



Agricultural Commission Staff Report

Date: August 7, 2025
To: El Dorado County Agricultural Commission
From: Tom Williams, Agricultural Biologist/Standards Inspector Supervisor
Subject: **CUP23-0001/ Underdog Academy Dog Training and Kennel
Conditional Use Permit
Assessor's Parcel Number: 089-070-029-000**

Planning Request and Project Description:

Planning Services is requesting the application for a Conditional Use Permit CUP23-0001 Underdog Academy Dog Training and Kennel, be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.4.1.

The applicants are requesting the following:

Conditional Use Permit to allow a home-based training and kennel business consisting of no more than five (5) dogs at a time. The home-based business would not include retail sales or other drop-in business. This entitlement scope includes only a use with no additional site development. The proposed use would include three (3) large kennels, all located in the garage in the center of the parcel.

The applicant's parcel, APN 089-070-029 is located on the west side of Gold Strike Drive, approximately 1,150 feet south of the intersection with Gold Hill Road in the Placerville area, Supervisorial District 4. The subject parcel is approximately five acres and has a zoning designation of Rural Lands – 10 Acres (RL-10) and a General Land Use Designation of Rural Residential (RR). The parcels to the north, east, and west are also zoned RL-10, with the parcel to the south zoned Limited Agriculture – 10 Acres (LA-10). The project site and all surrounding areas are located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 089-070-029-000, 5 acres

- Agricultural District: Cold Springs
- Land Use Designation: Rural Residential, (RL)
- Zoning: Rural Lands-10 Acres, (RL-10)
- Soil Type: Choice Soils
(Auberry Rocky Coarse Sandy Loam, 5% to 15% slopes)

Discussion:

A site visit was conducted on July 30, 2025, to assess the Conditional Use Permit site allowing a home-based training and kennel business with regards to General Plan Policy 8.1.4.1.

General Plan Policy 8.1.4.1 requires the Agricultural Commission to review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agricultural, or lands adjacent to such lands, and shall make recommendations to the reviewing authority.

Before granting approval, a determination shall be made by the approving authority that the proposed use:

- a) Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and

No conflicts are anticipated as the kennel would be conducted entirely within existing structures that were permitted in 1992.

- b) Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and

Adjoining parcels are similarly zoned and developed. The home-based business would not include a retail sales or other drop in business. This entitlement is for use only, with no development. The project is located and designed to be compatible with adjoining land uses.

- c) Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Existing parcels are 2-11 acres in size. The project does not propose any changes in use or development of structures.

Staff Findings:

Staff recommends APPROVAL of the request for the Conditional Use Permit allowing a home-based training and kennel business as this project is consistent with the General Plan land use designation of Rural Residential (RR) and allowed with approval of a Conditional Use Permit (CUP) under the zoning designation of Rural Lands-10 Acres (RL-10).



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

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Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION For Meeting on August 13, 2025

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **August 13, 2025**. This meeting is a public hearing that will begin at **4:00 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 8/12/25 and will be posted with the Agenda on August 8, 2025.

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Conditional Use Permit
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The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

