

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **DECEMBER 8, 2009**

From: **JD JAMES DURFEE**

Subject: **FRIENDS OF AUBURN / TAHOE VISTA - PLACER COUNTY ANIMAL SHELTER, INC. LEASE TERMS REQUEST**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Friends of Auburn/Tahoe Vista - Placer County Animal Shelter, Inc. (Friends) lease terms request for Placer County Government Center (PCGC) Building 311A, in Auburn, CA:

1. Deny the October 21, 2009 request from Friends for:
 - a. Reimbursement of all monies paid to date to Placer County for the occupancy of Building 311A under Lease Agreement #08-006; and
 - b. Approval of a new 5-year lease term free of rent and utility expense.
2. Approve a special rental rate of \$0.36 per square foot per month (a discount of 14% from the County's lowest lease rate of \$0.42/sf/mo and at least 28% less than fair market) plus tenant paid utilities should a new lease agreement be negotiated with Friends and authorize the Director of Facility Services to execute any resulting lease agreement following approval by County Counsel and CEO/Risk Management.
3. Provide other direction to staff as deemed appropriate by your Board.

BACKGROUND:

DeWitt Lease Program: In 1971, when Placer County was presented with the opportunity to acquire the DeWitt State Hospital, the County commissioned "The DeWitt Report" to comprehensively evaluate the feasibility of County ownership and use of the property and its facilities. This Report identified that there would be a significant number of buildings surplus to the County's needs and that operation, maintenance and rehabilitation of the Center would require a significant fiscal commitment. To address these issues, the Report recommended creation of the Dewitt Development Authority to lease surplus property in the complex to a variety of public and private tenants for revenue generation. During those years, the County's leasing program was developed and the DeWitt Center was marketed as incubator space for new and emerging businesses.

In 1992, the Department of Facility Services (DFS) made presentations to your Board describing the continued need to optimize the economic potential of the Center to offset maintenance and ongoing operational costs, and recommended adjustment of the established DeWitt rental rates to align with the local real estate market. This Board item also recommended delegated authority to the Director of Facility Services to sign leases in accordance with the established rental rates and identified a policy that lease rates lower than the identified rates would be brought before the Board for consideration. Current Placer County Code has codified the delegation of authority to the Director to negotiate and enter into leases for the property at PCGC (formerly referred to as the DeWitt Center). The afore-mentioned policy was never codified.

Lease Management: Currently the Property Management Division leases more than 125,000 square feet of space at the PCGC. This lease portfolio contains 14 leases with non-profit and public agency entities (Exhibit A), 21 leases with for-profit tenants, and 13 agreements with County Departments. Annual revenue from these leases totals approximately \$975,000, of which approximately \$124,000 is derived from private non-profit /agency organizations. This revenue is utilized to offset the General Fund expense incurred in operating, maintaining and improving the PCGC.

History of Friends' Occupancy: On December 31, 1998, Placer County Animal Services confiscated 92 domestic cats found housed in a small travel trailer on property in Newcastle. Animal Services requested the temporary use of a building to hold the cats until legal proceedings concluded. PCGC Building 311A, located at 11556 D Avenue comprising 2,386 square feet, was vacant at that time and DFS granted Animal Services use of the building for this purpose.

During the period of Animal Services' occupancy, rent was paid in accordance with the established 1998 Warehouse Rate of \$0.31 per square foot, at monthly cost of approximately \$713. The revenue received from Animal Services during their January to October 1999 occupancy totaled approximately \$7,000. Utility costs during this period averaged an estimated \$230 per month, but were paid by DFS with the expectation that the legal judgment against the Newcastle cat trailer owner would provide reimbursement.

Following resolution of the court case in fall 1999, Animal Services ceased their operations and moved out of the building in mid-October. At that time, 26 cats remained and Friends expressed an interest to utilize the building to continue placing cats in foster homes. While Friends indicated to DFS staff at that time that they could not pay the monthly rent, they continued to work with Animal Services on the placement and adoption of cats and the provision of supportive services which they outline in their October 2009 letter.

