

Planning Commission Hearing

CUP24-0011/Kuhl

SEPTEMBER 25, 2025

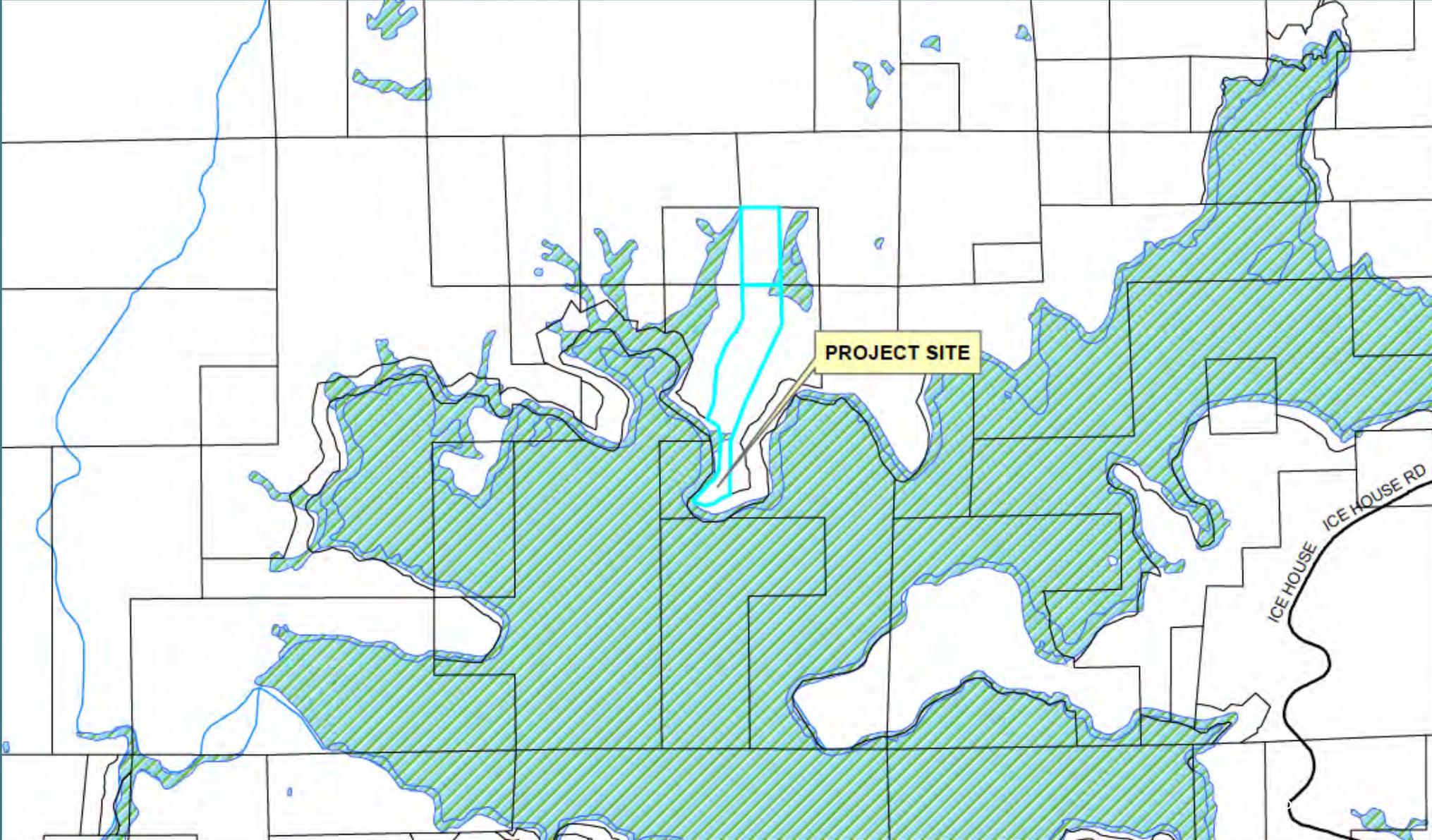
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



Project Description

A request for a Conditional Use Permit (CUP) for a single-unit residential dwelling on TPZ zoned property. The project includes an existing well, proposed private on-site septic system, fire hydrant, solar arrays, and future pad turnout for storage and parking.

