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## Neg Dec County Animal Shelter Facility - Comments

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Eileen Crawford <eileen.crawford@edcgov.us>  
To: Pierre Rivas <pierre.rivas@edcgov.us>

Wed, Jun 12, 2013 at 4:38 PM

Pierre,

I have reviewed the Initial Study/Environmental Checklist and have one comment on the Transportation/Traffic section. The document references the ITE Transportation Manual, 6th Edition. The most current volumes are the 9th Edition. I do not believe that the values have changed in the analysis, however, to reference the most current edition would be recommended.

Eileen

Eileen Crawford, P.E.  
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Thank you.

**EL DORADO  
COUNTY**



**Environmental  
Management  
Department**

Gerri Silva  
M.S., R.F.I.S.  
*Director*

*Environmental  
Health*

*Solid Waste &  
Hazardous Materials*

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*Park Operations*



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**INTEROFFICE MEMORANDUM**

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**TO:** ROGER TROUT, Project Planner  
EDC Development Services Department

**FROM:** Environmental Management staff

**SUBJECT:** EDC ANIMAL SHELTER  
SA 13-0302 329-341-04-100

**DATE:** JUNE 6, 2013

**CC:** ROGER TROUT

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**Environmental Management Department staff has reviewed the subject application. The following reflects our concerns and requirements:**

**Environmental Health (Bryan Vyverberg x 5924):**

**No comments or concerns at this time. The animal shelter will be served by public water and sewer.**

**Solid Waste & Hazardous Materials (Michael Tilley x 6660):**

**No comments or concerns.**

**TO:** El Dorado County Board of Supervisors (5)  
El Dorado County Planning Commission (5)  
Brent Collins, El Dorado County Planner (1)  
Roger Trout, El Dorado County Development Director (1)

**FROM:** Laurel Stroud, President, Residents Involved in Positive Planning

**REGARDING:** Comments, Questions, and Proposed Mitigations to be answered regarding placement of the El Dorado County Animal Shelter on Capitol Avenue in Diamond Springs.

**DATE:** June 24, 2013

I would like to preface my concerns and questions by saying that I completely support the efforts of the volunteers at PAWED, and am very grateful for their hard work. I have four pets, all rescues, and could not admire more the convictions of those working hard to save and place unwanted or neglected animals.

That said, after thoroughly reading the draft environmental impact report for placement of the new animal shelter, I have a number of questions with both CEQA and EPA ramifications. I also question a number of the poorly thought out or completely lacking mitigations to certain potential problems. There is a real concern that since the planner for the project, Brent Collins, could not answer the questions put to him at a public meeting on June 13, how could he have presented accurate information to the Planning Commission or to the Diamond Springs/El Dorado Community Advisory Committee? His approach in this very sketchy and fact-deficient document amount to "trust me." Much of the public has lost quite a bit of trust in the administration of this county, with apparent hidden agendas by County officials, and very poorly executed monetary "deals" that lost much money that the public will have to make up. "Trust me" just won't satisfy a large percentage of us.

I have comments and questions on following pages, and per the proper handling of draft environmental impact reporting, these need to be answered before there is a vote by the County Board of Supervisors for the final report. I would very much appreciate your answers in writing.

13 JUN 24 PM 2:53  
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**TO:** El Dorado County Board of Supervisors (5)  
El Dorado County Planning Commission (5)  
Brent Collins, El Dorado County Planner (1)  
Roger Trout, El Dorado County Development Director (1)

**FROM:** Laurel Stroud, President, Residents Involved in Positive Planning

**REGARDING:** Comments, Questions, and Proposed Mitigations to be answered regarding placement of the El Dorado County Animal Shelter on Capitol Avenue in Diamond Springs.

**DATE:** June 24, 2013

- At the public meeting held on June 13 in Diamond Springs, the planner answered a question about placement of the new shelter by **saying the location would save money for the County**. He apparently meant travel costs by County vehicles, **On what documentation is that based? What studies were done on the other possible locations as far as travel costs? What number of vehicle trips?**
- According to the draft environmental impact report (DEIR), **the noise at the shelter could sometimes exceed the acceptable decibel levels allowed by the County**. Yet the planner said that was not so. Does he or anyone else know what is in his DEIR? And the decibel level seems to be only measured for the indoor animals, not the outside ones. **What are the actual measurements and do they exceed County noise standards? How does this mesh with CEQA requirements?**
- According to the DEIR, **has not been lighting for the building and surrounding shelter property has not been determined**. The planner could not answer the question of what it would be. His DEIR says any lighting would be shielded from the neighbors by trees. **What? If the lighting has not been determined yet, how can he know that trees will shield it? Is he assuming that there is a heavy bank of trees that never lose their leaves? This is certainly not a mitigation**. This question needs to be answered.
- **There is no mention of security**. It was mentioned that a security consultant would be hired, but what does that mean? Does that mean a security patrol, especially since the facility will not be manned at night? Does that mean cameras or special lighting? **Since this facility is located in a very dark area, with almost no traffic at night, who responds to break-ins or emergencies?**
- **There is no mention of animal drop-offs, but only a statement that it's not a problem**. It certainly was a problem with the Cool Springs shelter, as people who did not want to pay fees for dropping off animals would simply dump them at the shelter during off hours. The neighbors, and I can name them if you would like, had dumped animals coming through their yards in a daily basis, bring in diseases and attacking pets. These dumped animals wandered as far as one half mile away from the shelter. **What is to prevent that in this residential and business neighborhood? I don't think any amount of public education solves**

**this problem, but lighting and security would sure help.** Also, Animal Control says that there is no problem with dumped animals. **How would they even know how many there are.** If the animals are dumped at night, they've wandered away from the facility by the time staff gets there in the morning unless they are too young or sick to walk.