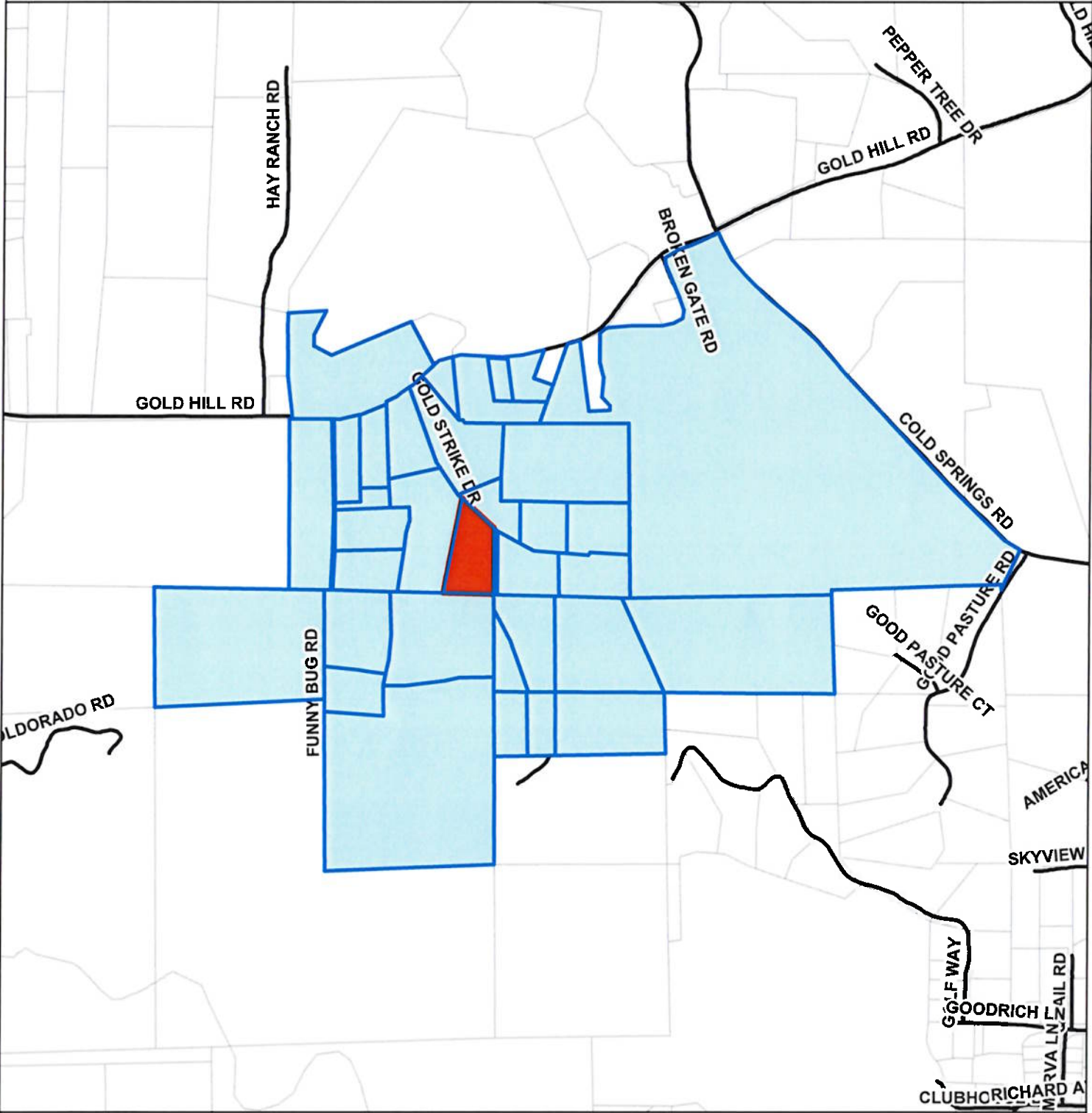
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx> The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Spencer McKenna, Assistant Planner with Planning Services, (530) 621-5355. This notice was sent to you on 7/30/25.

