



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Elizabeth Gibbs, City Manager

PREPARED BY: Art Vela, Director of Public Works

MEETING DATE: May 26, 2026

SUBJECT: Banning Animal Shelter Feasibility Analysis Report

RECOMMENDATION:

Receive and file the Banning Animal Shelter Feasibility Analysis Report prepared by IDS Group, Inc. and provide feedback.

BACKGROUND:

On December 9, 2025, the City Council awarded a professional services agreement to IDS Group, Inc. for the purpose of evaluating the short- and long-term viability of the City's existing animal shelter facility and exploring opportunities for future improvements or expansion to support in-house animal shelter operations.

The scope of work included:

1. A full facility condition assessment of the existing shelter;
2. A feasibility analysis for interim and long-term use;
3. Conceptual site planning for expansion onto adjacent parcels; and
4. Preparation of a final report including operational and capital cost estimates, recommendations, and conceptual designs.

The Feasibility Analysis Report represents the City's ongoing effort to evaluate short-term and long-term animal care and control service needs and identify potential capital investment strategies.

IDS Group, Inc. has completed the Banning Animal Shelter Feasibility Analysis Report. The report evaluates the existing facility, operational performance, and site conditions to determine the suitability of the facility for continued use, renovation, and potential expansion.

A key finding of the report is that the existing facility is significantly constrained in its ability to meet current service demands. Based on 2022–2023 intake data and capacity modeling, the shelter's existing 28 kennel compartments represent only a fraction of the capacity required under typical operating conditions. When accounting for seasonal intake variability and peak demand conditions, the facility is estimated to operate at approximately 20% to 25% of the required capacity, resulting in an estimated capacity shortfall of approximately 75% to 85%.

The report identifies that these limitations impact operational efficiency, animal welfare, and the City's ability to consistently meet current and future service demands.

To address these deficiencies, the report evaluates multiple development scenarios, including:

- Continued operation of the existing facility at its current scale;
- Expansion and modernization of the existing facility to improve operational efficiency and increase capacity; and
- Participation in a larger regional or multi-jurisdictional animal shelter model.

The analysis further identifies deficiencies related to building systems, site infrastructure, spatial organization, and animal housing capacity, while also evaluating opportunities for expansion onto adjacent undeveloped parcels.

To assist with implementation planning, the report organizes recommendations into two improvement categories:

Tier I – Immediate Repairs

Tier I improvements include critical repairs and system upgrades necessary to maintain safe and functional operations. These improvements focus on life-safety concerns, essential building systems, deferred maintenance items, and minimum operational requirements necessary for continued occupancy and use of the facility.

Tier II – Long-Term Solutions and Site Expansion

Tier II improvements include comprehensive facility modernization and expansion intended to improve capacity, operational functionality, and overall efficiency. This tier incorporates conceptual expansion onto adjacent parcels, modernization of animal housing and medical areas, improvements to public and staff spaces, and upgrades to utility and site infrastructure.

The report also contemplates the facility's potential role as either an interim solution or a long-term facility capable of supporting expanded or regionalized animal shelter operations.

Cost estimates were prepared, providing the City with a planning-level understanding of anticipated capital investment needs and associated operational considerations. The recommendations are structured within a ten-year capital improvement framework to allow phased implementation while maintaining ongoing shelter operations.

JUSTIFICATION:

The purpose of this workshop is to provide the City Council and the public with the findings and recommendations contained in the report and to obtain feedback and policy direction regarding future animal shelter services and facility planning.

FISCAL IMPACT:

There is no immediate fiscal impact associated with receiving and filing the report or conducting the workshop.

Future fiscal impacts will depend on City Council direction regarding potential facility repairs, expansion, operational modifications, or participation in regional animal shelter partnerships. The report includes planning-level capital and operational cost estimates intended to assist the City in evaluating future funding strategies and implementation options.

ATTACHMENTS:

1. [12.9.25 Staff Report Feasibility Report.pdf](#)
2. [2026-05-11 Draft Banning Animal Shelter_Feasibility Analysis.pdf](#)