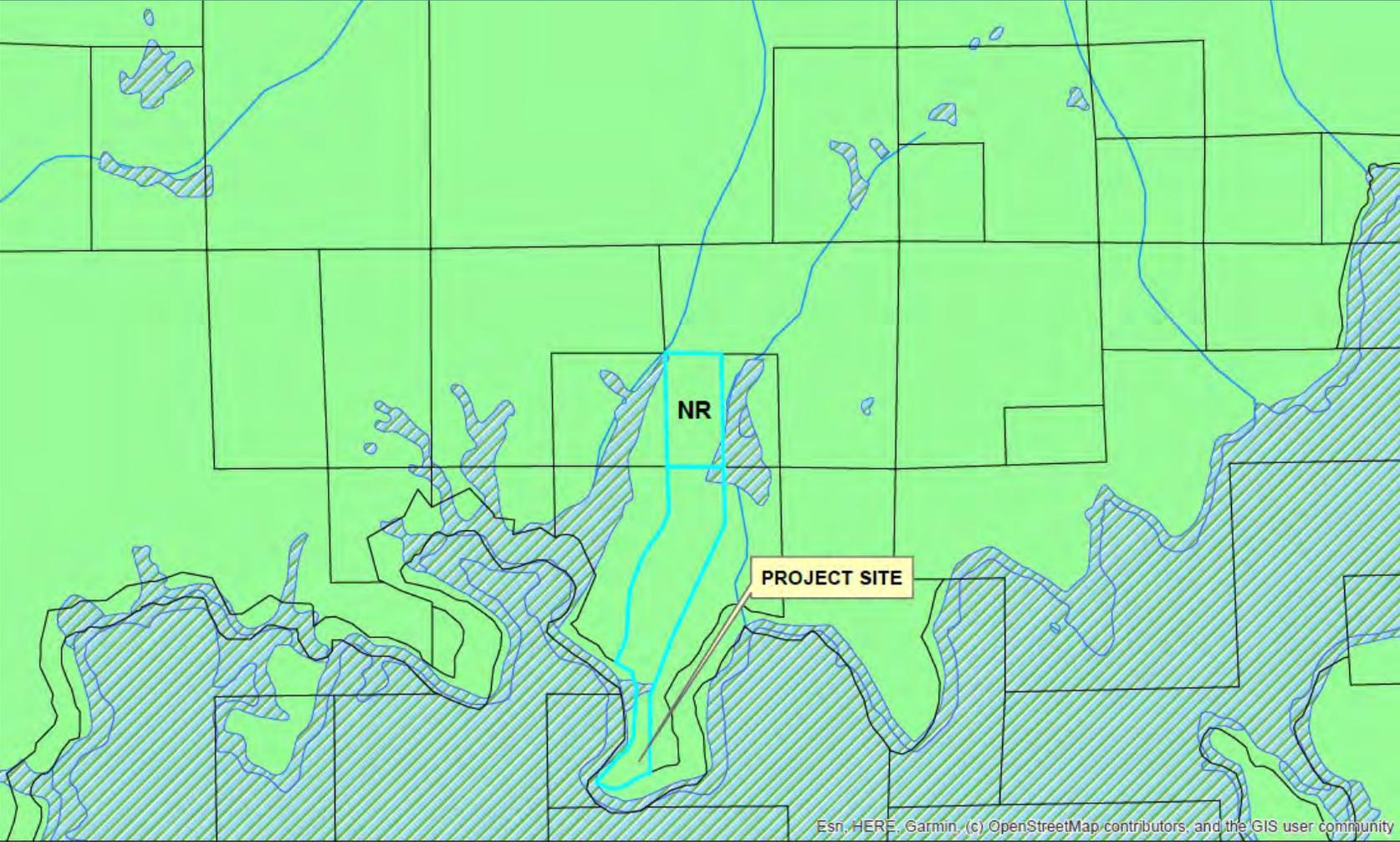
Project Vicinity Map



Project Aerial Map



General Plan Land Use Map



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

0 1,000 2,000 4,000 Feet

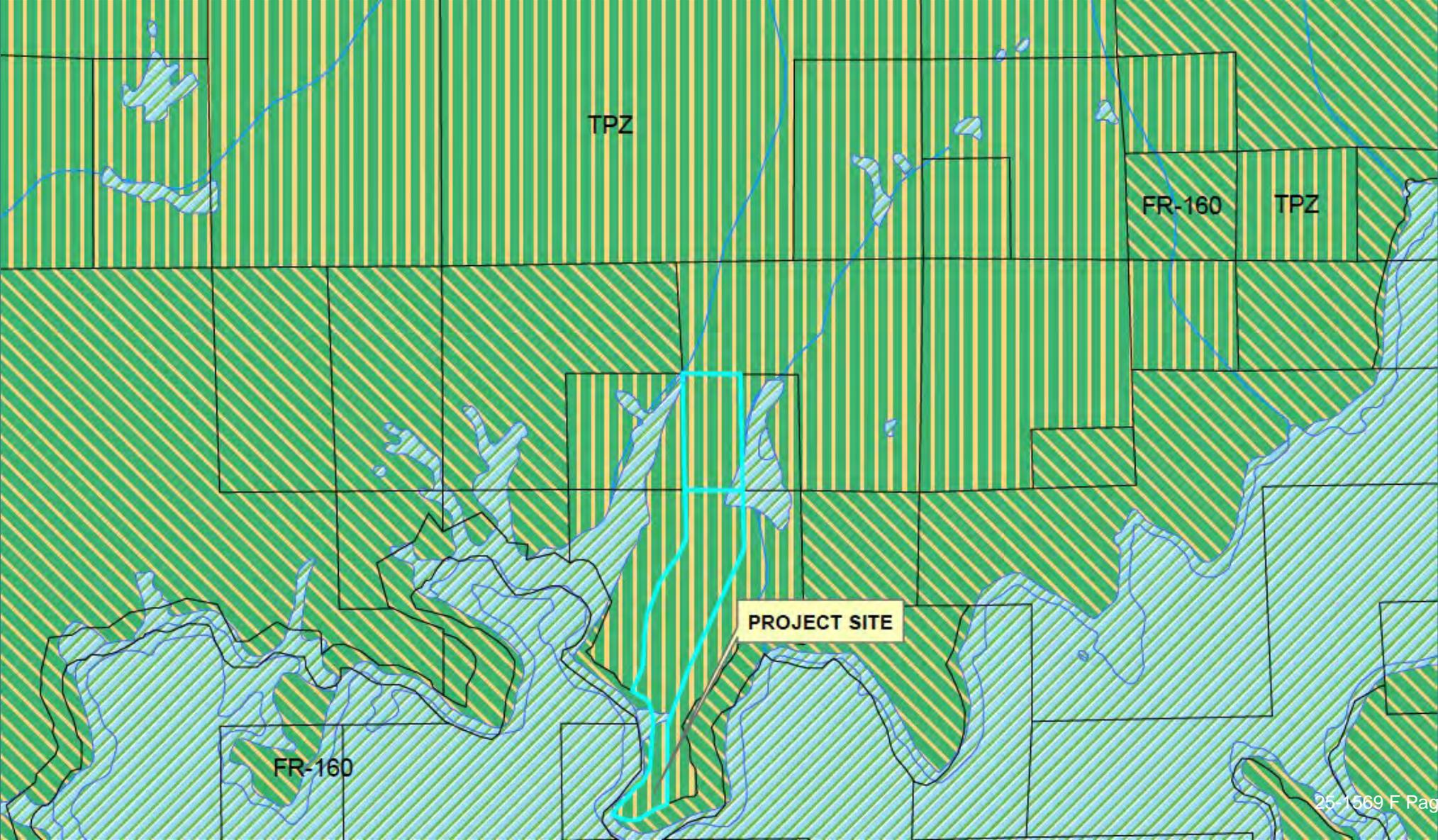
Legend

- Natural Resources
- Parcels
