwise or counterclockwise rotation. Since kennels are generally cleaned twice a day, the reverse occurs at the end of day, – thus, bringing the dog back to the original compartment. When the ward is full, each dog has a 4 x 6 kennel. However, when the wards are not full (which should be most of the time (based upon our calculations), then the front to back or side to side doors can be opened to provide the dog with a 4 x 12 or 8 x 6 kennel which is, in fact, larger than the 4 x 9 noted above. Concerns about the side transfer concept are; 1) greater potential for disease transfer as dogs move from one habitat to the next – hence, cleaning procedures are more critical, 2) greater staff time required for cleaning as each compartment must be cleaned one at a time, and 3) smaller kennel compartments when the ward is full. Advantages include 1) less square footage and hence, lower cost – for example, at 28 NSF x 10% interdepartmental load factor = ± 31 SF x \$170/SF = \$5,270 construction cost reduction per kennel, (say \$4,800 after the additional guillotine is added). If all 42 holding kennels were changed to side transfer, then 42 kennels x \$4,500/each = \$189,000). 2) When the ward is not full, the holding kennel is actually larger and cleaning and disease transfer issues are the same as the front to back guillotine, 3) given both national and California trends which show the number of unwanted domestic animals dropping, the side transfer arrangement can be seen as a way of accommodating the current “worst case” scenario. As numbers drop, the side transfer procedure changes to the traditional front to back arrangement with larger kennel areas for each dog, 4) side transfer kennels provide greater flexibility for staff to allow multiple animals to socialize together which is a growing trend in shelter facilities. In fact, side transfers have been used for many years in boarding kennels for precisely this reason. Note that given the current program, we would recommend that only the 42 holding kennels and possibly the 7 quarantine and 7 vicious dog kennels be designed in this manner. Adoption kennels and Sick Dogs should remain as front to back guillotine kennels (kennel type K-1).

Recently, George Miers, of George Miers & Associates, and Mike Ross, Director of Contra Costa County Animal Services, requested that a side transfer mock up be prepared by T-kennels/Shoreline Manufacturers in Kansas City, MO. Both, George Miers and Mike Ross, made two trips to the T-Kennels factory to make sure that the mock-up was constructed as well as possible in order to address disease transfer and cleaning concerns. During these trips, a number of changes were made to the detailing of the side transfer doors and tracks, which have significantly improved their performance. These kennels should be installed in Contra Costa County by April 1, 2004 for review.

**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

BASE PROGRAM AND ALTERNATIVE 1 SCENARIOS

PROPOSED									
TYPE	QUANTITY		SIZE			NSF		Load Factor	GSF
	Required Habitat/Cages	Cages/Rm	Cage	W/Int.	Room Size	# of Rooms	Total NSF		
1.0 PUBLIC ADOPTION AREA									
1.1 Cages/Kennels/Rooms									
1.1a "Extended" Adoption Kennels	28 total	7	9 x 4	78.64	550	4	2,200	1.135	2,497
1.1b Dog Socialization Rooms	1	-	15 x 20	-	300	1	300	1.25	375
1.1c Puppy Pens	2	-	4 x 6	-	24	2	48	1.5	72
1.1d Extended Adoption Cats	-	-	-	-	-	-	-	-	-
- Cat Rooms w/ 2x3 Cages	50	*10	2 x 2.5	10.5	112	5	560	1.3	728
- Individual Cat Rooms	5	1	6 x 8	48	48	5	240	1.4	336
- Cat Play Rooms	NA	NA	NA	NA	150	1	150	1.30	195
- Food Prep	1	-	5 x 8	-	40	1	40	1.5	60
1.1e Small Animals (use holding)	-	-	-	-	-	-	-	-	0
Subtotal 1.1	NA					19	3,538		4,263
Common Areas									
1.2 Public Counter/Greeting Desk	1	3 positions**	5 x 13	65 SF ea	-	3	195	-	195
1.3 Visitor Lobby/Gallery	1	-	15 x 40	600	-	-	-	-	600
1.4 Video Display/Information (use Lobby)	1	-	-	-	-	-	-	-	-
1.5 Retail/Gifts/Thrift Shop	1	-	20 x 15	300	-	-	300	1.10	330
1.6 Computer Education (Optional)	1	-	15 x 10	150	-	-	-	-	150
1.7 Dog Get Acquainted Rooms	1	-	10 x 10.3	104	-	1	104	1.30	135
1.8 Cat Get Acquainted Rooms	2	-	6 x 10	60	-	2	120	1.10	132
1.9 20 - 25 Person Multi-Purpose Room	1	-	28 x 28	784	-	1	784	1.15	902
1.9a Storage Area	1	-	5 x 10	50	-	1	50	-	50
1.10 Public restroom	2	-	-	60	-	2	120	1.4	168
1.11 Counseling Area	1	-	10 x 10	100	-	2	200	1.3	260
Subtotal 1.2 - 1.10	13					12	1,873		2,922
TOTAL 1.0	13					31	5,411		7,185