- According to the DEIR, there is some grading to be done, but there are no specifics. **What grading is planned? What are the effects it will have on run-off into the nearby seasonal creek (not a "ditch") or the property of the neighbors? And what kind of dust issues will be involved?** None of the information documenting these issues is in the DEIR.
- According to the planner and Animal Control, **pasture land for large animals will be rotated. How will that work?** How often is the rotation, depending on how many animals are at the facility? With the property containing the shelter, a barn, paddocks, parking, and the manure trailer, plus possible other buildings, **where is this "pasture" and how large is it? It appears to be right next to the property of neighbors, both residential and business.** While cows, sheep, or goats would cut off the pasture grass while they eat, horses rip the grass and weeds out of the ground completely. **One horse, even one being fed, will destroy any grass in a corral or small pasture area very quickly. It will then be dust which will blow to the neighbors. Has this been thought of or mitigated?** How about if there are several horses at a time? Does the planner really think that grass can be maintained in those areas? **No research was done here, nor was there a familiarity with large animals.**
- According to Mike Kobus of Koby Kicks Ants, **rats and mice are endemic to this area.** There is supposedly going to be a tarp that covers the manure wagon. Any rat or mouse worth his name can get under a tarp. There is no plan to mitigate rats and mice attracted by manure, especially if the shelter is hit with large amounts of forage and grazing animals. **There is no adequate mitigation here.**
- I understand that **animal food will be kept in secure metal containers, but where? Will they be inside or outside? Where on the property?**
- **A single cow drops 120 pounds of wet manure per day, with a horse dropping about two thirds of that, per the U.S. Environmental Protection Agency.** While there is a plan to pick up manure, **what is the plan for the urine and moisture from the manure that seeps into the ground? How does the County plan to protect ground water since the outdoor facilities will not be lined? How will the neighbors be protected from urine soaked run-off that can attract flies and vermin? This needs mitigation and none has been done.**
- Construction grade fencing is what Animal Control says will surround outdoor areas, but **any mention of fencing is missing in the DEIR. That needs to be specified and described as to exactly what it is.** Are we talking about wood fencing? Stressed horses chew on wood so replacement of boards could be costly. If not wood, **are we talking about field fencing, barbed wire, or what? This needs to be specified, and also how mitigations will be done for predators that can fly in, jump in, or dig in. How high is the fence going to be?**

- **When asked by the public at the June 13 meeting, the planner did not know what the schedule would be for garbage and trash pick up. He said he assumed that could be handled or changed as needed.. That is not an adequate answer nor is it mitigation for possible pests and excessive odor.. El Dorado Disposal, a private business, runs its own schedule and does anyone know or have even asked whether the business is amenable to pick-ups (very noisy) during the day? Or if there is an especially large influx of animals, can they change their pick-up schedule to a more frequent basis? Some of this re-scheduling would appear to be on a very short notice basis. How will this be mitigated? Or will larger than normal amounts of trash. Manure, garbage, etc. just sit until El Dorado Disposal makes it usual twice a week pick-up, which is what the DEIR says?**
- **The adjacent neighborhoods have already seen foxes, coyotes, bobcats, and mountain lions (the latter two being present more often when horses and cows grazed in a nearby pasture area). How will the shelter prevent drawing in more predators? While large animals will be indoors at night, nothing will prevent predators from coming in during daylight hours. All of these predators are happy to lunch on animals during the day. How will this be prevented?**
- **Water troughs are to be cleaned on a regular schedule, according to Animal Control. What is that schedule and how does it vary with the number of animals contained indoors and outdoors?**
- **Sadly, many of the responses we have received so far to our questions were from Animal Control, not from the planner. He was apparently unable to research the information and turn it into good answers. What answers we received were generic, banal, and vague and in no way mitigated potential problems.**
- **Is there to be a back-up generator system? With euthanized animals stored in freezers, what happens when there is a power outage, especially a long one? This issue is not covered, and dead animals in warming temperatures draw vermin and create odor.**
- **How many large animals are there usually at a time? Where are the figures for the last couple of years and how long are the stays? What if a large number of outdoor animals come in at one time? What are the plans?**
- **Where is the overflow facility mentioned by the planner for large animals to be relocated? And after how long?**
- **Roosters and peacocks are mentioned as some of the animals the shelter will probably hold. Are these animals to be held in cages? Indoors or out? Both animals are noisy, but become much more noisy when held in cages? Has that been thought of? The decibel level of a peacock is pretty high. If the animals are left to roam, how will you keep them away from nearby neighborhoods? Peacocks, by the way, rip shingles off roofs (all kinds of roofing) for bugs, and attack dogs, cats, and small children. I worked with them for many years. What are the plans?**
- **Animal Control says it will maintain a “modern shelter.” What is that and what are the standards? There are no specifics from Animal Control or the planner. Here is that “trust me” thing again. According to the Humane Society,**

the EPA, and animal welfare agencies, what is a modern shelter? **No specifics were provided. Please elaborate.**

- **There is apparently no security or staffing at night. What if there is an emergency, either animal or fire, broken pipe, etc? Are the neighbors to be given phone numbers of the responsible persons to call? And there is supposedly an officer responsible. Where is that officer located and what is the response time?**
- **What are the EPA standards that have been researched?**
- **What are the CEQA standards that have been met?**
- **If there is a large influx of all kinds of animals at one time, what assurances do we have that the cleaning schedule will be met? The planner's and Animal Control's replies were that this will be taken into account and will work. But there is no plan. Does the planner or Animal Control understand risk management?**