- Roads

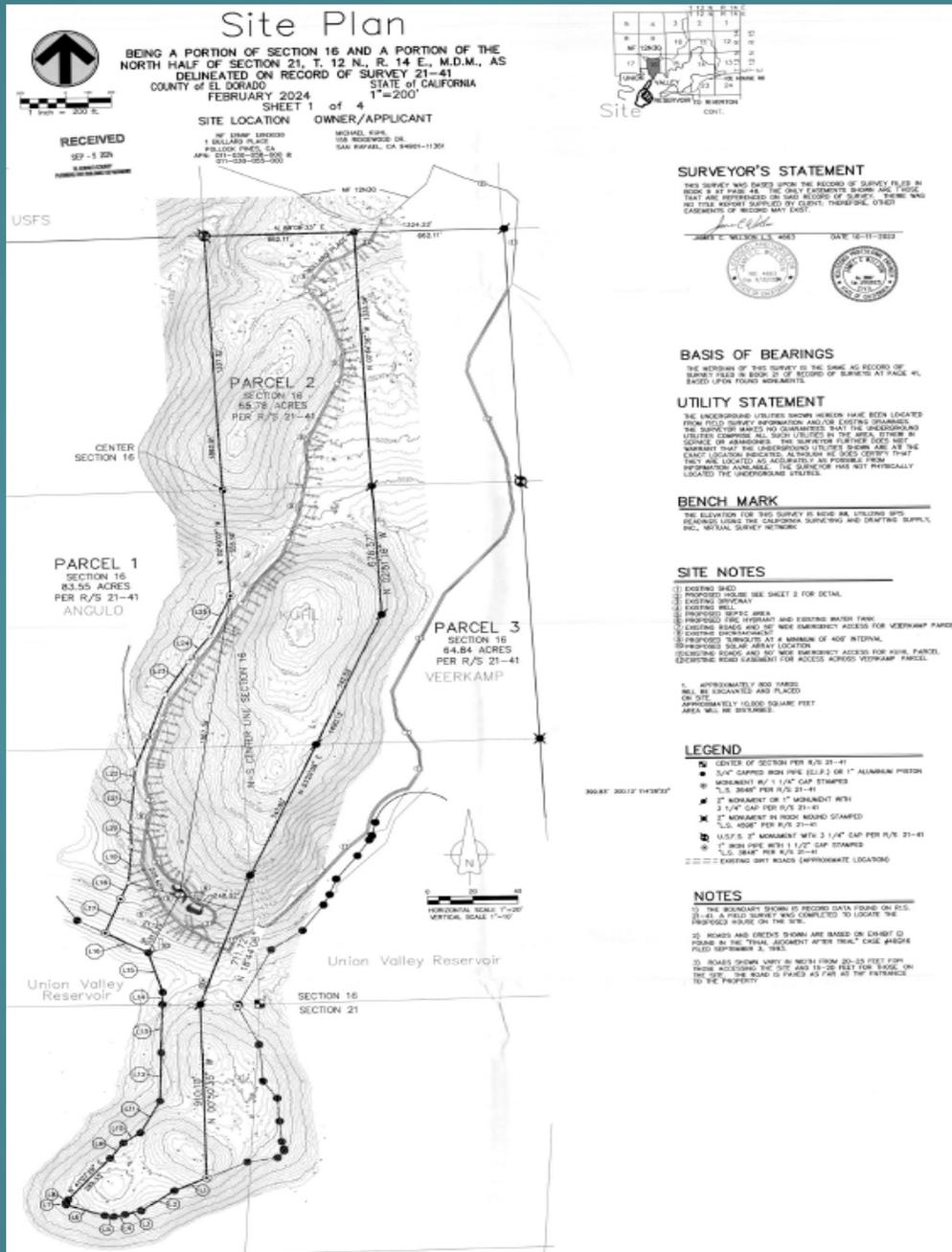


Zoning Map

FR-160 = Forest Resource 160 Acres TPZ = Timber Preserve



Site Plan



Site Plan



Site Plan

BEING A PORTION OF SECTION 16 AND A PORTION OF THE NORTH HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS DELINEATED ON RECORD OF SURVEY 21-41

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY 2024 1"=20'

SHEET 2 of 4
SITE LOCATION OWNER/APPLICANT
19 SENE MICHAEL KUAL
1 BALLARD PLACE 155 BROADWOOD DR.
FOLLOK PINES, CA SAN RAFAEL, CA 94901-1161
APH: 011-033-058-000 & 011-033-055-000