* 10 cages if double stacked single loaded, 15 cages if triple stacked (not recommended).

** 3 positions are provided based upon our experience that at peak activity times there is a need for this many. These positions are not a commitment to hire full time staff as quite often counter positions - particularly at peak activity times - are staffed by volunteers

***Interior circulation includes the actual occupied cage/kennel area as well as the circulation space in front for servicing (and in the case of kennels on each side). Hence, a 9x4 kennel which contains 36 SF of occupied dog area really requires 78.64 SF of area for access and cleaning. This is why an 8x8 or 8x10 room is not an unreasonable alternative for a dog holding habitat relative to building area. It is, however, more difficult to clean.

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**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

**ALTERNATIVE 2 - 6 DAY HOLD ONLY TO MEET MINIMUM SB1895 REQUIREMENTS - NO
EXTENDED ADOPTION (THIS ALTERNATIVE IS NOT RECOMMENDED)**

	TYPE	PROPOSED										
		QUANTITY		SIZE			NSF		Load		GSF	
		Required Habitat/ Cages	Cages/Rm	Cage	W/Int.	Room Size	# of Rooms	Total NSF	Factor			
1.0 PUBLIC ADOPTION AREA												
1.1 Cages/Kennels/Rooms												
1.1.a "Extended" Adoption Kennels	K-1	0	7	9 x 4	78.64	550	0	0	1.135	0		
1.1.b Dog Socialization Rooms	AS-1	0	-	15 x 20	-	300	0	0	1.25	0		
1.1.c Puppy Pens	-	1	-	4 x 6	-	24	2	14	1.5	36		
1.1.d Extended Adoption Cats	-	-	-	-	-	-	2	224	-	-		
† Cat Rooms w/ 2x3 Cages	C2.4	20	*10	2 x 2.5	10.5	112	0	0	1.3	291		
† Individual Cat Rooms	C-3	0	1	6 x 8	48	48	0	0	1.4	0		
† Cat Play Rooms	C-5	NA	NA	NA	NA	150	0	0	1.30	0		
† Food Prep	-	0	-	5 x 8	-	40	0	0	1.5	0		
1.1e Small Animals (use holding)	-	-	-	-	-	-	-	-	-	0		
Subtotal 1.1		NA					4	238		327		
Common Areas												
1.2 Public Counter/Greeting Desk	-	1	3 positions**	Rm. Size 5 x 13	NSF/Rm 65 SF ea	-	3	195	-	195		
1.3 Visitor Lobby/Gallery ††	-	1	-	15 x 15	225††	-	-	-	-	225		
1.4 Video Display/Information (use Lobby)	-	1	-	-	-	-	-	-	-	-		
1.5 Retail/Gifts/Thrift Shop	RET-1	1	-	20 x 15	300	-	-	300	1.10	330		
1.6 Computer Education (Optional)	-	1	-	15 x 10	150	-	-	-	-	150		
1.7 Dog Get Acquainted Rooms†††	GA-1	1	-	10 x 10.3	104	-	1	104	1.30	135		
1.8 Cat Get Acquainted Rooms†††	GA-2	2	-	6 x 10	60	-	2	120	1.10	132		
1.9 20 - 25 Person Multi-Purpose Room	CL-1	1	-	28 x 28	784	-	1	784	1.15	902		
1.9a Storage Area	CL-1	1	-	5 x 10	50	-	1	50	-	50		
1.10 Public restroom	TL-1B	2	-	-	60	-	2	120	1.4	168		
1.11 Counseling Area	-	1	-	10 x 10	100	-	2	200	1.3	260		
Subtotal 1.2 - 1.10		13					12	1,873		2,547		
TOTAL 1.0		13					16	2,111		2,874		

* 10 cages if double stacked single loaded, 15 cages if triple stacked (not recommended).

