

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: March 18, 2026

Staff: Spencer McKenna

CONDITIONAL USE PERMIT

FILE NUMBER: CUP24-0007/Goodson Commercial Kennel

OWNER/APPLICANT: Cheryl Goodson

REQUEST: A Conditional Use Permit to allow the operation of a commercial dog kennel for up to 15 dogs.

LOCATION: On the south side of Ken Derek Lane, east of the intersection with Gold Hill Road, in the Placerville area, Supervisorial District 4 (Exhibits A and C).

APN: 105-260-033 (Exhibit A)

ACREAGE: 5.02 Acres

GENERAL PLAN: Low-Density Residential (LDR) (Exhibit D)

ZONING: Residential Estate, Five-Acre (RE-5) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Categorically Exempt Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find the project exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities); and
2. Approve Conditional Use Permit CUP24-0007 based on the Findings and subject to the Conditions of Approval as presented.

PROJECT DESCRIPTION

Approval of Conditional Use Permit CUP24-0007 would allow the operation of a commercial dog kennel, for purposes of keeping, breeding, and selling of the property owner's AKC-registered Cocker Spaniel and Miniature Schnauzer dogs. There would be a maximum of 15 adult dogs on site. Dogs would be housed in a 1,200-square-foot building and would have access to two (2) fenced outdoor dog runs, both 100 feet by 40 feet, during daylight hours and housed indoors at night. Customers would be by appointment only on weekdays between the hours of 12:00 P.M. and 4:00 P.M. No signs are proposed as part of the project.

Project Considerations

Noise: Noise from barking dogs associated with kennel operations has historically been a significant public concern throughout the unincorporated County. As noted in Zoning Ordinance Section 130.37.050 (Acoustic Analysis Requirements), an acoustic analysis, prepared by an acoustic specialist, shall be required prior to discretionary permit approval when new noise generating uses could potentially exceed the noise limits found in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources). Due to potential noise conflicts associated with the project, an Environmental Noise Assessment was completed on July 11, 2025, by Bollard Acoustical Consultants, Inc. (Exhibit G). The noise assessment found that daytime dog barking (7:00 A.M. to 7:00 P.M.) would not exceed the limits in Table 130.37.060.1.

Environment: Biological Resource Assessments are required for all discretionary projects as determined by the General Plan (Policy 7.4.2.9). A Biological Resource Assessment was done by Sierra Ecosystem Associates on December 18, 2024, and concluded that no occurrences of threatened, endangered, or other special status species were observed during the field survey. Other plant and animal species that depend on streams, vernal pools, and ponds were not found due to lack of suitable habitat. They concluded that there is negligible habitat and no year-round water to support these species. As a result, project activities would have negligible or no potential to impact Threatened, Endangered, Sensitive (TES) species or their habitats, and therefore the project is not likely to adversely affect TES or other special-status species.

Utilities: Water for the facility would be provided by existing city water, and dog waste would be collected and stored in waste containers for weekly pickup by El Dorado Disposal. The applicant also has solar panels with back-up batteries, along with two (2) generators, to ensure power is maintained.

Site Description

The project parcel is on the south side of Ken Derek Lane, east of the intersection with Gold Hill Road, a County-maintained roadway, in the Placerville area (Exhibit A). The parcel elevation is approximately 1,540 feet above sea level. The requested kennel site is located in the central portion of the project parcel, approximately 150 feet from the edge of Ken Derek Lane. Access to the site is via an existing driveway from the east side of Ken Derek Lane. The site consists of a flat, previously disturbed building pad adjacent to and behind the existing residence and attached garage. The site is surrounded by a combination of upland vegetation such as grey pine, and chaparral species. No oak trees are proposed to be impacted by the project, and no ground disturbance or new construction is proposed. Existing uses include a single-family residence and detached garage, several minor residential accessory structures, the 1,200-square-foot dog enclosure, and the two (2) 100 feet by 40 feet dog runs.

The project parcel is surrounded by residentially zoned parcels (Exhibit E). The closest residence is located approximately 300 feet to the east (Exhibit C).

STAFF ANALYSIS

Environmental Review: Staff reviewed the project and found it categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines applying to existing facilities. A Biologist Report Assessment Report was done by Sierra Ecosystem Associates on December 18, 2024, and found that there were no occurrences of threatened, endangered, or other special status species observed during the field survey and no streams, vernal pools, or ponds found.

