



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

Phone (530) 621-5355, Fax (530) 642-0508

Date: June 17, 2025

To: Zoning Administrator (Agenda Date: June 18, 2025)

From: Spencer McKenna, Assistant Planner and Ande Flower, Planning Manager

Subject: **Additional information for the Underdog Academy Boarding proposal (CUP23-0001)**

The purpose of this memo is to provide clarification on the number of allowable dogs at this site. As a parcel zoned "Rural Lands – 10 Acres" or "RL-10", the applicant is allowed up to four domestic dogs of at least four months of age but can apply for a Commercial Kennel under the approval of a Conditional Use Permit under Zoning Ordinance 130.21.020.

The applicant is requesting up to five dogs at one time, fitting the definition of Commercial Kennel. This would not preclude the applicant from having an additional four non-commercial dogs of their own, as a Private Kennel is allowed in this zone by right as per Zoning Ordinance 130.21.020.

See below for staff's suggested draft amendment to Condition of Approval #1:

1. This Conditional Use Permit (CUP) is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit E Site Plan Including Interior Photos

Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

The project description is as follows:

The proposed project includes a CUP request for the operation of a small home-based kennel and dog training business consisting of up to 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 project also allows up to four domestic dogs of at least four months of age owned by the owner under the scope of a non-commercial, Private Kennel that is allowable by right.

The proposed use would include three (3) large kennels, all located in the garage in the center of the parcel. Dimensions of the three (3) kennels are as follows:

- 8-foot by 8-foot
- 8-foot by 6-foot
- 8-foot by 10-foot

Operation of a kennel is an allowed use in the Rural Lands – 10 Acres (RL-10) zone with the issuance of a CUP. No expansion of or addition to site developments are proposed as part of this project. Additionally, no signs, landscaping, parking, or exterior lighting are being proposed as part of this project. Further, a kennel use must follow El Dorado County Title 6 regarding animals and requires the acquisition of a business license subject to review by the County Tax Collector's Department.

The development, use, and maintenance of the property, the size, shape, and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and Conditions of Approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.