** 3 positions are provided based upon our experience that at peak activity times there is a need for this many. These positions are not a commitment to hire full time staff as quite often counter positions - particularly at peak activity times - are staffed by volunteers

***Interior circulation includes the actual occupied cage/kennel area as well as the circulation space in front for servicing (and in the case of kennels on each side). Hence, a 9x4 kennel which contains 36 SF of occupied dog area really requires 78.64 SF of area for access and cleaning. This is why an 8x8 or 8x10 room is not an unreasonable alternative for a dog holding habitat relative to building area. It is, however, more difficult to clean.

† Since the only animals held will be in the holding area, there are no required adoption cages. One puppy room and two small cat rooms have been retained

†† Reduced in size due to absence of Adoption Animals

††† Should be located adjacent to Holding areas.

GEORGE MIERS & ASSOCIATES

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**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

2.0 OFFICE WORK AREAS	Private/ Open	Type	Size	Qty	Staff	NSF	Load Factor	GSF
2.1 Administration Areas								
2.1.1 Director	P	Off. 4	200		1	200	1.3	260
2.1.2 Assistant Director (future position)	P	Off. 5A	150		1	150	1.3	195
2.1.3 Program Manager	P	Off. 6	120		1	120	1.3	156
2.1.4 Sr. Account Clerk	P	Off. 7	100		1	100	1.3	130
2.1.5 Account Clerk	O	Off. 11	80		1	80	1.3	104
2.1.6 Off. Supervisor ††	O	Off. 7	100		1	100	1.3	130
2.1.7 Admin Clerks (see 1.2 Public Counter for work space)	O	Off. 5A	-	1	3	-	-	0
2.1.8 Copy Room	-	SS. 1	100	1	-	100	1.3	130
2.1.9 Conference Room (use hearing room - See 2.2.8)	-	-	-	1	-	-	-	0
Subtotal 2.1					8	850		1,105
2.2 Investigations								
2.2.1 ACO Supervisor	P	Off. 6	120		1	120	1.3	156
2.2.2 ACOs	O	Off. 12	48 sim		7	336	-	336
2.2.3 Clerical (future)	O	Off. 10	64		1	64	1.4	90
2.2.4 Briefing Room	O	-	225	1		225	-	225
2.2.5 File Rooms & Supplies	-	SS. 3A	90	1		90	1.3	117
2.2.6 Evidence Room (lockers in sallyport)	-	SS. 3	108	1		108	1.3	140
2.2.7 Hearing Room	-	Con. 6	240	1		240	1.3	312
2.2.8 Hearing Room Reception/Waiting ***	-	-	200	1		200	1.1	220
2.2.9 Dispatch †	P	Off. 18	160	1	2	160	1.3	208
2.2.10 Mail area	-	-	30	1		30	-	30
2.2.11 Copy / W/C area **	-	-	30	1		30	-	30
2.2.12 Coffee	-	-	30	1		30	-	30
Subtotal 2.2			1,297		11	1,633		1,894
2.3 Veterinarian (See 4.9.1 Clinic)	P	Off. 6	120		1	-	-	0
2.4 Volunteer Area	P	V. 2	400			400	1.2	480
2.5 Education								
2.5.1 Animal Services Education Coordinator (future position)	P	Off. 6	120		1	120	1.3	156
2.6 Shelter Manager (future position)	P	Off. 6	120		1	120	1.3	156
2.6.1 Shelter Staff (use registry area - See 4.7.1)	-	-	-	-	2	-	-	-
Subtotal 2.6					3			792
TOTAL 2.0 - 2.6					27			3,791

* Circulation not needed due to organization around central meeting area.
 ** Share main copy room w/Admin, see 2.1.8.
 *** Reception is provided by one station in Dispatch/Clerical
 † Accommodates 2 - 4 workstations depending on workstation size and configuration.
 †† Needs visual contact with public adoption counter positions.