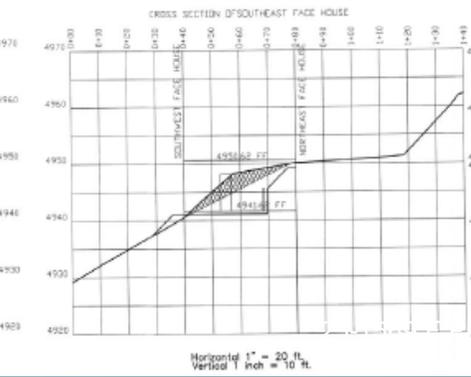
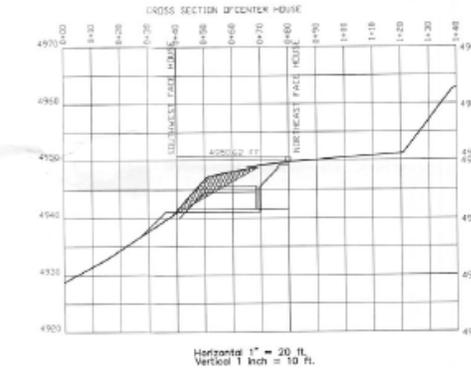
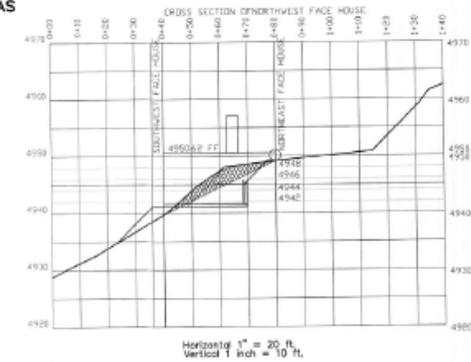
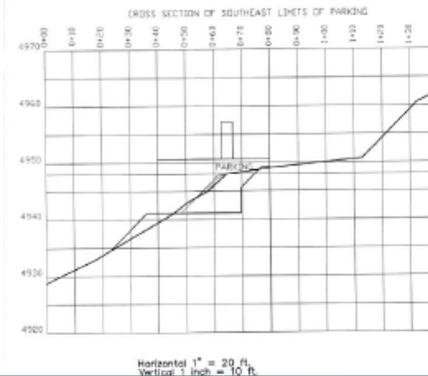
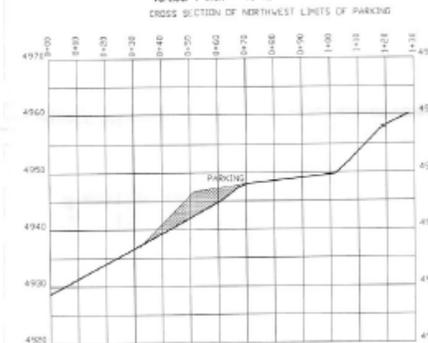
1" = 20' FT.
Horizontal