Underdog Academy

1000 Foot Notification



Notifications
 Underdog Academy
 Parcel Base
 Roads

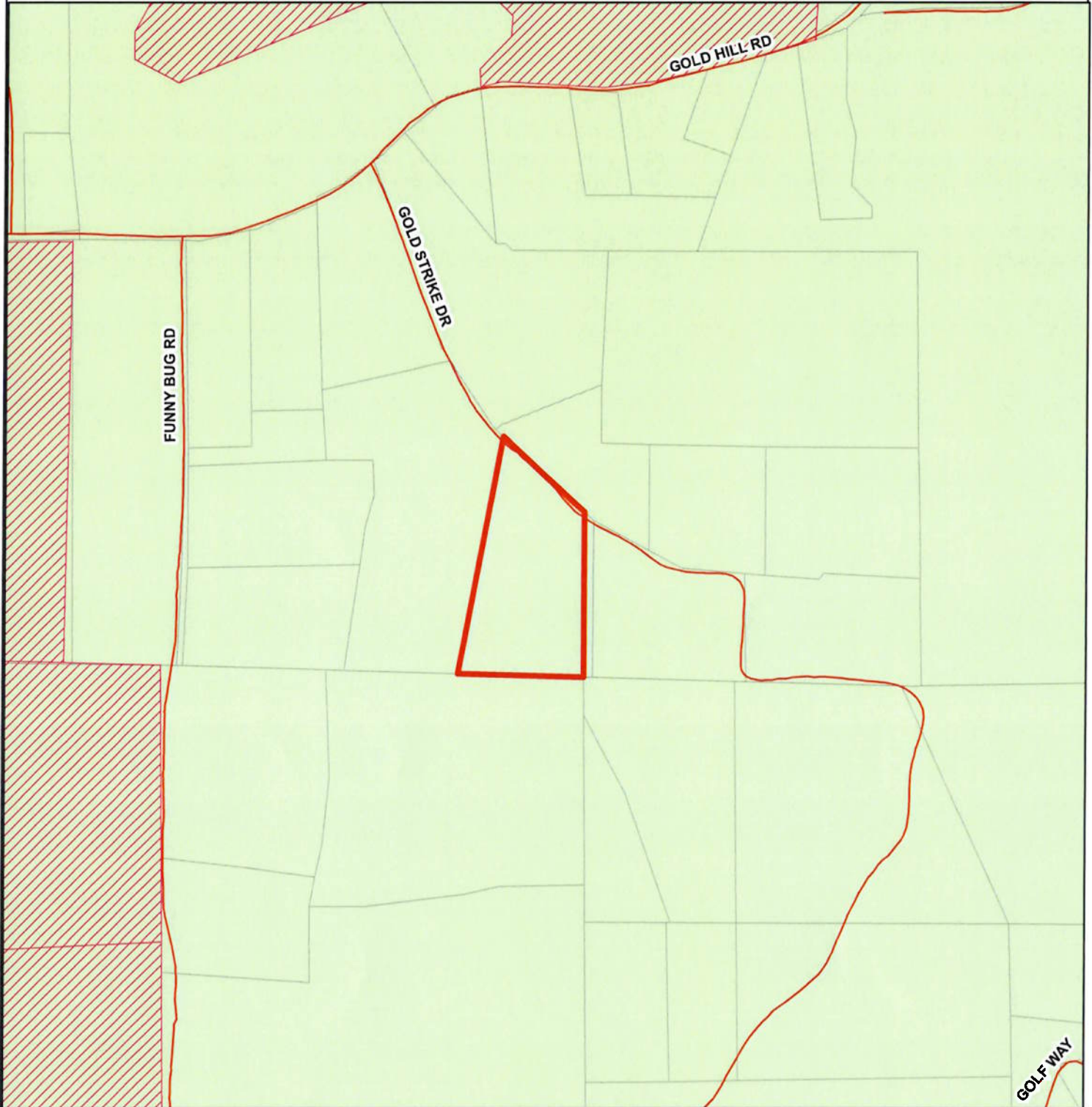
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Underdog Academy