"BASE" Scenario 6 day hold/Placer County "Status" Quo

Placer SPCA continues to serve Roseville

**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

	TYPE	QUANTITY	SIZE			NSF		Load Factor	GSF	
			Required Cages	Kennels/Cages/Rm	Cage	W/Int. Circ.	Room			Total Rooms/SF
3.0 ANIMAL HOLDING AREAS										
3.1 Holding Dogs										
3.1.1 Dog and Puppy Kennels †	K-1	21 total	7	9 x 4	78.64	550	1,135	1,873		
3.1.2 Small Dogs & Puppies	-	4-8	8	3 x 3	-	100	1.3	260		
3.2 Holding Cats & Kittens Cages		40 Total								
3.2.1 Holding Domest. Cats & Kittens *	C2.1	20	10-15	2 x 2.5	7	79	1.4	221		
3.2.2 Holding Feral Cats	C2.1	20	10-15	2 x 2.5	7	79	1.4	221		
3.3 Holding Small Animals										
3.3.1 Rabbits	C2.1	10	10-15	2 x 2	4.5	79	1.4	111		
3.3.2 Exotics	C2.1	10	10-15	2 x 2	4.5	79	1.4	111		
3.4 Sick/Isolation										
3.4.1 Dogs	-	-	-	-	-	-	-	-		
3.4.2 Cats & Kittens	K-1	12	4	9 x 4	78.64	315	1,135	1,073		
3.5 Protective Custody										
3.5.1 Dogs	C2.1	10**	12 - 18	2 x 2	7	79	1.4	221		
3.5.2 Cats/Small Animals (use rooms above)	K-1	4	4	9 x 4	78.64	315	1,135	358		
3.6 Quarantine Dogs (bites)										
3.6.1 Vicious Dogs	K-1	5	5	9 x 4	78.64	323	1,135	367		
3.6.2 Farm Birds ††	K-1	5	5	9 x 4	78.64	323	1,135	367		
3.8 Subtotal 3.1 - 3.8	FB-1	20	20	3 x 3	-	180	1.3	234		
								5,417		

* 7.5 x 10.5 room = 79 SF = 10 cages double stacked or 15 triple stacked - Rooms can be designated for feral and/or non-feral.

† Use one ward for pregnant dogs & with puppies

†† This is a semi-enclosed area which is not air conditioned.

** Although only 10 cages was calculated, good practice is to maintain at least 2 small rooms for flexibility handling different types of disease.

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Alternative 1 - 6 day hold

Placer County Animal Services Assumes Animal Control Contract for Roseville

Note: This scenario includes all space components included in the Base Program Chart 3.0 which serves the current service area plus the additional program areas which are required to serve Roseville.

PLACER COUNTY ANIMAL SERVICES BUILDING PROGRAM

	TYPE	QUANTITY	SIZE			NSF		Load Factor	GSF	
			Required Cages	Kennels/Cages/Rm	Cage	W/Int. Circ.	Room			Total Rooms/SF
3.1 ANIMAL HOLDING AREAS										
3.1A Holding Dogs										
3.1.1 Dog and Puppy Kennels †	K-1	42 total	7	9 x 4	78.64	550	6	3,300	1,135	3,746
3.1.2 Small Dogs & Puppies	-	4-8	8	3 x 3	-	100	2	200	1.3	260
3.1.3 Adoption Dogs	K-1	14 total	7	9 x 4	78.64	550	2	1,100	1,135	1,249
3.2A Holding Cats & Kittens Cages		80 Total								
3.2.1 Holding Domes, Cats & Kittens *	C2.1	40	10-15	2 x 2.5	7	79	4	316	1.4	442
3.2.2 Holding Feral Cats	C2.1	20	10-15	2 x 2.5	7	79	2	158	1.4	221
3.2.3 Adoption Cats	C2.1	20	10-15	2 x 2.5	7	79	2	158	1.4	221
3.3A Holding Small Animals										
3.3.1 Rabbits	C2.1	10	10-15	2 x 2	4.5	79	1	79	1.4	111
3.3.2 Exotics	C2.1	20	10-15	2 x 2	4.5	79	2	158	1.4	221
3.4A Sick/Isolation										
3.4.1 Dogs	-	-	-	-	-	-	-	-	-	-
3.4.2 Cats & Kittens	K-1	20	4	9 x 4	78.64	315	5	1,575	1,135	1,788
3.5A Protective Custody										
3.5.1 Dogs	-	10**	12 - 18	2 x 2	7	79	3	237	1.4	332
3.5.2 Cats/Small Animals (use rooms above)	-	-	-	-	-	-	-	-	-	-
3.6A Quarantine Dogs (bites)										
3.6A Quarantine Dogs (bites)	K-1	7	7	9 x 4	78.64	550	1	550	1,135	624
3.7A Vicious Dogs										
3.7A Vicious Dogs	K-1	7	7	9 x 4	78.64	550	1	550	1,135	624
3.8A Farm Birds ††										
3.8A Farm Birds ††	FB-1	20	20	3 x 3	-	180	1	180	1.3	234
Subtotal 3.1A - 3.8A								8,876		10,431
4.1 ADDITIONAL SUPPORT FOR ALTERNATIVE 1 SCENARIO										
4.1A Storage										
4.2A Food Prep	FP.2	1	-	15 x 20	-	300	1	300	1.2	360
4.3A Exam Room	EX.1E	2	-	9 x 10	-	90	2	180	1.3	234
		1	-	10 x 10	-	100	1	100	1.3	130
Subtotal 4.1A - 4.3A								580		724
Total 3.1 + 4.1								9,456		11,155