General Plan Consistency: Staff has reviewed the project for consistency with all applicable General Plan policies including Policy 2.2.1.2 (appropriate land use types and density), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.1.2.2 (adequate public services for new discretionary development), Policy 5.7.2.1 (adequate fire protection services), Policy 6.2.3.2 (adequate emergency access), Policy 7.4.2.9 (Important Biological Corridor), and Policy 7.4.4.4 (impacts to oak resources). Staff has determined that the project is consistent with these policies and related requirements in the El Dorado County General Plan, as discussed in more detail in Section 2.0 of the Findings.

Zoning Ordinance Consistency: Staff has determined that the project is consistent with applicable regulations and requirements in Title 130 of the County Ordinance Code, including the Conditional Use Permit requirement for a private kennel (Table 130.24.020 – Residential Zone Use Matrix), Chapter 140.40.160 (Home Occupations), Chapter 130.37 (Noise Standards), and the definition of “(Dog) Kennel, Commercial” (Chapter 130.80 – Glossary). For details, please refer to the discussion in Section 3.0 of the Findings.

Public & Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment including Board Supervisor District 4, Planning Commissioner District 4, El Dorado County Department of Agriculture, El Dorado County Animal Services, El Dorado County Building Division, El Dorado County Department of Transportation, El Dorado County Environmental Management Department, El Dorado County Sheriff’s Office, El Dorado County Stormwater Unit, El Dorado County Surveyor’s Office, El Dorado County Emergency Services Authority, El Dorado County Fire Protection District, California Department of Forestry & Fire Protection, California Department of Fish & Wildlife, and El Dorado Disposal. Of these agencies and organizations notified of the project, comments were received from El Dorado County Department of Agriculture, El Dorado County Stormwater Unit, and El Dorado County Surveyor’s Office. None of these agencies had any significant issues or concerns regarding the project and recommended standard conditions of approval to ensure the project will comply with their respective regulations. To date, no public comments have been submitted for the project.

Public Outreach: No formal public outreach was conducted, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed for a Zoning Administrator public hearing with a public notification range of 1,000 feet and legal advertisement was published in applicable local newspapers. In addition, project notification was also sent to the County’s Zoning Administrator email subscription list and posted on the Planning Services Zoning Administrator webpage. No physical sign posting is required for Conditional Use Permits.

Additional Necessary Approvals: If approved, prior to operation, the applicant would be required to obtain an appropriate kennel license from El Dorado County Animal Services and a business license from the El Dorado County Treasurer-Tax Collector. Access to the project site would be from Ken Derek Lane Road, a non-County-maintained roadway, via a private residential driveway.

Conditions of Approval: The project was distributed to applicable agencies and organizations for review and comment. Of those agencies and organizations, only three (3) submitted comments. However, none of these agencies expressed significant issues or concerns regarding the project. El Dorado County Stormwater Unit and El Dorado County Surveyor’s Office

recommended standard conditions of approval which have been incorporated into the project as Conditions No. 5 (Stormwater) and No. 6 (Surveyor's).

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Updated Narrative

Exhibit C.....Site Aerial

Exhibit D.....General Plan Land Use Designation Map

Exhibit E.....Zoning Map

Exhibit F.....Site Plan

Exhibit G.....Acoustic Study

Exhibit H.....Biological Resources Assessment

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FINDINGS

Conditional Use Permit CUP24-0007/Goodson Commercial Kennel Zoning Administrator/March 18, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following findings can be made:

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1.1 CUP24-0007 has been found categorically exempt pursuant to Section 15301 (Class 1) of the CEQA Guidelines applying to existing facilities. As proposed, the project is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project location is not environmentally sensitive; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental

Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Low-Density Residential (LDR) land use designation establishes areas suitable for single-family residential development in a rural setting. The LDR designation establishes minimum parcel sizes of 5.0 to 10.0 acres.

Rationale: The project has an LDR General Plan land use designation. The project site is 5.02 acres in size and surrounded by similarly sized large-lot residential parcels. As proposed and conditioned, the project will be compatible with the existing landscape and surrounding residential uses, and therefore, consistent with this policy.