Proximity to Agricultural District

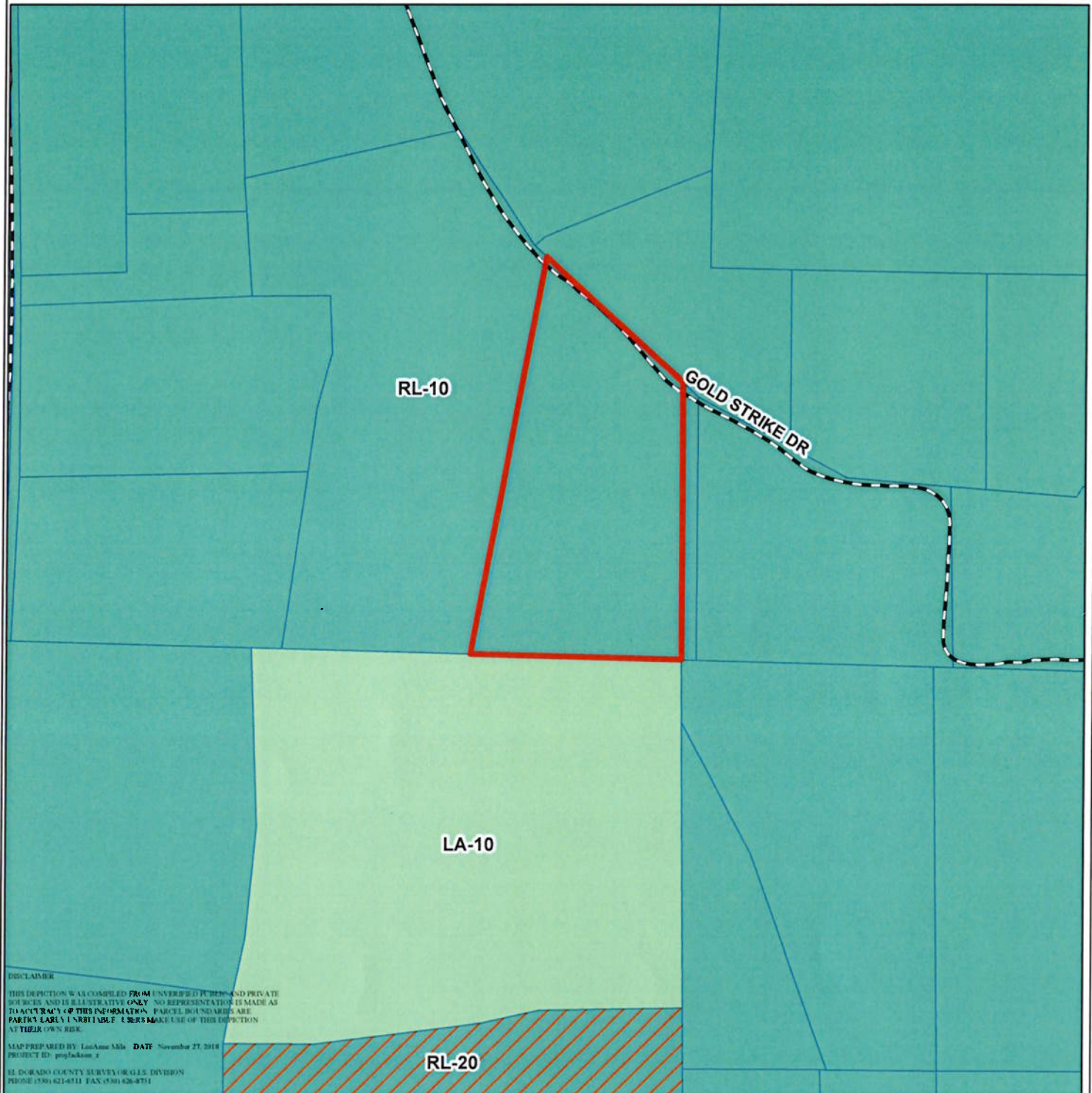


- Underdog Academy
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

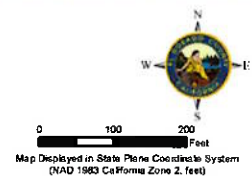
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Underdog Academy Zoning

