

Western Slope Animal Shelter

Update

11/13/2012

History

- On March 20th, 2012 the Board of Supervisors directed the CAO's office to pursue additional alternatives to facilitate El Dorado County's Western Slope Animal Shelter.
- This update is intended to outline the process that staff followed and recommendations moving forward.

Criteria

- **Property Search Criteria:**
- **Step One:** review of existing design documents, programming information, interviews with the Chief of Animal Services, interviews with affiliated non-profit groups, current census data and other information associated with the project.
- **Step Two:** Establish location zones of preference. The zones of preference were created contemplating the following:
 - A drive time analysis consisting of data from Animal Control Officer trip logs.
 - Preferable zoning.
 - Preferable utility capacity.
 - Access to primary corridors.
 - Public accessibility.
 - Proximity to affiliated agencies and non-profits
- **Step Three:** Establish building and site criteria:
 - The building should be approximately 17,200 SF
 - The building site should include, or be adjacent to available acreage of approximately 2 acres.
 - The building would preferably have favorable zoning.
 - The building shell would preferably be constructed of concrete or similar durable materials.
 - The building should have appropriate adjacent uses.
 - Development risk minimization.
 - Building shell needs to facilitate the necessary systems, features and components.

Findings

- The initial round of properties developed from broker data, aerial map search, and public inquiries totaled more than 100 properties.
- Using the area and building criteria the list was reduced to 48 properties that required additional evaluation.
- From the list of 48 properties, the project team requested board authorization to negotiate with 8 of the properties.
- Through negotiations with eight property owners, a recommended property has surfaced.
- None of the properties are a perfect match with the criteria, but 6425 Capitol Avenue is the closest match.

6425 Capitol Avenue



Building Statistics

- 6425 Capitol Avenue

	Building Specifications	Detail
1	Building Size	21,186 SF
2	Additional Land	3 Acres
3	Building type:	Tilt-up Construction
4	Zoned	Industrial
5	Ownership	Single owner

Moving Forward

- The Animal Shelter land acquisition and approval process will include:
 - Board of Supervisor approval of Purchases and Sale Agreement.
 - Outreach to neighbors of the facility.
 - Community outreach to address design and use concerns.
 - CEQA process and approvals.
 - Final Board approval of CEQA findings.
 - Board approval of construction documents.
 - Board approval of construction contract.