



PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Spencer McKenna, Assistant Planner

DATE: June 20, 2025

RE: **CUP23-0001/ Underdog Academy Dog Training and Kennel
Conditional Use Permit
Assessor's Parcel Number: 089-070-029-000**

Planning Request and Project Description:

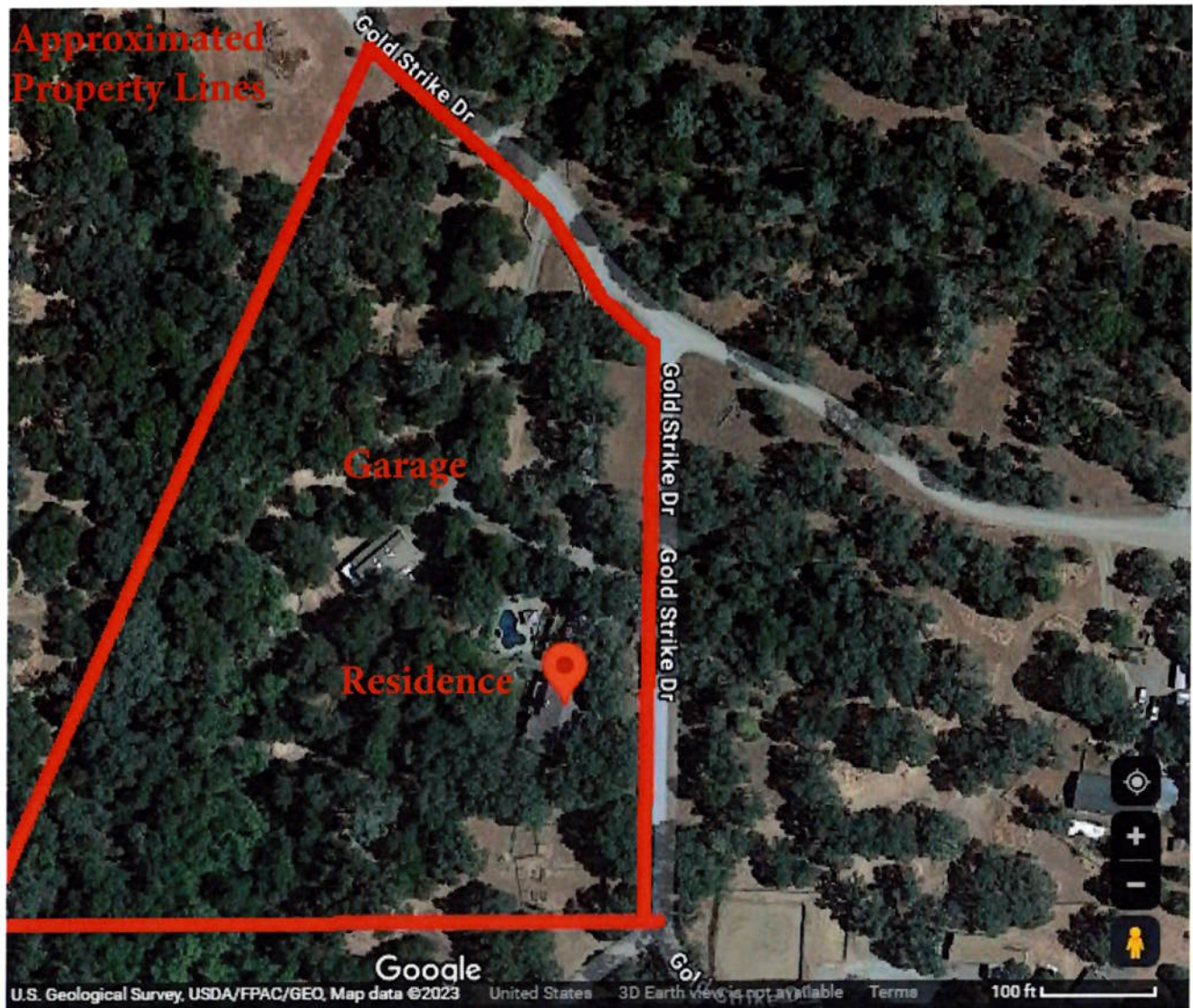
Planning Services is requesting that the attached application for a Conditional Use Permit CUP23-0001 Underdog Academy Dog Training and Kennel, be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.4.1.