In 2007, through an internal utility and lease audit of all tenants at the PCGC, DFS confirmed that during the course of Friends' occupancy, no formal lease arrangement had been made through DFS and no other documentation existed to otherwise authorize their occupancy of Building 311A without payment of rent or utilities. At that time, staff notified Friends of the requirement to develop a legal relationship with the County through a lease agreement. In recognition of Friends' non-profit service to the community, DFS staff developed a reduced rental rate based on the amortized value of the building. The resultant monthly rate of \$0.35 per square foot was approximately 16% below the established 2008 Warehouse Rate of \$0.42 per square foot. Staff did not require payment of any rent or utilities for the previous 8+ years of occupancy valued at \$119,164. In the summer of 2008, DFS staff prepared a Lease Agreement utilizing the \$0.35 per square foot rental rate and conducted negotiations with Friends' board members and officers.

During these negotiations Friends pursued separate discussions with Animal Services for a service agreement that would offset rent. The Friends' proposal to Animal Services included a provision to establish a charge to the County of \$153 per animal placed with the Friends for adoption. Animal Services evaluated this proposal against their practices with their other 60 animal rescue group partners. They determined that Friends did not provide any mandated services that would otherwise be required to provide and, further, to begin paying for animal placement with one rescue group would set a precedent that other organizations would demand. Animal Services' evaluation concluded that the practice of paying for placement of animals with rescue organizations could result in higher overhead rates charged to the cities in the County. Consequently Animal Services declined the service agreement proposal and Friends stopped accepting cats from the County Shelter for adoption.

Lease Agreement #08-006 Status: DFS staff concluded negotiations with Friends, and on October 3, 2008, the Friends' President signed the Lease Agreement and began paying the \$0.35 per square foot monthly rent. Pursuant to terms of the Agreement, on April 1, 2009 the rent increased by a 3% COLA to \$860.15 per month (approximately \$0.36/sf/mo). On September 1, 2009, Friends ceased the payment of monthly rent and currently owes three-months of back rent plus late charges and interest. The lease term expired on September 30, 2009 and Friends is currently in hold-over, subject to the hold-over provisions of the Lease Agreement.

Friends' Proposal: In October 2009, DFS received a letter from Friends requesting your Board's consideration of a special lease rate for PCGC Building 311A (attached as Exhibit B). Friends request that Lease Agreement #08-006 (covering their occupancy from October 2008 to the present) be rendered null and void because Friends asserts that the special/discounted rate did not have prior Board approval. Friends request that a refund of the security deposit held and the rent paid under this lease be returned. DFS staff respectfully disagrees with Friends' position and notes that Friends has enjoyed the benefit of the significantly reduced rate for eleven months.

Friends further request approval of a new 5-year lease agreement with \$0 rent and County paid utilities in exchange for services that they, by their account, provide to the County and the community. In making their request for a rent free building, Friends argue that they are a unique non-profit organization to the County because of their support to HHS Animal Services including:

- History of contributions to Animal Services which included capital improvements in support of the Shelter;
- Provision of adoption services which reduced euthanasia in Placer County;
- Support in adoption services which diminished the emotional impact upon County staff responsible for euthanasia;
- Demonstrated business practices related to cats received from the County.

While Friends certainly provides a laudable service to the community, there are many organizations operating within the County that provide valuable community services or directly support the services provided by the County. It is, however, very difficult and speculative to place a compensatory value on the services provided and to value one non-profit's service and contributions over another.

Since the 1970's the County has implemented a leasing program at the PCGC as a means to generate revenue from its vacant facilities to offset the General Fund expense of operation, maintenance and improvement of the PCGC. Currently only two facilities are occupied at the PCGC without payment of rent. These are the Senior Center and a community storage building (used by three organizations) which both have longstanding Board of Supervisor approval. Except for the community storage building, all tenants at the PCGC pay for their utility usage.

In recognition of the important role that non-profits play in our communities, leases at the PCGC with non-profits are consistently developed with significantly discounted rates in comparison to the market. Providing free rent and utilities for Friends would create an inequity between Friends and the non-profits that do pay rent and utilities. It will also set a precedent that may result in other existing non-profit tenants or prospective non-profit tenants seeking free rent and utilities. This would lead to a significant reduction in rental revenue generated at the PCGC, impacting our ability to fund the ongoing maintenance of the facilities.