* 7.5 x 10.5 room = 79 SF = 10 cages double stacked or 15 triple stacked - Rooms can be designated for feral and/or non-feral.
 † Use one ward for pregnant dogs with puppies
 †† This is a semi-enclosed area which is not air conditioned.
 ** Although only 10 cages was calculated, good practice is to maintain at least 2 small rooms for flexibility handling different types of disease.

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**PLACER COUNTY
ANIMAL SERVICES**

BUILDING PROGRAM

		PROPOSED				
4.0 ANIMAL SHELTER SUPPORT FUNCTIONS	Type	QTY.	SIZE	NSF	Load Factor	GSF
4.1 Grooming	G.1A	1	350	288	1.5	432
4.2 Food Prep/Dishwashing	FP.1	2	9 x 15	270	1.3	351
4.3 Isolation Food Prep	FP.2	1	9 x 10	90	1.3	117
4.4 Pantry	-	1	9 x 10	90	1.3	117
4.5 Laundry	L-1A	1	11.5 x 13	150	1.3	195
4.6 Laundry Storage	-	1	9 x 12	108	1.3	140
4.7 Animal Control Intake Registry	ND-1	1	-	204	1.4	286
4.7.1 Officers/Shelter Staff Work Area *	OFF.19	3 pos.	27.5	82.5	1.5	124
4.8 Animal Control Intake Exam	EX-1E	1	10x12	120	1.3	156
4.9 Shelter Medical Areas	-	-	-	-	-	-
4.9.1 Medical Room***	MT-1	1	15 x 35.6	535	1.25	669
4.9.2 Vet's Office	OFF.6	1	10 X 12	120	1.3	156
4.9.3 Oxygen Closet	-	1	3 x 10	30	-	30
4.10 Surrender Area	-	-	-	-	-	-
4.10.1 Lobby	-	1	10 x 13	130	1.3	169
4.10.2 Reception Desk	-	1	8 x 10	80	1.4	112
4.10.3 Exam Room	EX-1E	1	10 x 10	100	1.3	130
4.10.4 Cage/Kennels	SR-2	1	13 x 15	195	1.3	254
4.10.5 Grieving / Conference Room	GR-1	1	10 x 10	100	1.3	130
4.11 Behavior Evaluation Rooms** (temperament testing)	-	-	-	-	-	-
4.11.1 Dog Evaluation	BE.1	1	12 x 15	180	1.3	234
4.11.2 Cat Evaluation	BE.1 sim	1	10 x 10	100	1.3	130
4.12 Night Drop	ND-1	1	-	204	1.4	286
4.13 Cart Storage alcoves	-	2	4 x 8	64	-	64
TOTAL 4.0						4,282

* This work area is separate from the dedicated ACO workstations shown under 2.2.2. These 3 workstations will be used by Shelter Staff, volunteers, and ACOs on an as-needed basis for data entry and other miscellaneous tasks. Phones will also be provided in this area, and for shelter staff/volunteer computer entry.