RECEIVED

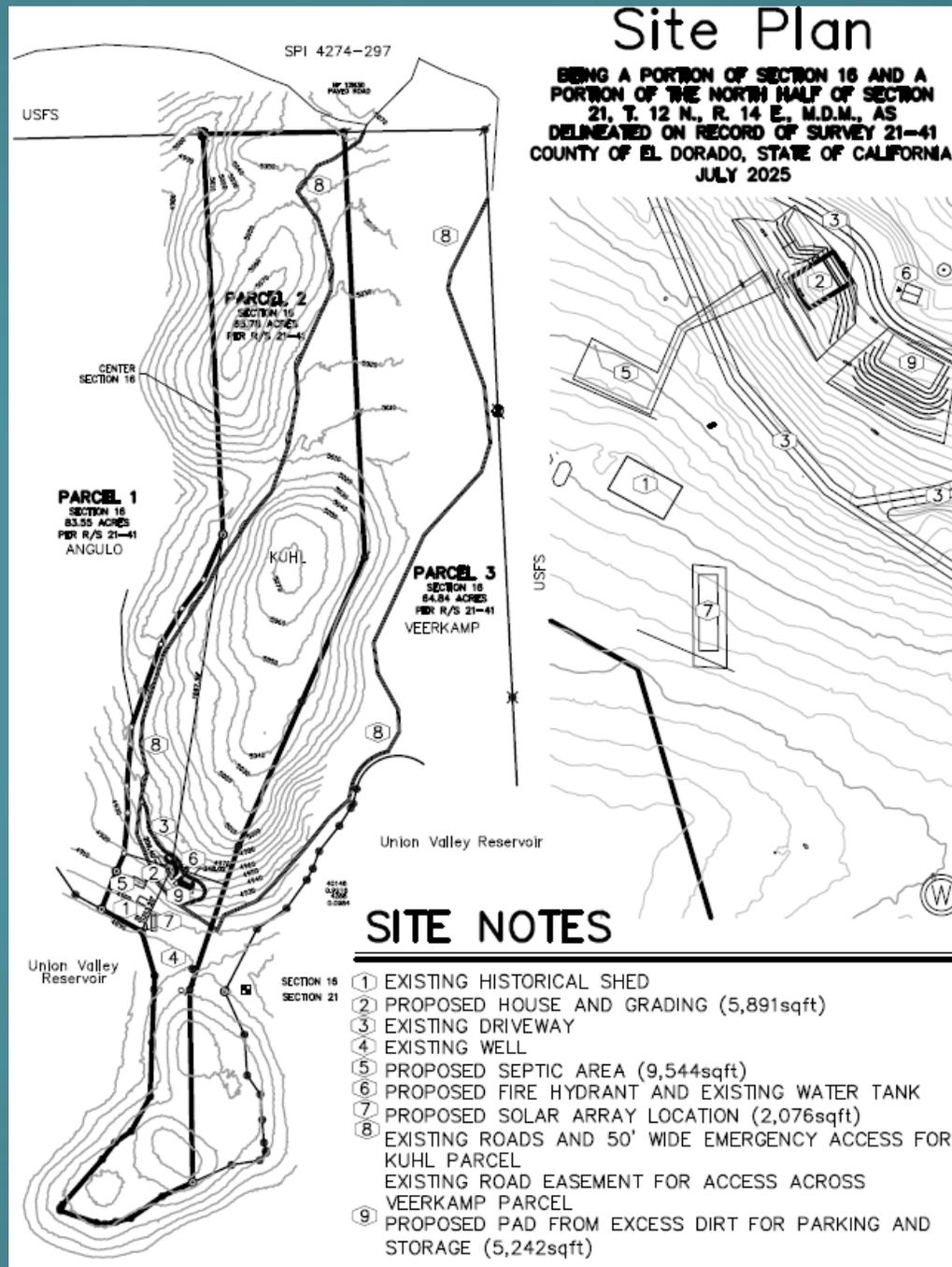
SEP - 9 2024
FLANNERY ENGINEERING

LEGEND

- CENTER OF SECTION PER R/S 21-41
- 3/4" CAPPED IRON PIPE (CLIP.) OR 1" ALUMINUM PISTON MONUMENT W/ 1 1/4" CAP STAMPED "L.S. 3640" PER R/S 21-41
- 2" MONUMENT OR 1" MONUMENT WITH 3 1/4" CAP PER R/S 21-41
- 2" MONUMENT IN ROCK MOUND STAMPED "L.S. 4998" PER R/S 21-41
- U.S.F.S. 2" MONUMENT WITH 3 1/4" CAP PER R/S 21-41
- 1" IRON PIPE WITH 1 1/2" CAP STAMPED "L.S. 3848" PER R/S 21-41
- EXISTING DIRT ROADS (APPROXIMATE LOCATION)
- DA OVERALL DISTANCE
- NON-ENGINEERED FILL TO BE REMOVED
- PROPOSED FILL AREA



Proposed Development Area



Building Plans

KUHL RESIDENCE

1 BULLARD PLACE (APN: 011-030-058)
FOLLOCK PINES, CA

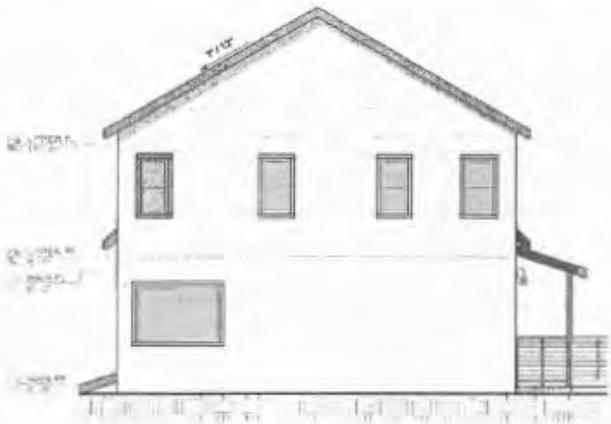


Building Plans



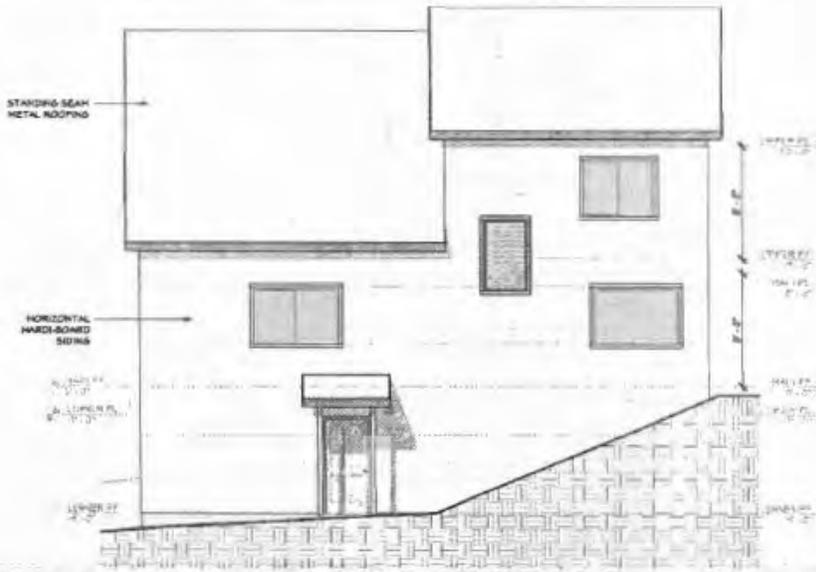
① FRONT ELEVATION

W = 10'