Friends based their request upon their past contributions to improvements at the Shelter and the positive impact of their adoption services on euthanasia rates in the County. However, for the past year Friends has not accepted animals from the Shelter for adoption and during this period, due to additional support from many other non-profit organizations, Animal Services has not euthanized cats because of a lack of shelter capacity. Animal Services relies on the support of more than 60 other animal rescue organizations. Many provide similar services, donate time and supplies and otherwise support the well-being of animals in our community without expectation of compensation from the County. A few of these organizations include the Placer and Sacramento SPCAs, A New Hope Animal Foundation, Auburn Area Animal Rescue Foundation, Angels Rescuing Kritters, FieldHaven Feline Rescue, Friends Forever Cat Sanctuary, and Wylie Animal Rescue Foundation. While Animal Services values the support Friends provides, establishment of a preferential relationship with this non-profit will be detrimental to the relationships with Animal Services' other partner organizations.

RECOMMENDATION: DFS recommends denial of Friends' request. DFS recommends that your Board approve a special rental rate of \$0.36/sf/mo plus tenant paid utilities if Friends decides to continue its occupancy, and that your Board authorize the Director of Facility Services to execute any resulting lease agreement following approval by County Counsel and CEO/Risk Management.

ENVIRONMENTAL CLEARANCE: No new lease is proposed at this time. However, any future lease agreement that is executed between the parties would be Categorically Exempt from review pursuant to Section 15301 of the California Environmental Quality Act. This Section provides for activities, including leasing of existing facilities, when there is no expansion of use beyond that previously existing.

FISCAL IMPACT: If your Board were to grant Friends' requests, the Dewitt Enterprise Fund would be obligated to immediately refund \$10,981.55, which is the total of \$1,670.20 for security deposits and \$9,311.35 for 11 months rent. In addition, free rent and utilities for Building 311A over the next 5-years would amount to approximately \$70,000 in lost rental revenue. Also at risk are the rents from the 14 leases to non-profit and other public agencies who pay approximately \$124,000 in rent annually. Payment of utilities for these tenants could amount to \$36,000 annually.

JD:MD:MR

ATTACHMENTS: EXHIBIT A - FRIENDS LETTER DATED OCTOBER 21, 2009
EXHIBIT B - DEWITT RENTAL RATE SCHEDULE AND PCGC NON-PROFIT TENANT LISTING

CC: HEALTH AND HUMAN SERVICES
COUNTY EXECUTIVE OFFICE

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**EXHIBIT A
 PLACER COUNTY GOVERNMENT CENTER
 CURRENT NON-PROFIT/PUBLIC AGENCY TENANCIES**

TENANT NAME	INITIAL LEASE YEAR	CURRENT RENT / SF	RENT CATEGORY	TYPE OF USE	CURRENT ANNUAL RENT
Auburn Area Toys for Tots Program	8/21/1995	\$ 0	BOS Special	Unimproved Storage	\$0.00
Motherlode Special Olympics	3/10/1992	\$ 0	BOS Special	Unimproved Storage	\$0.00
Sierra Economic Development District (Corporation)	8/21/1995	\$ 0	BOS Special	Unimproved Storage	\$0.00
Volunteers of the Multi-Purpose Senior Center	7/1/2000	\$ 0	BOS Special	Senior Services Day Programs	\$0.00
Peace for Families 504	10/27/2006	N/A	BOS Special	Ground Lease	\$1.00
Community Resources Council	11/1/2008	\$ 0.42	1	Unconditioned Storage	\$1,765.76
PRIDE Industries One, Inc.	2/1/2009	\$ 1.00	5-B	Office	\$2,484.00
PRIDE Industries, Inc	7/1/1999	N/A	Special	Ground Lease	\$3,412.73
Auburn Interfaith Food Closet	5/4/2006	\$ 0.26	Special	Food Closet	\$3,771.89
Friends of Auburn Tahoe Vista Animal Shelter	10/1/2008	\$ 0.36	Special	Warehouse	\$10,321.84
Lighthouse Baptist Church	2/1/1995	\$ 0.42	1	Church	\$11,087.92
Foothill Center for Spiritual Living	12/1/1994	\$ 0.34	Special	Church	\$14,792.54
Seniors First (previously dba Foothill Volunteer Center)	6/1/1999	\$ 0.58	Special	Office	\$14,832.42
Sierra Council on Alcoholism and Drug Dependence	10/1/2006	\$ 0.58	Special	Residential Treatment Center	\$61,507.57
TOTAL					\$123,977.66