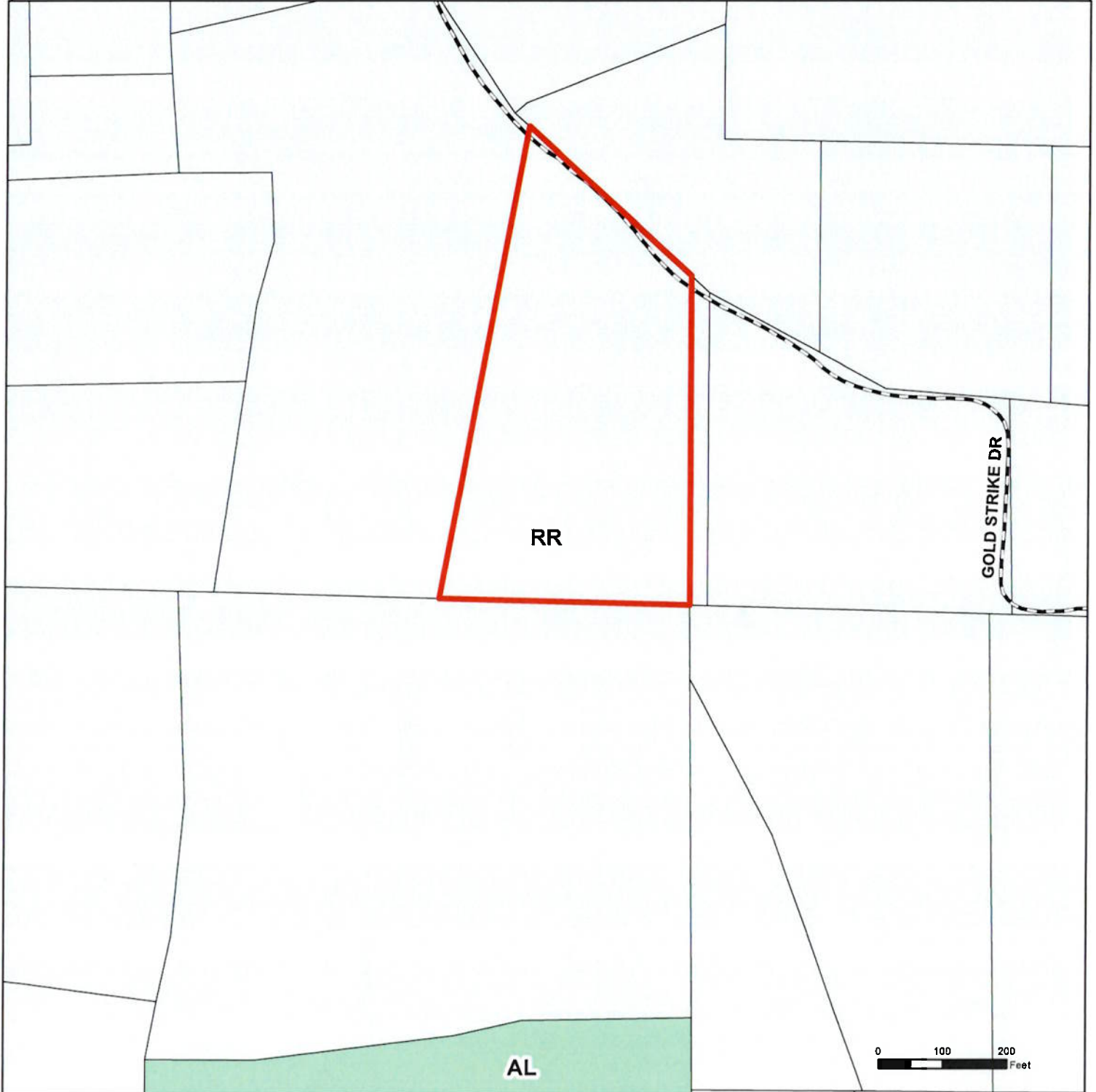


- current selection
- LA-10 = Limited Agriculture 10 Acres
- RL-20 = Rural Land 20 Acres
- Parcel Base
- RL-10 = Rural Land 10 Acres
- Roads



