

EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of December 12, 2006

AGENDA TITLE: Lease Agreement #304-L0711 - Public Health Department

DEPARTMENT: General Services

CONTACT: Deb Lane/Richard Collier

DATE: 11/20/2006

PHONE: 5933/5994

DEPT SIGNOFF:

[Signature]

CAO USE ONLY:

12/6
D. Laura Schwartz

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

General Services recommending Chairman be authorized to approve and sign Lease Agreement #304-L0711 with Jeffery Smith in the amount of \$7,338.00 per month for the term commencing January 1, 2007 through December 31, 2008 for a temporary animal shelter located at 511 Placerville Drive in Placerville for the Public Health Department's Animal Control, pending approval of a Conditional Use Permit by the Placerville City Planning Commission.

CAO RECOMMENDATIONS:

Recommend approval Laura J. Juel 12/6/06

Financial impact? ☒ Yes ☐ No

BUDGET SUMMARY:

Total Est. Cost \$44,028.00

Funding

Budgeted \$44,028.00

New Funding

Savings

Other

Total Funding \$44,028.00

Change in Net County Cost

Funding Source: ☒ Gen Fund ☒ Other

Other: License fees/Realignment fees

CAO Office Use Only:

4/5's Vote Required ☐ Yes ☒ No

Change in Policy ☐ Yes ☒ No

New Personnel ☐ Yes ☒ No

CONCURRENCES:

Risk Management ✓

County Counsel ✓

Other

***Explain**

BOARD ACTIONS:

Vote: Unanimous Or

Ayes:

Noes:

Abstentions:

Absent:

Rev. 04/05

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Date:

Attest: Cindy Keck, Board of Supervisors Clerk

By:



The County of El Dorado

Department of General Services

Joanne M. Narloch, Director

Location: 345 Fair Lane, Placerville, CA

Mailing: 360 Fair Lane, Placerville, CA 95667

Phone (530) 621-5847 Fax (530) 295-2538

November 15, 2006

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Re: Lease Agreement #304-L0711 – Public Health Department

Dear Board Members:

RECOMMENDATION:

General Services recommending Chairman be authorized to approve and sign Lease Agreement #304-L0711 with Jeffery Smith in the amount of \$7,338.00 per month for the term commencing January 1, 2007 through December 31, 2008 for a temporary animal shelter located at 511 Placerville Drive in Placerville for the Public Health Department's Animal Control, pending approval of a Conditional Use Permit by the Placerville City Planning Commission.

REASON FOR RECOMMENDATION:

For the past twenty five years the Animal Control has leased the real property located at 2301 Coolwater Creek Road in Placerville from the City of Placerville. Because of a State mandate, the City is required to upgrade their wastewater treatment plant currently located on the adjacent parcel and will be incorporating the parcel currently occupied by the County into the new plant. This lease is to provide a temporary facility for the animal shelter to commence January 1, 2007 through December 31, 2008, with an option for one (1) additional year term thereafter, while a permanent facility is being constructed.

The City of Placerville has taken the position that it is not required to make a finding that the County's proposed temporary animal control shelter is consistent with the City's General Plan. (See attached letter.) Accordingly, the County's project is deemed consistent with the City's General Plan pursuant to Government Code section 65402(b). Additionally, the County's Development Services Department has found that the project (consisting of the subject lease and the County's proposed use of the facility as a temporary animal control shelter) is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines, which applies to the conversion of existing small structures to another use. A Notice of Exemption has been posted. An application for a Conditional Use Permit has been submitted to the City of Placerville and will be reviewed for approval at the City Planning Commission at their regular meeting.

The County officer or employee with responsibility for administering this Lease is Joanne M. Narloch, Director of General Services

County Counsel and Risk Management have approved the lease, and a copy is on file in the Board Clerk's Office.