**EXHIBIT A
 DEWITT RENTAL RATE SCHEDULE**

CATEGORY	TYPE	2009 RENT (sf / month)	DESCRIPTION
1	WAREHOUSE	\$ 0.42	Unimproved original condition building
1A	INDUSTRIAL	\$ 0.49	Low quality space, some enhanced utility services
1B	INDUSTRIAL W/ HVAC	\$ 0.57	Low quality space, some enhanced utility services with mechanical compressor cooling
2A	LIGHT INDUSTRIAL	\$ 0.61	Space with more improvements than the 1A or 1B category
2B	LIGHT INDUSTRIAL W/ HVAC	\$ 0.75	Space with more improvements than the 1A or 1B category and with mechanical compressor cooling
3A	RETAIL SPACE	\$ 0.73	Space with good commercial visibility
3B	RETAIL SPACE W/ HVAC	\$ 0.85	Space with good commercial visibility and mechanical compressor cooling
4A	PUBLIC AGENCY	\$ 0.64	Office space for Public Agencies/Non Profits
4B	PUBLIC AGENCY W/ HVAC	\$ 0.76	Office space for Public Agencies/ on Profits with mechanical compressor cooling
5A	PRIVATE OFFICE	\$ 0.85	Office apace for private business
5B	PRIVATE OFFICE W/ HVAC	\$ 1.00	Office space for private business with mechanical compressor cooling

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EXHIBIT B
FRIENDS LETTER DATED OCTOBER 21, 2009



October 21, 2009

Friends of
Auburn/Tahoe Vista
Placer County
Animal Shelter

Mark Rideout
Placer County Facility Services
11476 C Avenue
Auburn, CA 95603

The Cat House
11556 D Avenue
Auburn, CA 95604

530-823-6828
www.friendsalberta.com

Dear Mr. Rideout,

I am in receipt of your letter dated October 5, requesting a plan to remedy our default and set forth the modifications we seek in the rent structure of the lease for Building 311A, commonly known as 11556 D Avenue. Relative to the default, the lease agreement invoked in October 2008 by Facility Services did not follow policy. Besides the fact that FRIENDS doesn't have the funds to continue to pay monthly rent, we believe the County's lack of adherence to its own policy renders the rental agreement null and void. Thus, FRIENDS has stopped paying rent and request a refund of the amount paid thus far. As to the modifications in the rent structure of the lease, FRIENDS requests the terms that were in effect from 2001 to October 2008, which were \$0 rent and County-paid utilities in exchange for the service we provide to the County and the community. We request these terms for a period of five years.

REMEDY OF DEFAULT

I'd like to take a moment to clarify the reasons why FRIENDS has not submitted the rent payments you have been expecting for September and October 2009. First, as you know, a member of the public discovered after laborious research that facility services did not follow a standing policy when it imposed the conditions, specifically the cost, of a lease and utilities for the building we occupy. Secondly, when the policy was found and brought to your Boards attention, the Board remained silent and we received inconsistent responses from you, your management, and staff. Thirdly, to alleviate the imminent hardship these fees would incur, our primary goal since imposition of the lease has been to remedy the situation¹ but we were repeatedly denied the opportunity to appeal it to your Board even though staff members stated they were fully aware of this policy.

In 2008, with over 100 cats in our care and Mr. Durfee's letter threatening eviction if FRIENDS did not sign the County's lease and connect utilities in our name, we were left with no alternative but to enter into that agreement under duress. The effects of Mr. Durfee's coercion injured us badly. Because rent and utilities became such a significant expense, we discontinued taking in more cats with the goal of emptying the shelter. This was a very emotionally devastating and

¹ Letters dated: July 2, 2008, March 8, 2009. Meetings with staff, Tom Miller, Mark Starr and Mike Winters. Written request to PC Animal Trust Fund managers for grant funding.

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discouraging step for us and the community. It's important to note that the bulk of our income is derived from adoption fees. Therefore as of July we've suffered a 50% decrease in revenue from adoptions, because our focus has been on emptying the facility and vacating the premises. With the decline in revenue and huge spike in expenses, our working capital was quickly eroded. Even though we eliminated our one part time employee position to conserve funds, we cannot afford the rent and utilities in addition to the expense of feed, litter, medical supplies, veterinary care, cleaning supplies, laundry and other costs of operating the shelter.