** Temperament Testing

*** Includes treatment, prep and surgery rooms

**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

		PROPOSED					
5.0 FACILITY SUPPORT SERVICES	TYPE	QUANTITY	SIZE	NSF	INTERNAL Grossing Factor	GSF	
5.1 Building & Maintenance Workshop	-	1	10 x 12	120	1.3	156	
5.2 Euthanasia	EF-1	-	-	-	-	0	
5.2.1 Euthanasia Room	EF-1	1	14 x 19	266	1.3	346	
5.2.2 Euthanasia Holding Vestibule	EF-1	1	7 x 10	70	1.0	70	
5.2.2 Cooler Vestibule **	EF-1	1	12 x 5	0	0	0	
5.2.3 Cooler	EF-1	1	12 x 15	185	1.3	241	
5.3 Mechanical/Boiler Room* †	-	0	15x15	225	1.3	293	
5.4 Telephone Equipment Room †	-	1	8 x 2	16	1.0	16	
5.5 Main Electrical Room †	-	1	12 x 12	144	1.3	187	
5.6 Computer Servers & Work Room †	-	1	7 x 12	84	1.3	109	
5.7 Water/Fire Protection Riser (locate in sallyport)	-	1	-	-	-	0	
5.8 Two Vehicle Sallyport	VS-1	1	40 x 20	800	1.0	800	
5.9 Janitors Closet	-	1	5 x 6	30	1.5	45	
5.10 Restrooms/Lockers/Showers	RLS-3	2	2 @ 414	828	1.20	994	
5.11 Returned Laundry Room	-	1	2 x 10	20	2.0	40	
5.12 Dirty Laundry Room	-	1	5 x 6	30	2.0	60	
5.13 Staff/ Volunteer Lounge w/ Kitchen	LK-B	1	20 x 15	300	1.3	390	
5.14 Food Storage	-	1	15 x 20	300	1.25	375	
5.15 General Storage	-	1	15 x 20	300	1.25	375	
5.16 Non-Dedicated Storage ††	-	1	8 x 10	80	1.3	104	
Total 5.0						4,601	

* Assume all roof type units and interior boiler - but need to verify if this is practical with Placer County's climate

** Exterior Space

† Need to verify during Schematic Design

†† Also serves as a multi-function space (e.g. possible use as a bunk room)

**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

6.0 BARN/FARM ANIMALS	PROPOSED				
	QTY	SIZE	NSF	LOAD FACTOR	GSF
6.1 Stalls	12	12 x 12	1728	-	1,728
6.2 Tack Room	1	12 x 12	144	-	144
6.3 Hay Storage	1	12 x 12	144	-	144
6.4 Aisle	1	13 x 84	1,092	-	1,092
Total 7.0					3,108

For exterior areas, see 8.0 Building Site Areas.

**PLACER COUNTY
ANIMAL SERVICES
BUILDING PROGRAM**

7.0 VETERINARY DEPARTMENT/CLINIC		Private Open	Qty	Type	Staff		Size	Load Factor	GSF
7.1 Staff Work Area	Proposed								
7.1.1 Veterinarian Office	1	P	1	B	1	120	1.3	156	
7.1.2 Tech Work Area	3	O	3		3	3@36	1.5	162	
Subtotal 7.1					4	228		318	

7.2 Common Areas	Qty	Type	Size		NSF	Load Factor	GSF
			Rm. Size	NSF/Rm			
7.2.1 Lobby/Reception Area	1	-	10 x 10	100	100	1.3	130
7.2.2 Dog Waiting	1	-		100	100	1.3	130
7.2.3 Cat Waiting	1	-		64	64	1.4	90
7.2.4 Reception Desk	1	-		100	100	1.3	130
7.2.5 Exam Rooms	2	EX-1E	10 x 11	110	220	1.3	286
7.2.6 Large Surgery Room	0	SS-1B		0	0	-	0
7.2.7 Small Surgery Room	1	SS-1B		156	156	1.3	203
7.2.8 Prep / Treatment Room	1	SS-1B		300	300	1.2	360
7.2.9 Recovery	1	SS-1B		200	200	1.2	240
7.2.10 ICU (10 x 12) (not included in Spay/Neuter Clinic)	0	-		-	-	-	-
7.2.11 Large Dogs (3.5 x 6 cages) 10 cages *	1	SS-1B		38 ea	380	1.135	431
7.2.12 Cats (2 x 2 cages) *	1	SS-1B		104	104	1.3	135
7.2.13 Medical Storage/Pharmacy (not included in Spay/Neuter Clinic)	1	-		120	120	1.3	156
7.2.14 Scrub Area	1	SS-1B		80	80	1.3	104
7.2.15 Files	1	S-5A		80	80	1.3	104
7.2.16 Equipment Sterilization/Laundry	1	SS-1B		100	100	1.3	130
7.2.17 Unisex Restroom	1	TL-1A	7.5 x 8	60	60	1.4	84
Subtotal 7.2	16			1,674	2,164		2,713
Total 7.0				1,678	2,392		3,031