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.









COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # Cup23-0001
ASSESSOR'S PARCEL NO.(s) 089-070-029-000
PROJECT NAME/REQUEST: (Describe proposed use) Underdog Academy Dog Training LLC
small scale boarding at residence with current
structure. No further construction at this time.
APPLICANT/AGENT Kara Fike
Mailing Address 1200 Gold Strike Dr. Placerville CA 95667
P.O. Box or Street City State & Zip
Phone (408) 1687-2065 EMAIL: loveyourunderdog@gmail.com
PROPERTY OWNER Charles and Kara Fike
Mailing Address 1200 Gold Strike Dr. Placerville CA 95667
P.O. Box or Street City State & Zip
Phone (408) 1687 2065 EMAIL: loveyourunderdog@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the _____ side of _____
N / E / W / S street or road

_____ feet/miles _____ of the intersection with _____
N / E / W / S major street or road

in the _____ area. PROPERTY SIZE _____
acreage / square footage

X _____ Date _____
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 1/20/2023 Fee \$ 2883.00 Receipt # R44631 Rec'd by MAA2 Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

Executive Secretary _____

APPEAL: Approved _____ Denied _____

Cup23-0001



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

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JAN 20 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Conditional/Minor Use Permit

REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant, County

- | | | |
|---|-----|--|
| ✓ | 1) | Application form, completed and signed. |
| | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| ✓ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| ✓ | 6) | Environmental Questionnaire form, completed and signed. |
| ✓ | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| ✓ | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| ✓ | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

25-1426 B6 of 31
(MP23 001)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- _____ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
- _____ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:
- _____ a) Percolation rate and location of test on 4.5 acres or smaller
- _____ b) Depth of soil and location of test
- _____ c) Depth of groundwater and location of test
- _____ d) Direction and percent of slope of the ground
- _____ e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- _____ f) Identify the area to be used for sewage disposal
- _____ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- _____ 13) Preceding parcel map, final map, or record of survey, if any exists.
- _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

- _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (✓)
Applicant County

- _____ 1) Oak Resources Code Compliance Certificate.
- _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- _____ 5) Reason and objective for impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. All plans **MUST** be folded to 8½" x 11", plus one 8½" x 11" reduction. **NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- _____ 1) Project name (if applicable).
- _____ 2) Name, address of applicant and designer (if applicable).

- ☐ 3) Date, north arrow, and scale.
- ☐ 4) Entire parcel of land showing perimeter with dimensions.
- ☐ 5) All roads, alleys, streets, and their names.
- ☐ 6) Location of easements, their purpose and width.
- ☒ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- ☐ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- ☐ 9) Trash and litter storage or collection areas, and propane tank location(s).
- ☒ 10) Total gross square footage of proposed buildings.
- ☐ 11) Proposed/existing fences or walls.
- ☐ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- ☐ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- ☐ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards) .
- ☐ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- ☐ 16) Existing/proposed fire hydrants.
- ☐ 17) Tentative subdivision or parcel map (if applicable).
- ☐ 18) Public uses (schools, parks, etc.)
- ☐ 19) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).
- ☐ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- ☐ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 11" x 17" reduction).

Check (✓)
Applicant County

- _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- _____ 2) Note quantity/type of trees to be removed.
- _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 8.5" x 11" reduction).

Check (✓)
Applicant County

- _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill. _____

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 8.5" x 11" reduction).

Check (✓)
Applicant County

- _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

RECORDING REQUESTED BY:
North American Title Company, Inc.
Order No.: 56301-21-03880

AND WHEN RECORDED MAIL DOCUMENT TO:
Kara Fike and Charles Fike
1200 Gold Strike Drive
Placerville, CA 95667

Electronically Recorded in Official Records
County of El Dorado
Janelle K. Homa
Recorder-Clerk

DOC# 2021-0023749

04/06/2021

08:56 AM

RAB

Titles: 1 Pages: 4

Fees	\$23.00
Taxes	\$881.00
CA SB2 Fee	\$0.00
Total	\$914.00

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JAN 20 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 089-070-029-000

Property Address: 1200 Gold Strike Drive, Placerville, CA 95667

Grant Deed

(please fill in document title(s) on this line)

- ☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax or,
- ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- ☐ Exempt from the fee under GC27388.1 for the following reasons:

Note: The following exemptions may not be acceptable for use in all counties:

- ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date) as document number _____ of Official Records or,
- ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date) as document number(s) _____ of Official Records, or
- ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner occupier was recorded on _____ (date) as document number(s) _____

THIS PAGE ADDED TO PROVIDE EXEMPTION INFORMATION FOR THE BUILDING HOMES AND JOBS ACT FEE
(SB-2 Atkins: AFFORDABLE HOUSING FEE)
(Additional recording fee applies)

This is a true and correct copy of the record if it bears
the Recorder-Clerk's seal.

03/24/2022

Janelle K. Homa, Recorder-Clerk

By: 
Deputy Clerk
El Dorado County, California

25/1426 B 12 of 31
Cup 25

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:
Kara Fike and Charles Fike
1200 Gold Strike Drive
Placerville, CA 95667

Space Above This Line for Recorder's Use Only

File No.: 56301-21-03880

A.P.N.: 089-070-029-000

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: \$891.00; CITY TRANSFER TAX: \$N/A; SURVEY MONUMENT FEE: N/A

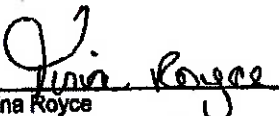
- ☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Tina Royce, a married woman as her sole and separate property and Mary Royce, an unmarried woman

hereby GRANTS to Kara Fike and Charles Fike, wife and husband, as community property with right of survivorship the following described property in the unincorporated area of the County of El Dorado, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: March 26, 2021


Tina Royce


Mary Royce

Mail Tax Statements To: SAME AS ABOVE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) SS

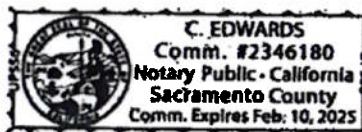
COUNTY OF Sacramento)On March 27, 2024, before me, C EdwardsNotary Public, personally appeared Tina Royce and Mary Royce, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

This area for official notarial seal

EXHIBIT A

A.P.N.: 089-070-029-000

**PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 10 EAST, M. D. M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA.**