**Thank you, and I will be anxiously awaiting your answers, figures, documentation, and proposed mitigations for these questions.**

Community Development Agency  
Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667  
Attn: Pierre Rivas

13 JUN 24 PM 2: 01  
RECEIVED  
PLANNING DEPARTMENT

Re: **SA-13 0302 El Dorado County Animal Shelter Facility**  
**Residents Comments Document**

Submitted by: Toni J. Beers,  
3994 Bright Ct., Placerville,  
(530) 626-5845,  
tonibeers@aol.com

Date: June 24<sup>th</sup>, 2013

**Distribution List:**

- District 1: Supervisor Ron Mikulaco
- District 2: Supervisor Ray Nutting
- District 3: Supervisor Brian Veerkamp
- District 4: Supervisor Ron Briggs
- District 5: Supervisor Norma Santiago
- Planning Department: Pierre Rivas
- Planning Department: Roger Trout
- Planning Department: Brent Collins
- Planning Department
- Planning Department
- Planning Department
- Submitted by: Toni J. Beers,



Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p>See Project Description: page 2 Operations - pages 2-3</p> <ul style="list-style-type: none"> <li>• Paid staff will be present, 7 days/week from 8:00am to 5:00pm.</li> <li>• “Facility opens to the public 6 days/week, 9:30am to 4:30pm and strays can be turned in from 8:00am to 4:00pm.”</li> </ul>	<ul style="list-style-type: none"> <li>• Paid staff of 14 consists of 4 office workers, 6 field officers, and 4 shelter workers. Is that adequate? Volunteers supplement staff. Are they reliable?</li> <li>• There is no mention of security—manned or electronic surveillance when the facility is closed. Today children’s playgrounds are burned down by vandals for fun. I hate to imagine what sick people could do to live animals.</li> <li>• Are empty cages available for persons dropping off stray cats after hours?</li> </ul>	<ul style="list-style-type: none"> <li>• The El Dorado County Animal shelter works with PAWED, which has a 12 year record of consistent volunteer work with the shelter and are more than 60 trained members strong. PAWED volunteers are scheduled at the shelter 7 days a week, 365 days a year.</li> <li>• The project construction process will include a professional security consultant that will design a security system that properly secures the animals, facility and other County assets. Security is essential for the health and welfare of the animals at the shelter.</li> <li>• This county shelter has not had a “night drop” box since the mid 1990’s as they encourage people to drop off animals with no accountability. Modern shelter design and best management practices strongly discourage the “night drop” animal cages. The current shelter location has not experienced an animal abandonment problem as the result of discontinuing the problematic “night drop” policy.</li> </ul>	<ul style="list-style-type: none"> <li>• How many volunteers are on site daily? Are contingency plans in effect for unusual occurrences, i.e., outbreak of flu?</li> <li>• What type of security is currently in place in the existing shelter? Security of both the building(s) and the animals are critical.</li> <li>• The statement that a security consultant will be hired is not really an answer. The health and welfare of both the animals at the shelter and the community at large must be taken into consideration.</li> <li>• Large animals will be outside during the day. Has anyone considered predators — such as foxes, mountain lions and coyotes — all of which have been sighted in the neighborhood and will attack in broad daylight? Easy access to a food source may bring more. Will our children and pets be safe?</li> <li>• Is there a fee charged to drop off unwanted animals?</li> <li>• Have you taken into consideration Capitol Avenue is a dark, deserted street at night that is not patrolled by police. There would be nothing to deter people to abandon animals in front of the shelter at night, <u>especially</u> if they want to avoid accountability.</li> <li>• The shelter off Cold Springs had a consistent problem with animals being “dumped” off by people who did not.</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p><b>See Project Description: page 2 Operations - pages 2-3 (cont'd)</b></p> <ul style="list-style-type: none"> <li>• Cat litter boxes scooped throughout day and disposed of in plastic bags. Litter is replaced regularly and the boxes cleaned and disinfected.</li> <li>• Other small animal enclosures are cleaned of waste 1-2X/day</li> <li>• Dog exercise exterior areas scooped after each individual dog exercised."</li> <li>• "...Livestock areas cleaned daily, waste and bedding is placed in trash bags and removed off site."</li> <li>• Euthanized pet animals will be removed outside of business hours, out of public view and in unmarked bags and disposed of off-site</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor "potty" breaks for dogs commence at 8:00 am. How long does the process customarily take, from start to finish?</li> <li>• Does this include the paddocks?</li> <li>• Where will the manure pile be located? Aside the barn? Elsewhere?</li> <li>• Explain the removal process, once waste is bagged. E.g., where is it placed until it is removed off site? How often is it removed?</li> <li>• What is done to mitigate urine odors?</li> <li>• Where are "body" bags (as opposed to waste bags) placed until they're disposed of? How frequently are they removed from the site?</li> </ul>	<ul style="list-style-type: none"> <li>• Dog exercise periods are always supervised with no more than 2-3 dogs outside at the same time. Dogs are exercised periodically throughout the day and each dog is exercised for approximately 5-15 minutes, depending on the needs of the dog.</li> <li>• Paddocks are cleaned daily.</li> <li>• Manure will be placed directly into a transport trailer and covered with a tarp. Placing a tarp over the manure starts the composting process and reduces flies.</li> <li>• Manure will be hauled to the County composting facility located adjacent to the fairgrounds near the government center, and this is done every time the 5 CY trailer is full.</li> <li>• ?????????</li> <li>• Euthanized animals are bagged and frozen in a freezer inside building. Bags are removed weekly by a contractor company and disposed of off-site.</li> </ul>	<p>want to pay the fees. Those animals drifted about and into the neighborhood, and ended up sick and feral on properties more than a half mile away. They attacked pets and brought diseases, such as feline leukemia and ringworm to neighborhoods. Since there will be no one at the facility at night, describe the plan that will be in effect to curtail this problem.</p> <ul style="list-style-type: none"> <li>• While the exercise information you offered is valuable, it does not answer the question. How long does the morning "potty break" for dogs <u>customarily</u> take?</li> <li>• Exactly where on the site will the manure transport trailer be located?</li> <li>• What will be done to prevent the tarp from being blown off on windy days or during the rainy season?</li> <li>• If livestock will be onsite as infrequently as you've stated, it could take months before the 5 cu. yd. trailer is full.</li> <li>• Still awaiting response on what will be done to mitigate (livestock) urine odors. This is extremely important.</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p><b>Environmental Impacts - page 6</b></p> <p><b>Aesthetics: pages 6-7</b></p> <ul style="list-style-type: none"> <li>• b. "Would the project substantially degrade the existing visual character quality of the site and its surroundings?" <u>No Impact.</u></li> <li>• d. "Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?" <u>No Impact.</u></li> <li>• "This light <u>could have an impact on adjacent residential areas to the west</u>; however trees bordering the site would diffuse any of this light."</li> </ul>	<ul style="list-style-type: none"> <li>• Obviously, only 3 of the 4 sides of the property were taken into consideration. My specific property currently overlooks a "meadow."</li> <li>• Again, the bordering residential development was not considered. Astronomy? Viewing of meteor showers? Not with outdoor lighting from sundown to sunup</li> <li>• Surely, you are aware that trees drop their leaves in the fall. Additional lighting will adversely impact nighttime ambiance and necessary darkness for sleeping. No resident wants their back yard lit up like a shopping center parking lot.</li> <li>• What type of lighting will be used — the same as the existing lighting in the industrial park? Describe the height, nighttime vs. security (timed) motion detection lighting?</li> </ul>	<ul style="list-style-type: none"> <li>• The "meadow" space will remain <u>mostly</u> open as programed to be pasture land. Zoning for "meadow" to remain Industrial.</li> <li>• If exterior lighting is added, light fixtures will be shielded as required by lighting ordinances and should not affect star viewing.</li> <li>• No shopping center parking lots or associated lighting to be part of shelter project.</li> <li>• <u>The County may</u> include some exterior lighting at the barn. Any proposed lighting would be shielded per applicable county lighting ordinances. Lighting and security will be coordinated as needed.</li> </ul>	<ul style="list-style-type: none"> <li>• Please define the phrase "<u>mostly open.</u>"</li> <li>• Are lighting ordinances for industrial zoning the same as for residential zoning? Somehow, I doubt it.</li> <li>• I repeat, additional lighting will adversely impact nighttime ambiance and necessary darkness for sleeping. <u>The bedroom window of the nearest residence is 125' from shelter boundary line and less than 200' from the barn.</u></li> <li>• Of course, <u>the County will</u> include some exterior lighting at the barn. It is dark by 4:00pm in the winter. Please give details of lighting ordinances. Since lighting is an essential part of security, please give details of what is planned for their coordination.</li> </ul>