In light of our discovery of the July 14, 1992 memo to the Board of Supervisors which states in part: **"In the event that a tenant requests a special lease rate or rent subsidy, the agreement would be presented to the Board for its approval.** In order to facilitate this delegation of authority, adoption of an Ordinance is required in accordance with Chapter 5 Section 25537 of the Government Code". We realized this policy wasn't followed and therefore we do not believe we owe any further rent payments and request a full refund of the payments we've made, including our security deposit.

RENT STRUCTURE

As to the second part of your request – "the modifications we seek in the rent structure" -- we request \$0 rent and the utilities paid by County, which has been the subsidy allowed to FRIENDS from 2001 – October 2008 in exchange for helping the County reduce euthanasia. We request this subsidy for a period of five years because of the following benefits to the County and community:

- No other 501(c)3 organization has contributed to the extent that FRIENDS has contributed to the County's animal services program over the past 10 years in both capital improvement contributions as well as taxpayer savings². (Attachment A)
- FRIENDS has reduced euthanasia in Placer County within a category that has historically had the highest rate, by taking hundreds of cats and kittens from the shelter, including cats that have reduced opportunities for adoption because of chronic disease, placing them in new homes with individuals willing to accept the additional responsibilities of these animals with special needs.
- Diminishing the dramatic emotional effects on County staff charged with euthanasia of healthy animals or animals with temporary (curable) disease because FRIENDS has, at the County's request, taken any cat or kitten needing transfer.

² Approximately \$1,373,577 / 10 years = \$137,357 - \$13,920 rent & utilities = \$123,437 annually

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- FRIENDS' demonstrated assurance to the County that the animals received from the County are 1. Treated humanely, 2. Maintained in a clean (public) environment, 3. Are available for County inspection (without notice) seven days a week during business hours, 4. Maintained with proper veterinary premise licenses, workers compensation and liability insurance.

FRIENDS welcomes all 501(c)3 non-profit organizations to share in the benefits of this facility; a sort of coop opportunity for others to participate, eliminating the need for the county to provide space for each and every non-profit. For example, Auburn Area Animal Rescue Foundation shared the Cat House with FRIENDS for a two year period until they received a generous grant and were able to fund their own facility.

Data provided at the Animal Services Advisory Committee meetings (Attachment B) indicate that FRIENDS has substantially reduced euthanasia.³ That data shows FRIENDS took in 471 cats in 2006⁴ and 336 in 2008. It should be noted that our records indicate 538 and 477 respectively. The difference according to Animal Control represents "bottle babies that are not logged into the shelter software system". Using the conservative number of 336 it represents 27% of the County's total intake in 2008 (36% if we include the bottle babies). You can see FRIENDS makes an enormous impact on the reduction of euthanasia.

According to a specific request to the shelter manager, he reports the county's 08/09 per animal cost is \$287⁵ (while data from the shelter through another source indicates the county's per animal cost is \$374). Utilizing the lower dollar amount of \$287 and making a reasonable assumption that cats on average stay in the shelter 10 days before its fate is decided, costs on average \$28.70 per day (\$37.40 using the higher number). The savings to the taxpayer becomes the difference between the County's stray hold period of 6 days and the average 10 day in shelter stay, or 4 days at \$28.70 per day or \$114.80 per animal. Multiplying \$114.80

³ It should be noted that we found several discrepancies in the reports provided. For example, ENDING SHELTER COUNT for 2007 does not match BEGINNING SHELTER COUNT for 2008. Average cost to care for "animals" and average cost to care for "cats" appears to have an \$87 per animal spread. It's our opinion that maintaining cats costs significantly less than caring for other species. The omission of 'bottle babies' from the County's management software system skews the numbers provided, i.e., average cost per animal, average length of time in shelter. Finally, since FRIENDS has been taking in animals during the time period used in making our assumptions, the average cost and average length of time in the shelter have been suppressed. However, we also recognize that for this report it was important for us to start at some point and make assumptions from there.