* Provided for Public's animals - Facility animals remain in Holding Area.
Note: Locate clinic close to shelter functions

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PLACER COUNTY
ANIMAL SERVICES "BASE" Scenario and "Alternatives 1 and 2" Summaries

Building Program

8.0 Summary Building Program

A Department Areas		BASE/GSF	ALT. 1/GSF	ALT. 2/GSF
		SPCA continues to serve Roseville	Placer Co. Assumes Roseville Contract	Minimum 5 day hold only - no extended adoption- SPCA continues to serve Roseville
1.0 Adoption Area		7,185	7,185	2,874
2.0 Administration Area		3,791	3,791	3,791
3.0 Animal Holding Area		5,417	10,431	5,417
4.0 Animal Support Functions		4,282	4,282	4,282
4.1 Adpt Support Space for Alt. 1		0	724	0
5.0 Facility Support Services		4,601	4,601	4,601
Subtotal Department Areas 1.0 - 5.0		25,278	31,014	20,965
10% Interdepartmental Load Factor (ILF)		2,528	3,101	2,097
Subtotal 1.0 - 5.0 plus 10% ILF		27,804	34,115	23,062
6.0 Barn/Farm Animals				
10% Interdepartmental Load Factor		3,108	3,108	3,108
Subtotal 6.0 plus 10% ILF		3,111	3,111	3,111
7.0 Future Veterinary Department/Clinic		3,419	3,419	3,419
10% Interdepartmental Load Factor		3,031	3,031	3,031
Subtotal 7.0 plus 10% ILF		303	303	303
Total 1.0 - 7.0*		3,334	3,334	3,334
		34,557	40,858	29,814
B Site Areas		BASE/GSF	ALT1/GSF	ALT2/GSF
1.0 Parking		Space #	SF	
A. Public Parking				
1.1 Visitor	15 †	350		
1.2 Volunteers	15	350	18,400	5,250
B. Staff Parking†††				
1.3 Staff	25 †	350	10,500	8,750
1.4 Facility Vehicles (need to verify # & sizes)	10 ††	400	4,800	4,000
	1 ton truck	0	0	0
	3/4 ton pick-up	0	0	0
	Animal Control Vehicles	0	0	0
	Animal Control Driveway - see bkg 5.6	0	0	0
1.6 Vehicular Sallyport Driveway	65	800	800	800
Parking Subtotal 1.0		24,050	29,750	24,050
2.0 Outdoor Dog Exercise Areas		10,000	10,000	10,000
3.0 Site Landscaping - Approx. 50% of Building Footprint - Actual landscape area includes 6.0 and 7.0 expansion ar		22,934	12,134	22,934
4.0 Livestock Area				
4.1 Large Pasture		20,000	20,000	20,000
4.2 Small Pasture		10,000	10,000	10,000
5.0 Outdoor Public Gathering Space		3,000	3,000	3,000
6.0 Future Building Expansion		9,951	3,640	14,694
7.0 Future Parking Expansion		4,900	0	4,900
Subtotal 2.0 - 7.0		80,785	58,774	85,528
Subtotal Site Areas 1.0 - 7.0		104,835	88,524	109,578
**TOTAL "Minimum" Site & Building Area - A + B		139,392 SF or 3.2 acres	138,392 SF or 3.2 acres	139,392 SF or 3.2 acres

* Assumes a 1 story building where bkg SF = bkg foot print.