<p><b>Air Quality: page 8</b></p> <ul style="list-style-type: none"> <li>• e. "Would the project create objectionable <u>odors</u> affecting a substantial number of people? <u>Less Than Significant Impact.</u></li> </ul>	<ul style="list-style-type: none"> <li>• My husband has emphysema and I have asthma. Air quality rules our life!</li> <li>• This section is about <u>odors</u> but only "fugitive dust" is mentioned. What about particulate matter?</li> </ul>	<ul style="list-style-type: none"> <li>• The project construction may involve minor grading as required at the barn and some ADA improvements at the entrance. Any miscellaneous grading will comply with County fugitive dust ordinances as applicable for the project scope.</li> </ul>	<ul style="list-style-type: none"> <li>• Please comment on the Negative Declaration statement re Air Quality, (e) page 8: "Would the project create objectionable odors affecting a substantial number of people? The issue at the moment is "odors," not dust.</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p><b>Air Quality Plan: pages 9-10</b></p> <ul style="list-style-type: none"> <li>• “The proposed project is not expected to have significant air quality impacts because it primarily consists of the interior retrofit of an existing building and installation of fencing and a barn.” <b><u>Less Than Significant Impact.</u></b></li> <li>• e. Odors: “It is expected that animal waste will be generated in these areas, as a result of animal confinement.”</li> <li>• “There is the potential for animal waste to generate odors at adjacent residences to the west should this waste be allowed to collect onsite.”</li> <li>• Best Management Practices (BMPs) are given in detail followed by the passive statement that “adherence to BMPs would reduce the potential impacts to adjacent sensitive receptors (a/k/a homeowners) as a result of odors to less than significant levels.</li> </ul>	<ul style="list-style-type: none"> <li>• Again, <b>Less Than Significant Impact</b> is checked off with a comment on how the majority of “fugitive dust” will be captured in the trees forming a buffer on the western boundary. Note: Significant parts of the west boundary line <b>have no trees</b>. Whatever role trees may play is contingent on construction taking place when the trees are in full leaf.</li> <li>• On Saturday, June 8th, 2013, the temperature on Capitol Avenue was 109°. I doubt odors would have had a “Less Than Significant Impact” if the shelter were in operation that day. It will take a conscientious effort on the part of management to ensure that BMPs are adhered to – <b>persistently</b>.</li> <li>• Wherever there are animals and animal waste — even contained animal waste — <b>there will be significant odors. Factor in countless weeks of temperatures in excess 90° to 100°+ temperatures and you can be assured there will be odors.</b></li> <li>• <b>Odors travel. Eatenmann’s cake factory was 5 miles from my home in NY and when the wind blew in the right direction, you could identify exactly which type of pastries was being baked – 5 miles away!</b></li> </ul>	<ul style="list-style-type: none"> <li>• Project grading to be minor. All grading will follow applicable dust ordinances.</li> <li>• The County can regulate the frequency of disposal pickup based on temperature, <b>ODOR</b> or waste volume.</li> <li>• Current facility experiences <b>no odor problems at dumpster</b> even on high temperature days.</li> <li>• Modern shelter facilities and operating procedures are proven to be compatible in industrial, business and residential neighborhoods.</li> <li>• Shelter operations also reduce the potential for dust and odors associated with livestock through pasture rotation. The Shelter houses very low quantities of livestock and can easily rotate as needed to maintain dust and odor free pastures.</li> </ul>	<ul style="list-style-type: none"> <li>• Please outline anticipated grading. How will it mitigate runoff of urine and manure-moisture that has soaked into the ground? Has the possibility of contaminated ground water been studied? How will runoff to the neighbor’s properties be controlled?</li> <li>• While I am certain the County <b>can</b> do this, I am less certain the County <b>will</b> do this. I am doubtful staff that is undermanned will make this a high priority in their job description.</li> <li>• Sorry, this statement defies logic and real-life experience. It also contradicts what you’ve stated above regarding how “the County regulates the frequency of disposal pickup based on temperature, <b>ODOR</b> or waste volume.”</li> <li>• Kindly provide the documentation of studies that prove this theory.</li> <li>• A site little more than 4 acres in size, containing a multi-purpose administration building/dog/cat/shelter, a barn, paddocks, pens, large dog and small dog exercise areas and a parking lot has very little space left for a pasture large enough to handle livestock rotation. How do you anticipate the rotation will be put into effect?</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
	<ul style="list-style-type: none"> <li>• How many animals were sheltered last year? Break out totals by dogs, cats, small animals, geese, swine, cows,</li> </ul>	<ul style="list-style-type: none"> <li>• Please see the attached FAQ for animal numbers.</li> </ul>	<ul style="list-style-type: none"> <li>• What total number of large animals will be allowed at the shelter at one time?</li> <li>• If there is an influx of animals at one time, cleaning and feeding schedules may fall behind, thus attracting flies and vermin. What assurances do we have this will not happen?</li> <li>• Said influx of will also alter the schedule of waste pickup. Describe the contingency plan for such an occurrence and the procedure in place for flexible scheduling of waste pick up.</li> <li>• The only grass in the pasture is wild fescue which is dormant and browned for six months from May through October. When livestock have eaten all the grass in the pasture, the area will be just plain dirt and will raise dust. What allowances are made for the blowing dust?</li> <li>• Horses, goats and sheep will strip an acre of grass and weeds in a heartbeat — even when they are being fed.</li> <li>• In the FAQ sheet, numbers for dogs and cats are identified. Livestock=27 annual. <u>Please identify by number — horses, cows, donkeys, llamas, pigs, etc.</u></li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p>Noise: pages 22-24</p> <ul style="list-style-type: none"> <li>• “Would the project result in exposure of persons to or generation of noise in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?” <u>Less Than Significant Impact.</u></li> <li>• “Noise Exposure: ... During testing, average sound levels inside the (dog) holding areas ranged from approximately 95 to 98 dB but reached 103 to 106 dB with multiple dogs barking.”</li> <li>• <u>EDC Allowable Exterior Noise Levels</u> Daytime: 7am-7pm: Hourly=55 Max=70 Evening: 7pm-10pm: Hourly=50 Max=50 Night: 10pm-7am: Hourly=45 Max=55</li> </ul> <p>...(AEC, page 5, line 8-9)) “Since the holding areas are either in the center of the building with no exterior wall or behind a concrete portion of exterior wall with no windows or doors leading directly to the exterior, <u>the potential weak path for sound transmission to the exterior is through the roof/ceiling assembly.</u>”</p>	<ul style="list-style-type: none"> <li>• The AEC Field Report states that the “Average sound levels during testing in the Bright Court residential area varied from approximately 44 to 49 decibels. If the sound level in the residential area is 44dB but it is 103dB in the holding pen with multiple dogs barking, in an area where the roof/ceiling assembly is deficient, then Potentially Significant Impact would be more realistic.</li> <li>• Per the AEC Survey, “existing daytime sound levels tested on Bright Court are less than the allowable standard.” See EDC Allowable Exterior Noise Levels chart to the left.</li> <li>• Sound carries: The topography, the curving, uphill amphitheater-like slant of the land and the customary quiet of the neighborhood, causes sound to carry in the residential area. Conversations during outdoor coffee breaks at the Marshall building opposite the shelter site can be heard as clearly as if they were standing on Bright Court, about 1000’ away.</li> <li>• Since the sound transmission to the exterior is through the roof/ceiling assembly, it is essential that it be sound proofed.</li> </ul>	<ul style="list-style-type: none"> <li>• The building shell contains a robust insulation system that consist of both 6” rigid insulation above the roof deck and R-19 batt insulation below the roof deck.</li> <li>• Modern shelters are engineered with purpose built noise reduction components for the benefit of animals and workers. Modern sheltering also reduces animal noise by proper exercising, housing and handling procedures.</li> <li>• The County will maintain compliance with noise ordinance thresholds by maintaining current off-site housing contracts and foster care program for animals that are not well suited as shelter occupants or when there is not sufficient room to house them at the shelter. <u>Animals that can be noisy, such as donkeys, peacocks, roosters, pigs, goats and cattle</u> will be onsite only short periods, if at all. In most cases, problematic animals are transferred to foster care, or will be taken directly to alternate facilities.</li> <li>• The AEC study concludes that “Noise levels transmitted through the roof/ceiling assembly and across to the nearest residential property line are <u>predicted</u> to be well below both daytime and nighttime Leq and Lmax standards without mitigation. No additional noise control measures are required.”</li> </ul>	<ul style="list-style-type: none"> <li>• This will only be correct if vents are not placed in the roof over the kennel areas. Where will the vents be placed?</li> <li>• Is this a quote from an advertisement promoting modern shelters? Sounds like an advertisement pitch.</li> <li>• I have inquired as to the location of the “alternate facility” for large animals. How odd that neither the Project Manager nor the President of PAWED could answer. Is this because it is infrequently used and problem animals are rarely placed there? Where is the overflow facility for large animals?</li> <li>• Peacocks and roosters are loud and often aggressive. Caged peacocks and roosters get very stressed and become even louder. If they are allowed to roam, peacocks rip shingles off roofs – any kind of shingles— looking for bugs. And they can fly.</li> <li>• The AEC Study lists several assumptions, predictions and expectations. The quote, <u>“the potential weak path for sound transmission, etc...”</u> (see 1<sup>st</sup> column) is taken directly from their report. AEC’s <u>assumption</u> is that there are few penetrations in the assembly over the area with potentially high noise levels below. They go on to explain what action must be taken to reduce interior</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p>Noise: pages 22-24 (cont'd)</p>	<ul style="list-style-type: none"> <li>Shelter dogs who are outdoors exercising may or may not commonly bark. However, at the first friendly "woof," all the neighborhood dogs will bark in response</li> </ul>	<p>\\</p> <ul style="list-style-type: none"> <li>?????</li> </ul>	<p>to exterior sound transmission. "If vents in these areas are unavoidable, acoustically lined ducts with multiple bends may be required to reduce interior to exterior sound transmission." So, I am asking, where are attic vents located in the building with relation to dog kennels?</p> <ul style="list-style-type: none"> <li>Describe the ventilation system and the possibility of noxious odors being released into the residential area.</li> <li>When shelter dogs bark outdoors —and one cannot really expect them not to — one after the other, the 20 dogs that live on Bright Court and Clear Court will join in chorus. Note: I have not counted the many other dogs housed on the northern boundary. They, undoubtedly, will sound off too.</li> </ul>
<p>10-1-235 19G 15 of 23</p> <p>Exterior Acoustic Environment: pages 3-4</p> <p>"Sound levels from animals exterior to the animal shelter building are expected to be less than significant at the nearest residential property without mitigation."</p>	<ul style="list-style-type: none"> <li>This is quite vague. Since no verification is offered, just as easily, sound levels can be expected to be more than significant.</li> </ul>	<ul style="list-style-type: none"> <li>Large animals will be housed inside the barn at night. Large animal barn will be hard walled on the western elevation.</li> </ul>	<ul style="list-style-type: none"> <li>And what is proposed during the daytime? As stated before (see column 2), your "expectation" is vague and based upon absolutely nothing!</li> </ul>

Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Additional Public Comments #2
<p><b>Exterior Acoustic Environment:</b> pages 3-4 (cont'd)</p> <p>• “Large animals in the outdoor pens near the residential property line should be routinely monitored to make sure these animals are not creating abnormal and/or loud noises, especially at night.”</p>	<ul style="list-style-type: none"> <li>• The area near the tree line on the western boundary has been home to a den of foxes for several years. If they remain, they will harass the outdoor animals.</li> <li>• If there is no nighttime staff, how can they monitor the animals to make sure they are not creating abnormal and/or loud noises at night?</li> </ul>	<ul style="list-style-type: none"> <li>• The shelter has an officer on call during the night.</li> </ul>	<ul style="list-style-type: none"> <li>• Describe the procedure for contacting the on-call officer and under what circumstances can he be expected to return to the shelter for disturbances? Is there a requirement that on-call officers live within a specific distance from the shelter? What distance does the current on-call officer live from the shelter?</li> <li>• Identify procedures in place to handle predators that may harass and/or molest shelter livestock.</li> </ul>
<p><b>Fencing: : not listed in Negative Declaration</b></p>	<ul style="list-style-type: none"> <li>• Although fencing is alluded to in the Negative Declaration, no specific plan is outlined. Please specify the type of fencing planned, namely, its location, height, construction material, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• The fencing will maintain a 50-75' buffer from the west property line depending on topography.</li> <li>• Fencing will be commercial grade and no-climb to insure the security of the animals.</li> <li>• Final design documents will require additional BOS approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial grade...? Please specify the preferred material — barbed wire, chain link, wood, masonry?</li> <li>• No climb by whom? Animals or humans?</li> <li>• How high will the fence be?</li> <li>• Predators can fly, jump, and dig their way in.</li> <li>• Horses chew on wooden fences.</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Public Comments/Questions #2
<p><b>Insects - Flies: not listed in Negative Declaration</b></p>	<ul style="list-style-type: none"> <li>• Flies are not just a nuisance; they carry diseases which pose a serious health hazard to people and animals. Non-biting flies feed on secretions from the eyes, nose and any small wounds. All told, they are known to be involved in the transmission of more than 65 diseases to humans alone, including typhoid fever, dysentery, cholera, poliomyelitis, anthrax, leprosy and tuberculosis (Greenberg, 1965).</li> <li>• Biting flies can cause even greater irritation to animals and humans, and they too are vectors for disease transmission.</li> <li>• Whenever fly populations are located close to human habitation, they represent a serious health and environmental hazard — not just to the animals sheltered, but to neighbors and local communities.</li> <li>• The major diseases transmitted by flies to humans and domestic animals are enteric diseases and eye infections. Flies also play an important role in various other infections and several parasitic diseases can also be carried and spread by flies. World Health Organization</li> <li>• Describe the procedures in place to control flies.</li> </ul>	<p>Description of the procedures in place to control flies:</p> <ul style="list-style-type: none"> <li>• Flies are controlled through a number of shelter procedures and practices: <ul style="list-style-type: none"> <li>○ Use of Equitrol Feed-Thru Fly Control as appropriate.</li> <li>○ Use of SprayMaster system installed in paddock area. SprayMaster uses an environmentally friendly programmable application to the animals to ensure animals are free of nuisance flies.</li> <li>○ Daily cleaning procedures for pastures and paddocks also reduce the possibility of site originated nuisance flies.</li> <li>○ Manure will be tarped <u>as required</u> to start composting in trailer. Heat generated by composting process minimizes the potential for flies.</li> <li>○ Frequent removal of manure from site will also ensure animals are not adversely impacted by <u>nuisance flies</u>.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Please briefly describe product.</li> <li>• How frequently is the product used? Is it sprayed on all livestock animals or are some excluded for various reasons?</li> <li>• How frequently will the paddocks, pastures and barn be cleaned?</li> <li>• Who requires the manure to be tarped? Is there a written, County procedure that is to be followed?</li> <li>• Previously it was stated that manure is only removed from site whenever the 5 cu. yd. trailer is full. (See page 2, bullet 4) It is also stated elsewhere that large animals will be present infrequently which will impact the frequency with which the manure is removed.</li> <li>• I was told by the Shelter Manager that there will be no flies.</li> <li>• Advise as to the location of the manure trailer and waste dumpster on the shelter site.</li> </ul>

Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Public Comments/Questions #2
<p><b>Insects - Mosquitoes: not listed in Negative Declaration</b></p>	<ul style="list-style-type: none"> <li>• Each year an average of 1,000 Americans get seriously ill due to a mosquito bite</li> <li>• More than an annoyance, mosquitoes are blood-sucking transmitters of horrific disease. Many scholars postulate that the mosquito is responsible for more human deaths throughout history than any other organism.</li> <li>• Today we tend to be aware of the deadly role of mosquitoes because of the West Nile Virus. We control the mosquito population to a great extent. Still, on average, over 1,000 Americans annually experience serious illness or death as a result of a mosquito bite.</li> <li>• Water troughs stagnating after livestock animals have been relocated, running or leaking water hoses, and clogged dog pen drains are but a few potential causes of a mosquito population spike at the shelter. University of California Division of Agriculture and Natural Resources</li> <li>• See pages 9, for an article on why you should care about mosquito control.</li> <li>• Describe the procedures in place to control mosquitoes.</li> </ul>	<ul style="list-style-type: none"> <li>• The shelter will not use common, open style water troughs commonly associated with mosquito propagation.</li> <li>• Water will be changed on a regular basis and water buckets are cleaned frequently.</li> <li>• Watering systems are controlled to measure animal consumption for medical evaluation purposes. Watering control measures are also valuable in removing the possibility of larva in watering containers.</li> </ul>	<ul style="list-style-type: none"> <li>• Please describe what will be used in its place.</li> <li>• Is the frequency with which water is changed and buckets cleaned specified in a procedures document? If so, please describe the procedure and the schedule.</li> <li>• Please describe the process and mosquito control measures.</li> </ul>