2.2 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was reviewed by El Dorado County Department of Transportation (DOT), El Dorado County Environmental Management

Department (EMD), and El Dorado Disposal waste management company for adequate public services and utilities. All three (3) agencies/organizations deemed public services and utilities adequate to serve the project, as there would be adequate water, waste disposal, and access available for the project's needs. Electric service is currently provided to the project parcel by Pacific Gas and Electric (PG&E) and there would be no change to existing electric service as part of the project. As proposed and conditioned, the project is consistent with this policy.

2.3 The project is consistent with General Plan Policy 5.1.2.2.

General Plan Policy 5.1.2.2 requires adequate levels of public services be provided to new discretionary development, including quantity and quality of water and adequate fire protection services.

Rationale: The project was distributed to affected public service agencies and organizations serving the project parcel including El Dorado County Fire Protection District, DOT, EMD, and El Dorado Disposal waste management company. These agencies/organizations reviewed the project and determined adequate public services will be available to serve the project.

2.4 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 requires the responsible fire protection district review all applications to determine the ability of the district to provide required services and to ensure services will not be reduced below acceptable levels.

Rationale: The project was distributed to El Dorado County Fire Protection District for review. After reviewing the project plans, El Dorado County Fire Protection District determined the project would not affect their ability to provide required fire services to the project parcel, and therefore, did not submit any comments or concerns regarding this project. Therefore, the project is consistent with this policy.

2.5 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site, and private vehicles can evacuate the area.

Rationale: The project was reviewed by DOT and El Dorado County Fire Protection District. Both agencies determined the project site has adequate capacity for emergency vehicle access.

2.6 The project is consistent with General Plan Policy 7.4.2.9.

General Plan Policy 7.4.2.9, Important Biological Corridor, requires that all discretionary projects in the Important Biological Corridor provide a biological resources technical report, and if there are any impacts on special-species species or habitat for such species, provide mitigation to ensure there is no net loss of wildlife movement function and value for special-status species, as well as large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote.

Rationale: A biological resource assessment report was conducted by Sierra Ecosystem Associates on December 18, 2024. They concluded that no occurrences of threatened, endangered, or other special status species were observed during the field survey. Other plant and animal species that depend on streams, vernal pools, and ponds were not found due to lack of suitable habitat. They concluded that there is negligible habitat nor year-round water to support these species. As a result, project activities would have negligible or no potential to impact Threatened, Endangered, and Sensitive (TES) species or their habitats, and therefore the project is not likely to adversely affect TES or other special-status species.

2.7 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources be mitigated in accordance with the standards of the Oak Resources Management Plan (ORMP).

Rationale: No oak trees will be removed or impacted as part of the project.

3.0 ZONING FINDINGS

3.1 **The project is consistent with allowed uses in the RE-5 Zone (Table 130.24.020 - Residential Zone Use Matrix).**

Table 130.24.020 lists allowed uses within each of the residential zones. For listed uses, this table also indicates whether a use is allowed by right (“P”), by Conditional Use Permit (“CUP”), or other planning permit.

Rationale: For the RE-5 zone, a private kennel is allowed by Conditional Use Permit under Table 130.24.020. Additionally, a commercial kennel is allowed with a Conditional Use Permit in residential zones as a Home Occupation.

3.2 **The project is consistent with Chapter 130.40.160 (Home Occupations).**

The project will be operated as an expanded home occupation and is subject to the regulations of Chapter 130.40.160. This Chapter regulates home occupations to minimize conflicts with adjacent property owners, maintain the residential character of neighborhoods, and protect the public health, safety and welfare. Accordingly, staff reviewed the project for consistency with applicable home occupation regulations under Chapter 130.40.160, including Table 130.40.160.1 (Home Occupation Use Matrix), Section 130.40.160.C ([Home Occupation] Standards) and Section 130.40.160.F (Limitations on Home Occupations).

Rationale: Operation of the proposed commercial dog kennel will be consistent with the allowed uses, development standards, and employee limits of Chapter 130.40.160 as shown below:

- A. **Consistent with Table 130.40.160.1 (Home Occupation Use Matrix):** A home occupation, when in compliance with the applicable standards in Section 130.40.160.C, is allowed as a Conditional Use in the RE-5 zone. Additionally, a commercial kennel is allowed with a Conditional Use Permit in residential zones as a home occupation.
- B. **Consistent with Section 130.40.160.C ([Home Occupation] Standards):** Business operations would be conducted primarily within the main residence and dog enclosure, with customers by appointment only during specified hours of operation. No student

instruction, additional structures, special equipment, commercial vehicles, goods, or equipment will be used on site.