** Assumes an efficient square or rectangular site - all portions of which are buildable

† Assumes an increase from 25 to 30 staff under Alternative 1

†† Increase Animal Control Vehicles from 10 to 12 under Alternative 1. Also assumes an increase of 15 to 24 visitor spaces

††† While it is understood that separate staff parking is not a requirement and currently afforded only to Law Enforcement staff, we generally include a separate parking area due to the frequency of unhappy pet owners who by and confront staff after an animal has been confiscated

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From: "Sandy" <stewarts@infostations.com>
To: <bos@placer.ca.gov>
Date: 1/15/2007 11:56:47 AM
Subject: Attention: Supervisor Weygandt

RECEIVED

JAN 16 2007

CLERK OF THE
COUNTY OF PLACER

Dear Supervisor Weygandt,

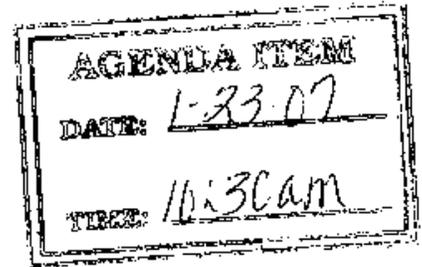
On January 23rd you will be asked to vote on a new Capital Facility Impact fee of \$133 for the animal shelter. It is my understanding that animal intake numbers are declining nationwide and here in Placer County as well. Given this fact, I question whether another animal shelter is warranted. To impose such a fee when the need for another facility has not been demonstrated violates Government Code section 66000.

Furthermore, the fee proposal excludes the City of Roseville from participating, leaving the rest of the county with an enormous financial burden. Since approximately one-third of the funding to construct the shelter will come from the capital facility fee that leaves the balance of the construction bill on the back of taxpayers.

As my representative, I'm requesting that you vote NO on the January 23rd Capital Facility Fee. Then take a step back to closely review staff's skewed proposal along with the need for another animal shelter.

Sincerely,

Sandra S. Stewart



///

RECEIVED

JAN 18 2007

CLERK OF SUPERVISORS
PLACER COUNTY

From: "Marilyn Jasper" <mjasper@accessbee.com>
 To: "Placer County Board of Supervisors" <bos@placer.ca.gov>, <JPereira@placer.ca.gov>, <BKranz@placer.ca.gov>, <JHolmes@placer.ca.gov>, <Weygandt@placer.ca.gov>, <kuhler@placer.ca.gov>, <rockholm@placer.ca.gov>
 Date: 1/15/2007 4:52:34 PM
 Subject: Animal Shelter Views

Dear Placer County Supervisor:

On January 18, you will be voting on an issue of great importance to animal welfare. On the surface, a new animal shelter sounds good, but the devil is in the details. As a taxpayer who normally supports impact fees, I urge you to vote NO on the capital facility improvement fee because it will not benefit the centrally located, but outdated, Auburn shelter. and, worse, it may have the effect of diverting funds that rightly should be spent on the Auburn shelter first.

Any decision to build a new shelter at one end of the county, when the current centrally located shelter is in such need of improvements, is potentially fraught with problems and needs to be reconsidered. Although speculation and proposed development projects show tremendous growth in western Placer County, the reality is that at some point, these burgeoning communities will probably decide to fund their own Animal Control Departments and facilities. Why should the county pick up the tab while these incorporated cities embark on their build-out plans? Also, the county will be left holding the bag as most cities that grow past a certain size elect to have their own facilities.

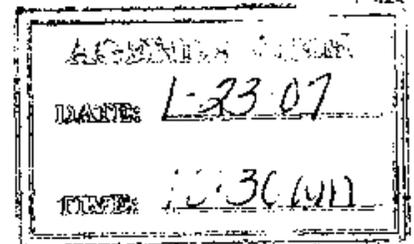
A logical alternative would be to wait on moving and building in a questionable location, or at least hold off on funding such a move. Instead, direct any impact fees to improving the current shelter FIRST. Possibly, consideration of a satellite facility might make sense, but again, only after FIRST improving the current shelter. The Auburn shelter is the insurance policy for the county. Geographically, Auburn will always be the best location for a state-of-the-art county shelter.

Secondly, what is the actual need for a shelter in the west Roseville area? Why is the county actually considering spending millions of dollars on a new shelter? Are there statistics showing thousands of animals need a new shelter in West Placer? Are there statistics showing the Auburn shelter cannot serve West Placer? What are the compelling reasons for building a new shelter when the current one is so centrally located, can meet the needs of the county, but needs improvements?

I personally believe animal shelters provide a wonderful, vital service to any community, but I don't understand the logic of building a new one with finite funds when the current one can serve all communities so well with needed improvements and/or rebuilding, in Auburn, where the long-term use and need is obvious.

Thank you for considering my views.

Marilyn Jasper



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mjasper@accessbee.com