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Public Comments/Questions #2
<p><b>Rodent Control: not listed in Negative Declaration (cont'd)</b></p>	<ul style="list-style-type: none"> <li>• Rats and mice are abundant on animal operations. In some areas, more than 90% are infested with rats and/or mice. In areas where food and shelter is provided, infestations establish rapidly.</li> <li>• Rats and mice are carriers of some 45 diseases and are capable of contaminating feed and water supplies, helping to spread disease from contaminated to uncontaminated areas and from animal to animal.</li> <li>• Although rat droppings are the most common method of disease transmission, diseases can also be spread via their fur, urine, saliva, and blood. Many of these diseases are harmful to livestock and humans.</li> <li>• Describe the procedures in place to control rodent populations</li> </ul>	<ul style="list-style-type: none"> <li>• Rodent population is controlled by securing potential rodent food sources in secured, cleaned, metal food containers.</li> </ul>	<ul style="list-style-type: none"> <li>• According to Mike Kobus of Koby Kicks Ants (e services), mice and rats are endemic in our area. They are geniuses at getting into food, excrement, and buildings. They can get under a tarp easily. And they can be expected to follow manure and urine contaminated runoff water to the source.</li> <li>• Where will the animal metal food containers located on the site?</li> </ul>
<p><b>New Comments: 6/23/2013 The Hayden Law</b></p> <ul style="list-style-type: none"> <li>• The Hayden Law consists of a number of laws passed by the California Legislature in 1998. The purpose of the Law was to reduce shelter euthanasia rates throughout the state, encourage owner redemption and adoptions and improve the treatment of animals.</li> </ul> <p>Recordkeeping is an important component of the Hayden Law. The records must include comprehensive information, i.e., date and the circumstances the</p>	<ul style="list-style-type: none"> <li>• Is El Dorado County in compliance with the Hayden Law and the Vincent Law?</li> <li>• Please offer statistics to document compliance by listing the number of animals euthanized compared to those who have been adopted, etc. in the past three years.</li> </ul>		