Underdog Academy

Land Use



Underdog Academy



Agricultural Lands

Rural Residential



Parcels



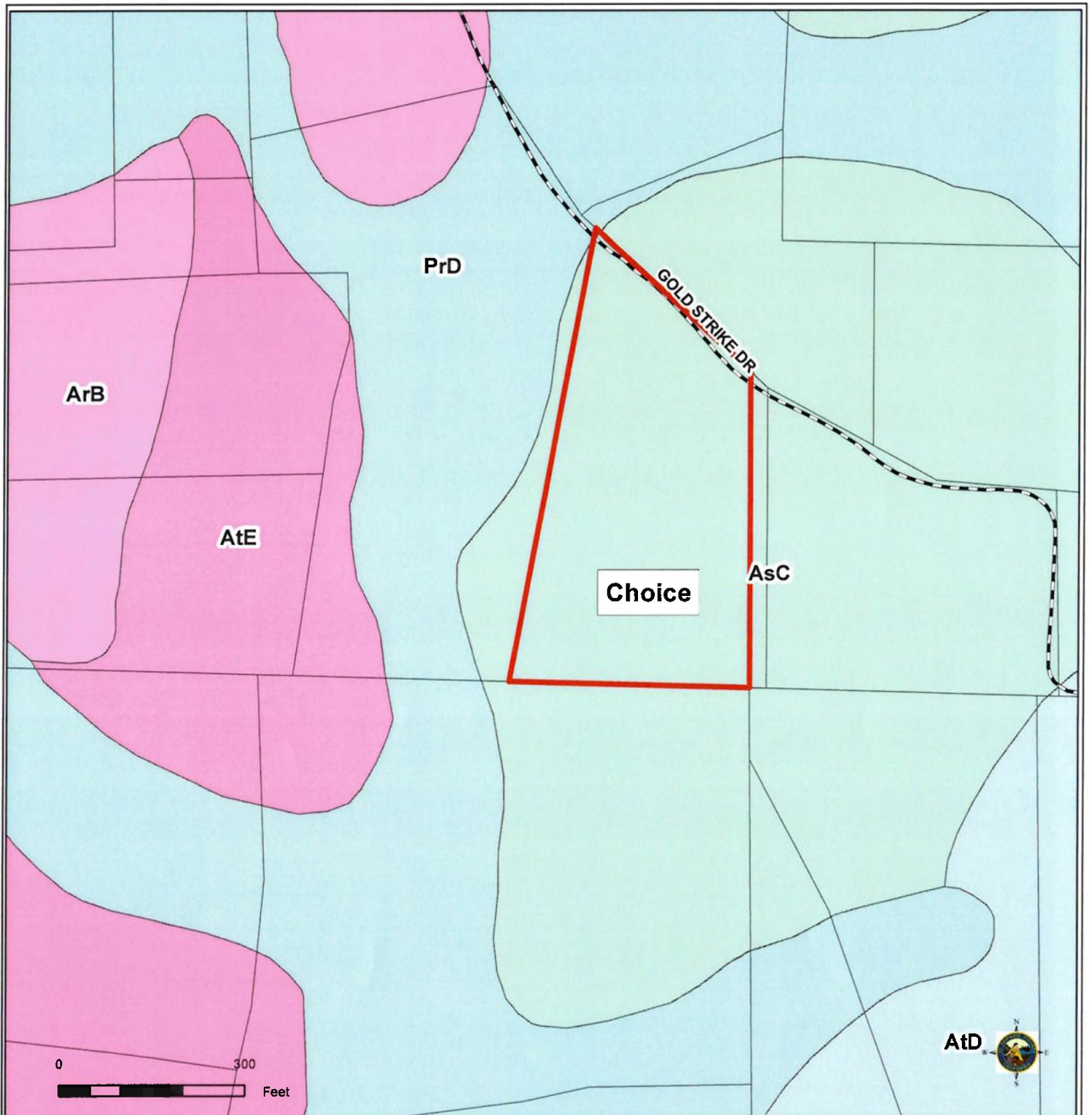
Roads

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(NAD 1983 California Zone 2, feet)