⁴ Partial year 2006 (management software conversion)

⁵ FRIENDS acknowledges that prior to the County's financial crisis, the shelter vaccinated, dewormed, applied Frontline, tested for feline viruses, and microchipped cats prior to placing them for adoption to the public. When the shelter filled to capacity (or the animal became sick) staff called FRIENDS to transfer the animal. Therefore, these services added 'value' to the cat of approximately \$2-\$15.

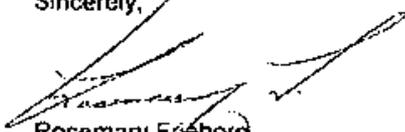
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by 336 (the number of animals transferred to FRIENDS) in 2006 or \$54,071 in 2006 and \$38,573 in 2008 (bottle babies would be immediately euthanized and therefore we have not considered their cost effect).

Absent of FRIENDS' assistance these past twelve months the shelter staff has done an excellent job of caring for the overflow of animals at the County shelter once the non-profits reached capacity and stopped taking in cats from the shelter. However, based on the above assumptions, we believe this has come with an additional cost to the taxpayer as the average animal stay period increased.

In closing, we are requesting \$0 rent, \$0 utilities and refund of the amount paid thus far including two months security deposit. We agree to all other relevant terms of the lease -- as found in the County's standard lease document.

Sincerely,



Rosemary Frieborn
President & Founder

cc: Ann Holman, Clerk of the Board
FOR PUBLIC RECORD

ATTACHMENT A

In addition Friends provided the following capital improvements to Placer County Animal Services at the Auburn shelter:

- 600 square foot animal medical trailer complete with surgery room, diagnostic equipment and recovery room. Total cost approximately \$50,000
- This established working partnership between the County and FRIENDS helped fulfill the County's state mandate of 1. reducing euthanasia of adoptable animals and 2. working with a 501(c)3 non-profit. The County received \$838,000 in SB90 payments from the state.
- Commercial dishwasher. Total cost approximately \$6,000
- Holding kennels for processing dogs at intake. Total cost approximately \$1,000
- Retrofitted kennel doors on dog runs. Total cost approximately \$12,000
- Grooming equipment. Total cost approximately \$300
- Hand painted wall murals. Total cost approximately \$5,000

Additional services provided:

- Provided care for approximately 4,141 animals from Placer County Animal Services (from inception of the Cat House through 2008) deemed unadoptable or in excess of holding capacity. Approximately \$369,377 (06/07 per animal cost \$223 / 10 days x 4 days x 4,141 animals)
- Provided seed money to the county to originate a microchip identification program for animals adopted at Placer County Animal Services. Total cost approximately \$6,000
- From approximately 2000-2005 organized and operated a weekly mobile dog adoption program on Sunday's (a day the shelter is closed to the public) finding homes for thousands of animals on behalf of the county that would otherwise spend additional time in the shelter at a cost to taxpayers. Total cost approximately \$12,500 (plus volunteer hours approx. 9,100 @ \$7/hr \$63,700)
- As an important distribution center for spay/neuter vouchers, FRIENDS through the Cat House, provided 1,732 vouchers to owners of pets in Placer County with a value of \$86,400. Total cost to manage program approximately \$12,000.
- Of the \$86,400 distributed above, FRIENDS managed and issued \$31,424 from the County's spay/neuter program in 2006, 2007 and 2009 at no cost to the County.
- On a continuous basis, FRIENDS offers the community assistance with a trap/neuter/return program - reducing the birth of unwanted animals and resultant taxpayer burden. Total cost approximately \$21,000
- On a continuous basis, provide the community with a self-help program for animals they can no longer keep - bypassing the county shelter facility and saving tax dollars.

Attachment
 B (1 of 5)