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Negative Declaration Statement	Public Comments/Questions #1	Animal Svc Clarification/Comment	Public Comments/Questions #2
<p><b>New Comments: 6/23/2013 (cont'd)</b></p> <p>animal was taken up, medically treated, euthanized, or impounded; the names of the personnel who took up, medically treated, euthanized, or impounded the animal; a description of any medical treatment provided to the animal and the name of the veterinarian of record, and the final disposition of the animal, including the name of the person who euthanized the animal or the name and address of the adopting party. These records must be maintained for three years after the last date of the animal's impoundment.</p> <ul style="list-style-type: none"> <li>• One of the major points stated by the Western Slope Animal Shelter Project Manager at the community meeting on June 13<sup>th</sup> was that the Capitol Avenue location was chosen because it was close to the freeway and would save transportation costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Substantiate this comment by offering figures that verify said assumption.</li> <li>• Compare the cost savings of this site with the Shinn Ranch and all former sites the County has considered the past eight years.</li> </ul>		

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# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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## NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **May 23, 2013, at 8:30 a.m.**, to consider **GOV13-0002/Park West County Animal Shelter Facility** submitted by EL DORADO COUNTY for a Finding of Consistency with the El Dorado County General Plan for the acquisition of a 4.27-acre portion of 6.67 acres of real property for a proposed animal shelter facility pursuant to Government Code 65402. The property, identified by Assessor's Parcel Number 329-341-04, consisting of (4.27-acre portion of) 6.67 acres, is located on the west side of Capital Avenue and Enterprise Drive within the Park West Business Center, in the Diamond Springs area, Supervisorial District 3. [Project Planner: Pierre Rivas]

Staff Reports are available two weeks prior at:

[http://edcgov.us/Government/Planning/Planning\\_Commission\\_Current\\_Agenda.aspx](http://edcgov.us/Government/Planning/Planning_Commission_Current_Agenda.aspx).

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

**To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

Date: May 10, 2013

13 JUN 24 PM 1:41  
RECEIVED  
PLANNING DEPARTMENT

May 23, 2013

The Planning Department failed to state what's truth. The planned project is not compatible with the adjoining residential and general commercial properties. The property is not surrounded by light industrial properties. The Planning Department failed to note in its recommendation it will force the families of Springwood Subdivision on Bright Court to take a third hit on property values and quality of life by sharing a property line with an animal shelter, flies, odors, barking dogs and whatever else not disclosed. The second hit was to relocate Waste Connections with its flies, odors, etc. less than a football field way.

Our first hit was sharing a property line with The Lord's Gym, as recommended by the Planning Department....After 8 years it still hasn't worked for all the reasons we told the Planning Department, Board of Supervisors and Planning Commission. Headlights shining into our home at 5:45am , cranked-up radios blasting day and night vibrating our living room walls, partying late hours in the parking lot, the Sheriff Department needed for illegal concerts resulting in fights, and Diamond Springs Fire Department needing to address daily illegal parking and blocked access to the fire hydrant.

Park West Business Center and Springwood Subdivision was built by developer Roy Carter. In the interest of harmony it was deemed Park West would remain as a business park making the county accountable to act in the best interest of the residents maintaining compatibility. An animal shelter attached to a subdivision is not compatible.

To change the zoning to industrial because you could would be in direct conflict of acting in the people's best interest. It is a matter of reckless disregard of the facts and depraved indifference by what appears to be deliberate retargeting the residences of Bright Court by the county. The constant threat by the county to inflict loss of property values and loss of quality of life can be construed as deliberate crime against the people. After 35 years there are still original owners and long time residents living in Springwood. Park West was developed as a business park and needs to operate as it was intended.

In accordance with General Commercial Districts Chapter 17.32.190 (C. animal hospital or clinic for large and small animals, G. kennels, and K. stables) we are requesting the Planning Commission deny a special use permit. There are far too many properties in El Dorado County better suited for an animal shelter than adjoining it to backyards in a highly impacted residential area. Denying the permit will preserve the sanction of our homes; restore the privacy of our backyards; and prevent us from being singled out and retargeted to endure additional financial losses and loss of quality of life, but give us back our civil rights. We live in a subdivision. There is no room for reckless disregard or depraved indifference targeting one person or persons in El Dorado County. Until El Dorado County recognizes this is a serious problem and acts accordingly this county will not move forward. You can start today by taking the right step forward. Thank you,

Joan Amo  
4000 Bright Court  
Placerville, CA 95667  
(530) 622-3292

animal shelter

Read at the open meeting on June 13, 2013

June 13, 2013

Re: Animal Shelter

The fact is due to the General Plan the county has enabled themselves to abut an animal shelter to a single family residential subdivision.

BUT the county cannot just look at that one fact. The law requires they must look at all the facts. To do less it would be the unlawful act of wreckless disregard of all the facts and construed as depraved indifference. Whatever is placed on the property must be compatible and cannot take away from our quality of life. The beginning of rezoning properties industrial in a business park was in conflict with all the surrounding properties. It was an act of depraved indifference.

The Planning Department is not fully admitting to and addressing the utmost problems odor, flies, rodents, barking dogs, (not loud, but for extreme long periods) and negative impact on real estate values. WE WANT TO KNOW WHAT IS THE EL DORADO PLANNING DEPARTMENT AND THE BOARD OF SUPERVISORS GOING TO DO FOR THE RESIDENTIAL PROPERTY OWNERS TO PROTECT OUR HOME VALUES AND QUALITY OF LIFE. We don't want to step in my back yards and hear barking dogs or smell foul odors and or fight flies and contamination. WHAT IS THE COUNTY GOING TO DO TO PROTECT US?

George and Joan Amo