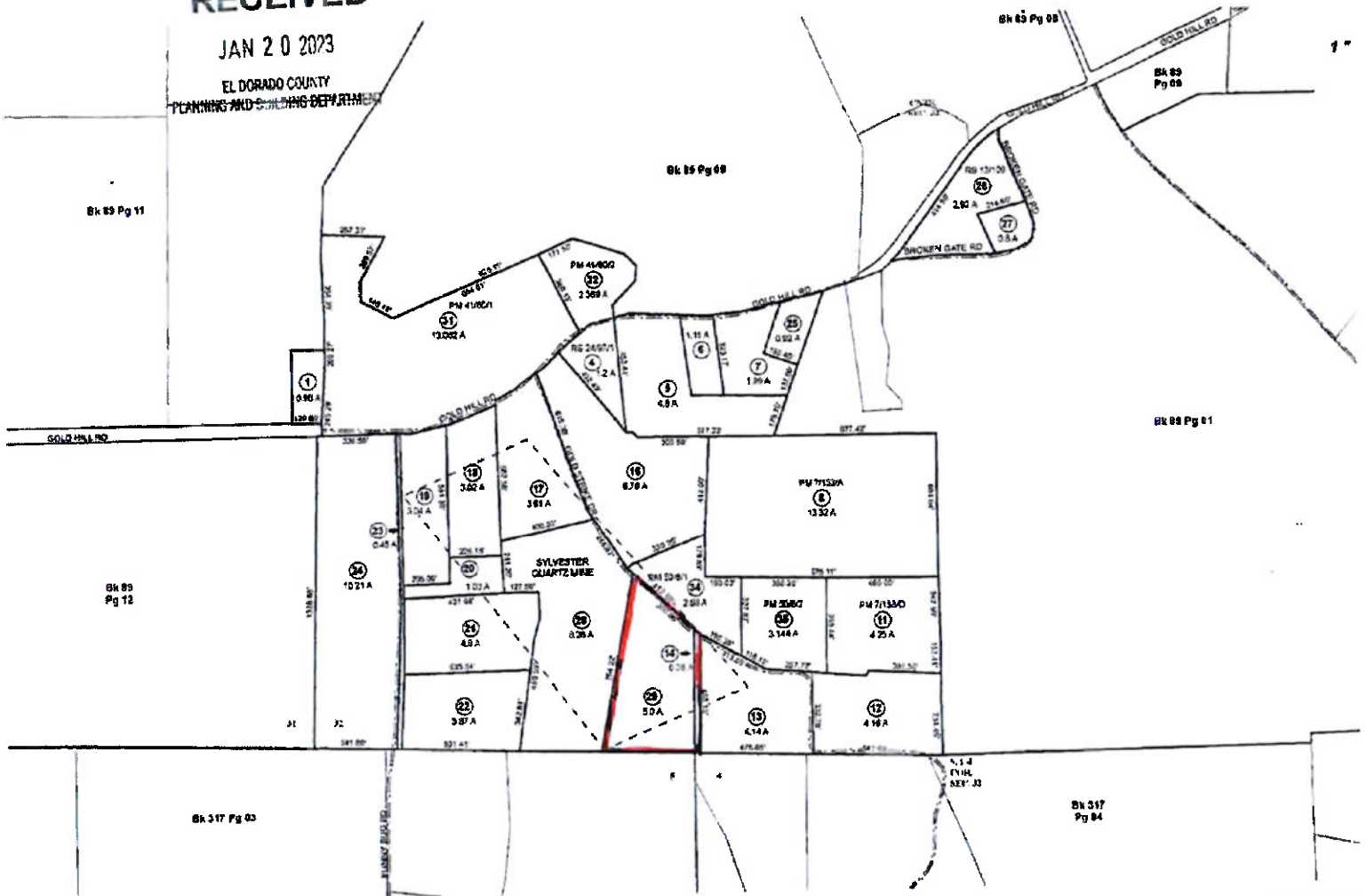
**BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 32 FROM WHICH THE SECTION CORNER
COMMON TO SECTIONS 4 AND 5, TOWNSHIP 10 NORTH, RANGE 10 EAST, M. D. M. BEARS SOUTH 87° 21'
30" EAST 25.00 FEET; THENCE FROM THE POINT OF BEGINNING ALONG THE SOUTH LINE OF SECTION 32
NORTH 87° 21' 30" WEST 390.66 FEET; THENCE NORTH 12° 05' 51" EAST 764.22 FEET; THENCE SOUTH 47°
17' 00" EAST 347.43 FEET; THENCE SOUTH 2° 43' 20" WEST 530.16 FEET TO THE POINT OF BEGINNING.**

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JAN 20 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

POR. SW1/4 SEC. 32, T.11N., R.10E., M.D.M.



NOT: It is prepared by the El Dorado Co
assessor's office only. Area shown
is approximate. Users should verify areas
on the ground.

Acres are Estimates

Adjacent Map Pages Shown to Give
Assessor's Office Reference to Other
Assessor's Map Pages Shown to Give