① LEFT ELEVATION

W = 10'



① REAR ELEVATION

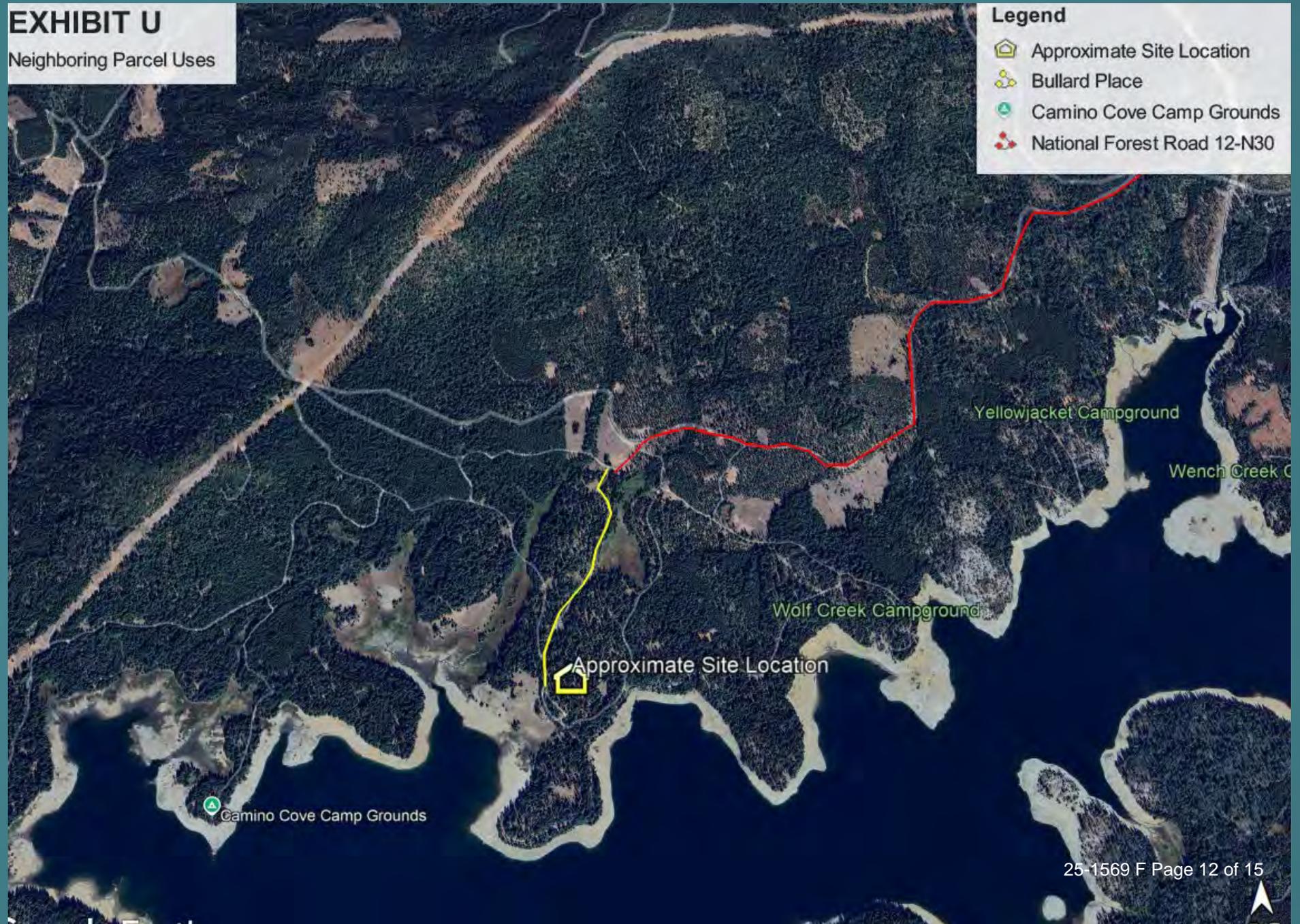
W = 10'