Annual Animal Statistics Table For PCAS
 January - December 2008

		Dog	Cat	Total
A	BEGINNING SHELTER COUNT (01/03/08)	51	30	81
	INTAKE (Live Dogs & Cats Only)			
B	From the Public	1473	1239	2712
C	Incoming Transfers from Organizations within Community/Coalition	0	0	0
D	Incoming Transfers from Organizations outside Community/Coalition	11	0	11
E	From Owners/Guardians Requesting Euthanasia	37	12	49
F	Total Intake (B + C + D + E)	1521	1251	2772
G	Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	-37	-12	-49
H	ADJUSTED TOTAL INTAKE [F minus G]	1484	1239	2723
I	ADOPTIONS	215	284	499
J	OUTGOING TRANSFERS to Organizations within Community/Coalition	145	334	479
K	OUTGOING TRANSFERS to Organizations outside Community/Coalition	163	41	204
L	RETURN TO OWNER/GUARDIAN	813	39	852
	DOGS & CATS EUTHANAZED			0
M	Healthy (Includes Owner/Guardian Requested Euthanasia)	4	14	18
N	Treatable – Rehabilitatable (Includes Owner/Guardian Requested Euthanasia)	12	0	12
O	Treatable – Manageable (Includes Owner/Guardian Requested Euthanasia)	46	115	161
P	Unhealthy & Untreatable (includes Owner/Guardian Requested Euthanasia)	118	359	477
Q	Total Euthanasia [M + N + O + P]	180	488	668
R	Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	-37	-12	-49
S	ADJUSTED TOTAL EUTHANASIA [Q minus R]	143	476	619
T	SUBTOTAL OUTCOMES [I + J + K + L + S] Excludes Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	1479	1174	2653
U	DIED OR LOST IN SHELTER/CARE	30	2	32
V	TOTAL OUTCOMES [T + U] Excludes Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	1509	1176	2685
W	ENDING SHELTER COUNT (12/31/08)	26	93	119

←

37%

Annual Live Release Rate 76.7%



**Annual Animal Statistics Table For PCAS
 January 1st - December 31st, 2007**

		Dog	Cat	Total
A	BEGINNING SHELTER COUNT (01/01/07)	51	43	94
	INTAKE (Live Dogs & Cats Only)			
B	From the Public	1563	1496	3079
C	Incoming Transfers from Organizations within Community/Coalition	0	0	0
D	Incoming Transfers from Organizations outside Community/Coalition	0	0	0
E	From Owners/Guardians Requesting Euthanasia	35	13	48
F	Total Intake [B + C + D + E]	1618	1509	3127
G	Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	35	13	48
H	ADJUSTED TOTAL INTAKE [F minus G]	1583	1496	3079
I	ADOPTIONS	329	329	658
J	OUTGOING TRANSFERS to Organizations within Community/Coalition	141	415	
K	OUTGOING TRANSFERS to Organizations outside Community/Coalition	160	81	261
L	RETURN TO OWNER/GUARDIAN	810	58	868
	DOGS & CATS EUTHANAZED			
M	Healthy (Includes Owner/Guardian Requested Euthanasia)	4	18	22
N	Treatable – Rehabilitatable (Includes Owner/Guardian Requested Euthanasia)	119	48	167
O	Treatable – Manageable (Includes Owner/Guardian Requested Euthanasia)	19	104	123
P	Unhealthy & Untreatable (Includes Owner/Guardian Requested Euthanasia)	8	393	401
Q	Total Euthanasia [M + N + O + P]	150	563	713
R	Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	35	13	48
S	ADJUSTED TOTAL EUTHANASIA [Q minus R]	115	550	665
T	SUBTOTAL OUTCOMES [I + J + K + L + S] Excludes Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	1576	1433	2452
U	DIED OR LOST IN SHELTER/CARE	3	12	15
V	TOTAL OUTCOMES [T + U] Excludes Owner/Guardian Requested Euthanasia (Unhealthy & Untreatable Only)	1578	1445	2467
W	ENDING SHELTER COUNT (12/31/07)	56	94	706

Annual Live Release Rate 72.9%



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Animals Transferred to Outside Organizations
 January 1st - December 31st, 2008

Transferred	Cat	Dog	Kitten	Puppy	Total
AAARF	0	19	1	1	21
Friends	111	0	225	0	336
New Hope	1	24	3	4	32
PSPCA	0	19	0	0	19
SSPCA	0	38	0	1	39
Other Rescues In PC	22	50	16	3	91
Other Rescues Out PC	33	129	48	12	222
Total	167	279	293	21	760



Animals Transferred to Outside Organizations
 January 1st - August 26th, 2008

Transferred	Cat	Dog	Kitten	Puppy	Total
AAARF	15	17	19	4	55
Friends	65	4	135	0	204
New Hope	0	19	0	13	32
PSPCA	2	7	0	1	10
SSPCA	0	27	0	4	31
Other Rescues In PC	20	12	14	5	51
Other Rescues Out PC	23	52	6	19	100
Total	125	138	174	46	483