Rev Nov 20, 2007

Assessor's Map
County of E

CHP23-0001

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



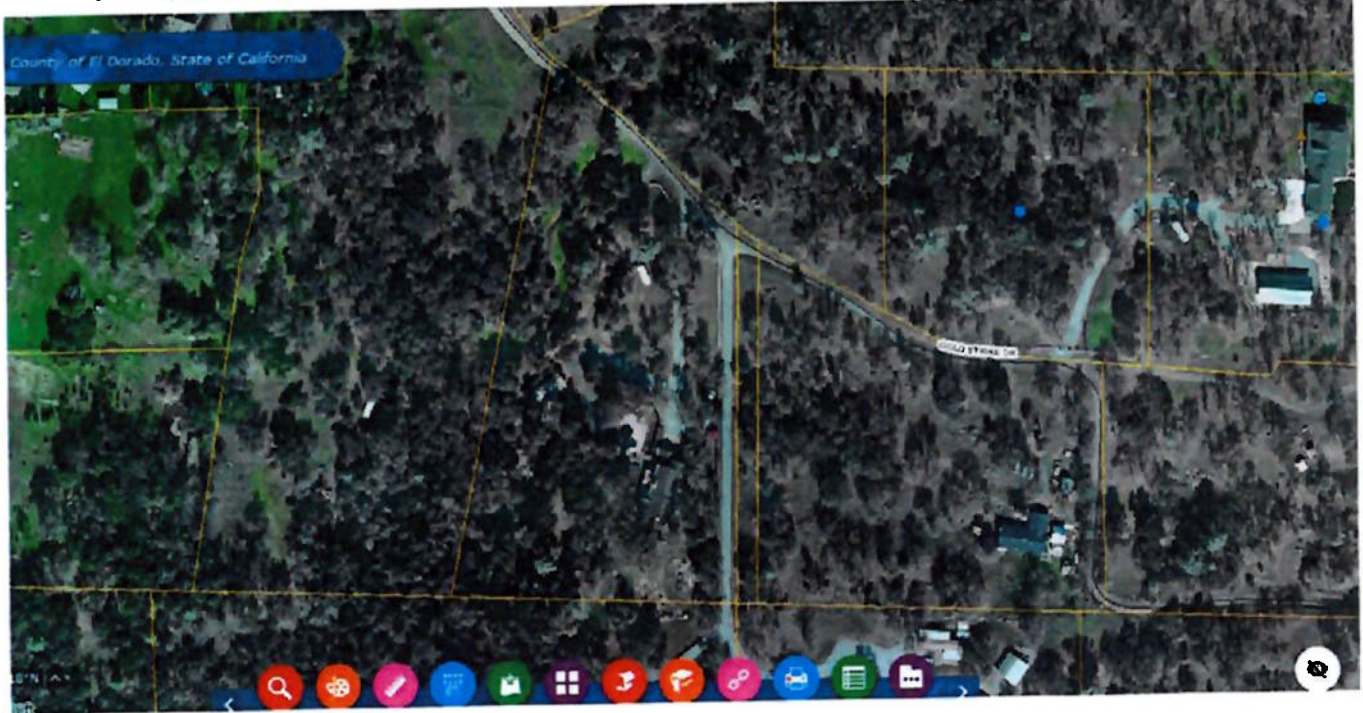
Cup 23-0001

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JAN 20 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

<https://ee-elcorado.edcgov.us/jg1n4>



Cup23-0001

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JAN 20 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Existing Structures and Proposed Structures

Structures

1200 Gold Strike Dr



Underdog Academy 55ft x 35 ft



Proposed dog kennel 8ft x 20ft

Honey Hills Farm



Cyp 23-0001

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Statement to the El Dorado County Planning Division
January 2023

JAN 20 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

We support the presence of Kara Fike's dog boarding and training home business in our neighborhood. She is committed to ensuring that the neighborhood will not experience any increased traffic, noise, nuisance, unsightliness, or other adverse impact as a result of her home occupation. We believe that the nature of her business – boarding no more than 5 dogs indoors, will in no way detract from the residential nature of our community, and will, on the contrary, represent a positive addition to our neighborhood.

NAME	SIGNATURE	ADDRESS
Stanford Dellinger	[Signature]	1212 Gold Strike Dr.
Terry Krokosz	[Signature]	1220 Gold Strike Dr
Walter H. Krokosz	WALTER H. KROKOSZ	1220 GOLD STRIKE DR PLACERVILLE 95667
Dave Matthews	[Signature]	1240 Gold St Placerville CA
Allysa Simpson	[Signature]	1180 Gold Strike Dr. 95667

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JAN 20 2023 Conditional/Minor Use Permit
Page 13



EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number Cup23-0001

Date Filed _____

Project Title Underdog Academy CUP Lead Agency _____
Name of Owner Kara Fike Telephone 408 687 2065
Address 1200 Gold Strike Dr. Placerville 95667
Name of Applicant Kara Fike Telephone 408 687 2065
Address 1200 Gold Strike Dr. Placerville 95667
Project Location _____
Assessor's Parcel Number(s) 089-070-029-000 Acreage 5 Zoning RR

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
Small scale boarding for 5 or less dogs.
No major construction, using existing structure.
2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories: Slight eastern slope
☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
20 feet Name of the water body? unnamed seasonal stream
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Trees 40% Grasses < 5%
Brush 5%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Co. Fire Protection District
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? hydrant 1600 ft
15. What is the distance to the nearest fire station? 1 mile - Fire Station 27
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? None