- C. **Consistent with Section 130.40.160.F (Limitations on Home Occupations):** Commercial kennels are allowable with a Conditional Use Permit in residential zones that are larger than one (1) acre.

3.3 **The project is consistent with Chapter 130.37 (Noise Standards).**

Chapter 130.37 prescribes noise standards and thresholds applicable to all discretionary planning permits to ensure new noise generating uses adjacent to sensitive receptors (noise-sensitive land uses) do not cause noise levels exceeding required thresholds.

Rationale: An Environmental Noise Assessment was completed on July 11, 2025, by Bollard Acoustical Consultants, Inc. (Exhibit G), and found that daytime dog barking (7:00 A.M. to 7:00 P.M.) would not exceed the noise thresholds in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources).

3.4 **The project is consistent with the definition of “(Dog) Kennel, Commercial” (Chapter 130.80-Glossary).**

Chapter 130.80 (Glossary) defines “**kennel**” as “The keeping of five or more live domestic dogs or cats of at least four months of age”, under two categories: either “commercial” or “private”. A “**commercial**” kennel is defined as “Indoor and outdoor boarding of dogs, cats, and similar small animals, and dog training centers.”.

Rationale: The applicant proposes up to 15 adult dogs, along with boarding and sales. The project is consistent with the above definitions for commercial kennels.

4.0 **CONDITIONAL USE PERMIT FINDINGS**

4.1 **The issuance of the permit is consistent with the General Plan.**

The proposed use is consistent with the policies and requirements in the General Plan as discussed in the General Plan section of the Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

4.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.**

The proposed use will not conflict with adjacent residential and agricultural uses. As proposed and conditioned, the project will be compatible with the residential and agricultural character of the neighborhood and has been planned to minimize conflicts with adjacent property owners. With the exception of daytime use of the proposed outdoor dog run, all other uses would take place within the property owner's kennel shop and two (2) dog runs. The outdoor dog runs would be located in the center of a 5.2-acre parcel and would be screened from view by a combination of surrounding forest, the existing residence, and hills. Dog waste would be cleaned on a regular basis. As proposed and conditioned, the proposed use would not be detrimental to public health, safety and welfare, and therefore, Finding 4.2 can be made.

4.3 **The proposed use is specifically permitted by Conditional Use Permit.**

A commercial kennel is listed as a use allowed by Conditional Use Permit for the RE-5 zone under Zoning Ordinance Section 130.40.160 (Home Occupations) if the property is larger than one (1) acre. Therefore, Finding 4.3 can be made.

CONDITIONS OF APPROVAL

Conditional Use Permit CUP24-0007/Goodson Commercial Kennel Zoning Administrator/March 18, 2026

Planning Division

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

Approval of Conditional Use Permit CUP24-0007 allows a commercial dog kennel, operated as an expanded home occupation, for purposes of keeping, breeding, and selling of the property owner’s AKC-registered Cocker Spaniel and Miniature Schnauzer dogs. There will be a maximum of 15 adult dogs on site. Dogs will be secured in two (2) fenced, approximately 100 feet by 40 feet, outdoor dog runs during daylight hours and housed indoors in the kennel shop between the hours of 7:00 P.M. and 7:00 A.M. daily. Customers for puppy sales shall be by appointment only on weekdays between the hours of 12:00 P.M. and 4:00 P.M. No signs are proposed as part of the project.

Prior to operation, the applicant shall obtain an appropriate kennel license from El Dorado County Animal Services and a County business license from the El Dorado County Treasurer-Tax Collector. Access to the project site will be from Ken Derek Lane, a non-County-maintained roadway, via a private residential driveway.

- Exhibit F.....Site Plan
- Exhibit G.....Acoustic Study

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 will constitute a violation of permit approval.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description and hearing exhibits above and the 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.

2. **Permit Expiration:** Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.
3. **Legal Indemnity/Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the landowner agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Conditional Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

4. **Business License:** Prior to operation, the applicant shall obtain a business license from El Dorado County Treasurer-Tax Collector.

El Dorado County Stormwater Unit:

5. If ground disturbance does occur:

El Dorado County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here.

An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb over one (1) acre of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water

Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP).

El Dorado County Surveyor's Office:

6. All boundary monuments that may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
7. Applicant will be required to coordinate with the El Dorado County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required with 30 days of approval.