Underdog Academy

Soils

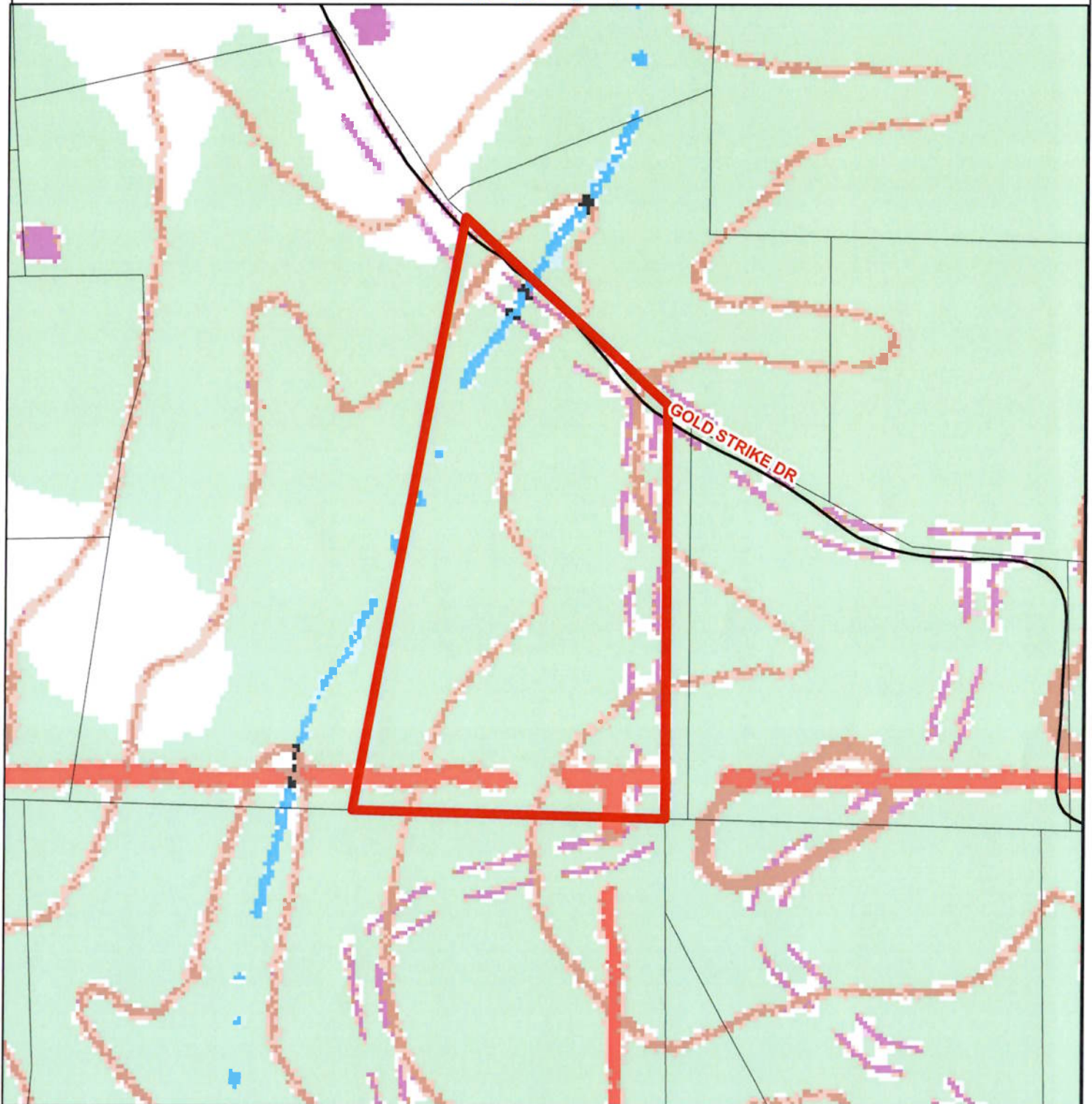


- | | | |
|--|---|---|
| Underdog Academy | Auberry rocky coarse sandy loam, 5 to 15 percent slopes | Auberry very rocky coarse sandy loam, 30 to 50 percent slopes |
| Auberry coarse sandy loam, 5 to 9 percent slopes | Auberry very rocky coarse sandy loam, 15 to 30 percent slopes | Placer diggings |





Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

Underdog Academy

Topography



Legend

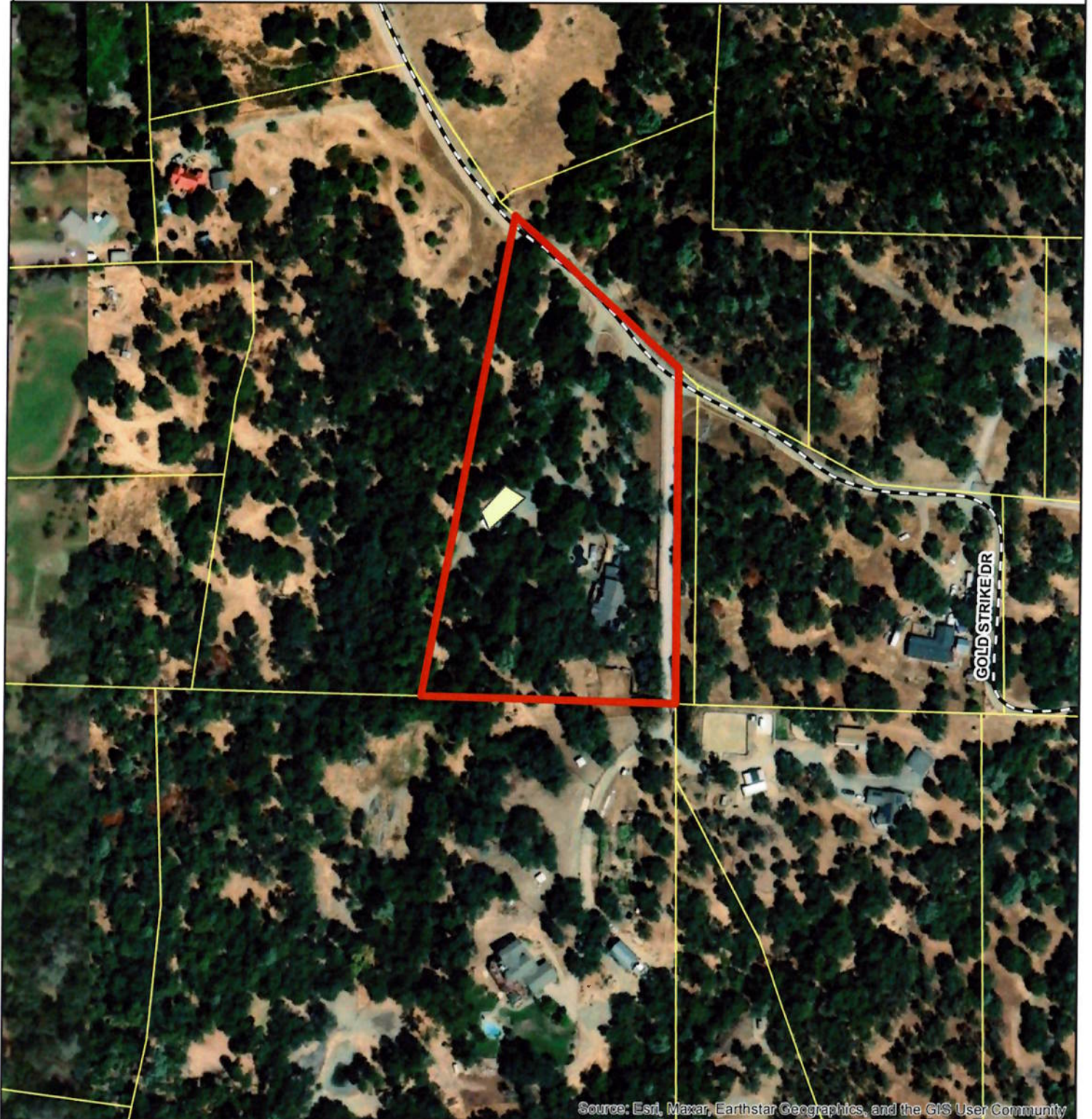
 Underdog Academy  curroads  Roads  Parcels

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Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Underdog Academy



Legend

 Underdog Academy  Parcel Base  Roads

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Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agriculture

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