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source ☐ public or ☒ private, ☐ treated or ☐ untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? ☒ septic system ☐ sanitation district
Name of district: _____
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Kana Fike Date: 1/19/23



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667
Date Received by Transportation Planning: _____

Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Kara Fike
Address: 1200 Gold Strike Dr.
Placerville, CA 95667

Phone #: (408) 687-2065
Email: loveyourunderdog@gmail.com

Project Information:

Name of Project: underdog Academy
Dog Training and Boarding
Project Location: 1200 Gold Strike Dr.
APN(s): 089-070-029-000
Planning Number: NA
Bldg Size: NA
Project Planner: NA
Number of units: NA

Description of Project: (Use, Number of Units, Building Size, etc.)

No construction needed for proposed project.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 3/24/2020

25-1426 B 25 of 31



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 10,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 20,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 40,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 45,000 square feet or less for mini-storage |
| <input type="checkbox"/> None apply – a TIS is required with applicable fee. | |

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
January 2023

El Dorado County Planning Division
Placerville, California

To Whom It May Concern,

I respectfully request a letter stating that my dog boarding and training home occupation is permissible under county code. The property in question is located at 1200 Gold Strike Drive in Placerville, Parcel # 089-070-29100 and is zoned RL-10 and RR. I need this documentation to provide it to the Department of Animal Services.

I am an experienced dog trainer who plans to do in-home boarding for a limited number of dogs, in compliance with the maximum numbers set by the city. I believe my home occupation is in keeping with the wording and the intent of the Zone RL-10 description, and is a positive addition to my neighborhood, for the reasons outlined below.

1. My home occupation is consistent with the purpose of RL-10 zoning, one of which is...

- This property is my full-time residence, and training and caring for dogs is my full-time business and sole source of income; this enables me to always supervise the dogs.
- The dogs reside and sleep indoors, including at night, except for supervised daytime play in my fenced in yards.
- By properly supervising the dogs, I prevent excessive barking and other nuisances.
- There are no alterations to the property
- The existing building in which the boarding facility will reside was permitted as Building Permit No. 33454 issued on May 1, 1992
- For future consideration, following the same limitation on number of animals allowed, we may plan to add one to two singular prefabricated kennel modules as seen below for the purpose of solitary housing to reduce stress. (See references below A.1, A.2; Proposed and Existing Structures Map)

2. My business strictly meets the definition of a home occupation, as outlined in the city code.

- See attached photographs which illustrate that my home shows no sign of being anything other than a regular residential home, since that is exactly what it is
- There are no business signs
- There are no retail sales or other drop-in business of any kind
- There are a maximum of 1-2 vehicle trips per week related to my business, since most dogs stay from 1-6 weeks at a time
- There are no alterations to the property
- Equipment and files related to my home occupation utilize no more than 10% of my residence

- The fenced yard where dogs have supervised play time is used primarily for my own recreation and enjoyment and is maintained accordingly.
- 3. My surrounding neighbors have all signed a statement of support**
- See attached signature list for adjacent and nearby neighbors who support my home occupation at this location.
 - This list includes several neighbors who wish to avail themselves of my services and are grateful for my presences. ALL of them agree that my business does not have any adverse impact on our neighborhood.
- 4. The property has a unique location and features which make it ideally suited to my home occupation.**
- This parcel is five acres on a private road, Gold Strike Dr.
 - The house is set back from the street by approximately 300 feet
 - The nearest neighbor's house is approximately 420 feet away, and the next nearest neighbor on the street is approximately 530 feet away
 - The property backs up onto a heavily wooded open space area
 - The fenced yard, where supervised dogs may be present during the day, takes up approximately 5% of the parcel, which allows for an even larger buffer zone between the dogs and any other property; the yard is primarily used for my own recreation and enjoyment, and is maintained and landscaped accordingly.
 - The heavily treed landscape, the distance from the neighbors, and the size of the property, make this property very private (see attached photos/maps)

Thank you in advance for your time. Please do not hesitate to contact me with any questions.

Sincerely,

Kara Fike
(408)687-2065



A.1



A.2

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JAN 20 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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