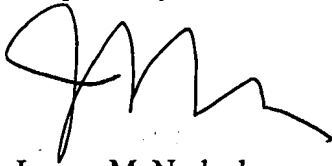
FISCAL IMPACT:

The Public Health Department has advised General Services that funds are available within their FY06/07 budget. (General Fund/Non General Fund)

ACTION TO BE TAKEN FOLLOWING APPROVAL:

General Services will notify the Clerk of the Board when the Conditional Use Permit has been obtained from the Placerville Planning Commission. Upon receipt of the Conditional Use Permit and approval by the Board, General Services Department will forward to Lessor a fully executed original copy of Lease Agreement #304-L0711.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'JMN', with a stylized, flowing script.

Joanne M. Narloch
Director

JMN/REC/dal



City of Placerville

3101 Center Street
Placerville, California 95667

November 22, 2006

Mr. David Livingston
El Dorado County Office of the County Council
330 Fair Lane
Placerville, CA 95667

Subject: Animal Control Shelter - Finding of Consistency with the General Plan

Dear Mr. Livingston,

My office has been contacted with respect to making a Finding of Consistency with the City of Placerville General Plan in order for El Dorado County Animal Control to lease and occupy the aforementioned property for an animal shelter for a period not exceeding 3 years. It is the City's opinion that Government Code Section 65402 (b) does not apply in this situation in that the County is not acquiring said property, but rather leasing it for a short period of time.

The City of Placerville Zoning Ordinance allows animal shelters and other governmental uses and institutions in a Commercial Zone; however, please note that Conditional Use approval by the City of Placerville Planning Commission is required prior to occupancy of the facility. Additionally, the proposed use is subject to CEQA. The County is welcome to act as the Lead Agency in preparing any environmental documentation as required by CEQA for the City.

Please feel free to contact me at your convenience should you have any questions with regard to the aforementioned subject at (530) 642-5252.

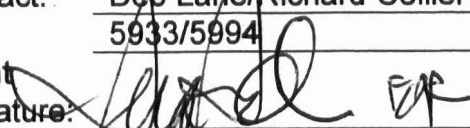
Sincerely,

Steve Calfee, Director
Community Development Department

Cc: John Driscoll, City Attorney/Manager
City of Placerville

g COPY

CONTRACT ROUTING SHEETDate Prepared: 11/14/06Need Date: 11/19/06**PROCESSING DEPARTMENT:**

Department: General Services
 Dept. Contact: Deb Lane/Richard Collier
 Phone #: 5933/5994
 Department Head Signature: 

Joanne Narloch
Director

CONTRACTOR:


Name: Jeffrey Smith
 Address: 911 46th Street
Sacramento, Ca 95819
 Phone: (916)455-8655

CONTRACTING DEPARTMENT: Public Health DepartmentService Requested: Lease Agreement #304-L0711Contract Term: Jan. 1, 2006 – Dec 31, 2008 Contract/Amendment Value: _____

Compliance with Human Resources requirements? Yes: _____ No: _____

Compliance verified by: _____


COUNTY COUNSEL: (Must approve all contracts and MOU's)

Approved:  Disapproved: _____ Date: 11/21/06 By: D. Livingston
 Approved: _____ Disapproved: _____ Date: _____ By: _____

① DISCREPANCY IN PARAGRAPH 3: STATES 20% INCREASE IN
"TWO AND TWO-THIRDS," BUT THEN NOTES "2.75%."
FROM 11/27/06 correction made "Two and three quarters"

PLEASE FORWARD TO RISK MANAGEMENT. THANKS!

RISK MANAGEMENT: (All contracts and MOU's except boilerplate grant funding agreements)

Approved:  Disapproved: _____ Date: 11/21/06 By: J. Collette
 Approved: _____ Disapproved: _____ Date: _____ By: _____

OTHER APPROVAL: (Specify department(s) participating or directly affected by this contract).

Departments: _____
 Approved: _____ Disapproved: _____ Date: _____ By: _____
 Approved: _____ Disapproved: _____ Date: _____ By: _____