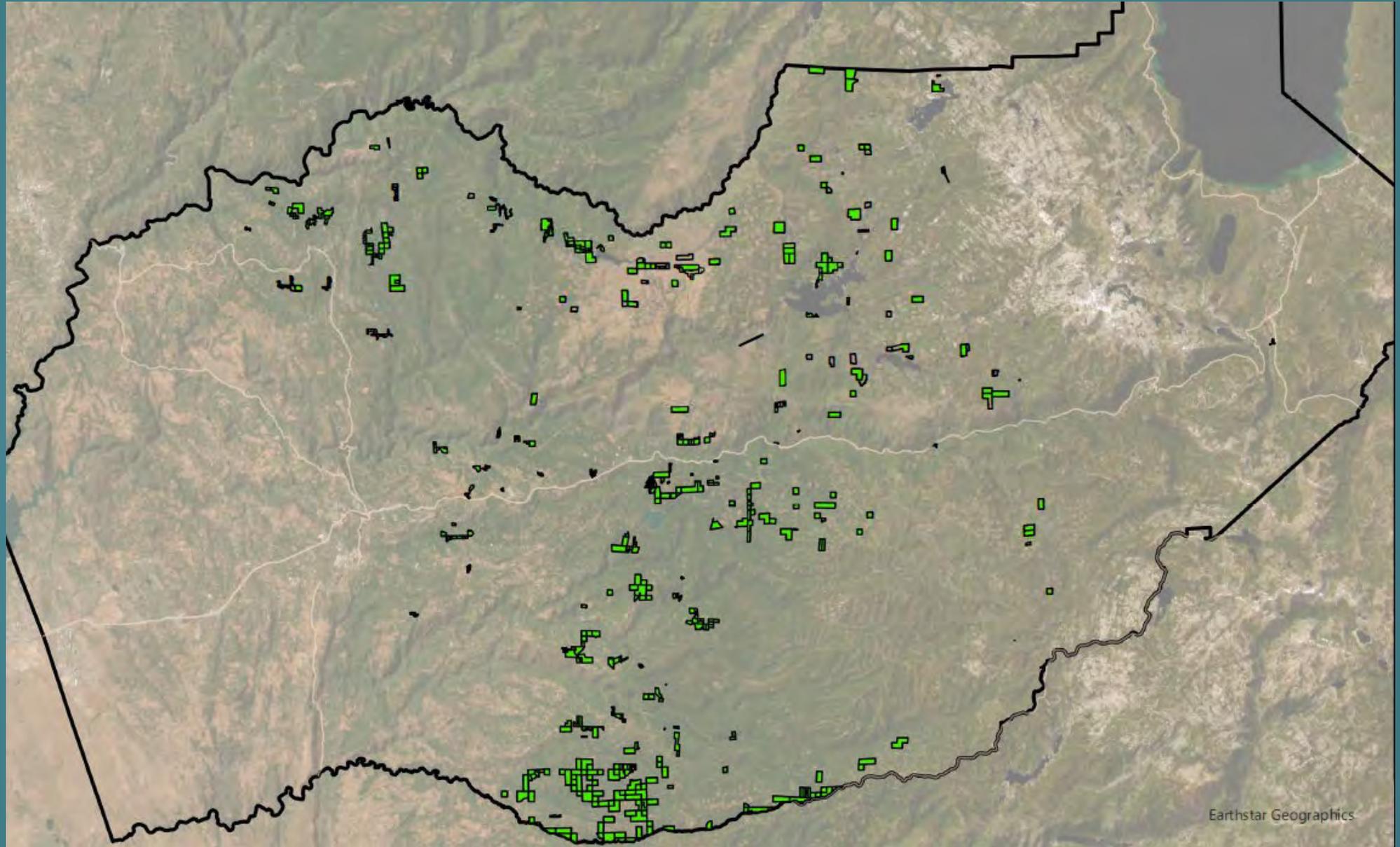
① RIGHT ELEVATION

W = 10'

Adjacent Uses



**Privately
owned TPZ
parcels
less than
160 acres**



Environmental Review

Three action options are presented to the PC:

One option would require further environmental analysis.

Two options would find the project exempt from CEQA pursuant to Section 15300 (no significant impact on the environment) or statutorily exempt pursuant to Section 15260 – 15285.

Staff Recommendation

RECOMMENDATION: Staff recommends the Planning Commission take one of the following actions:

Option A:

1. Find the project Categorically Exempt under Section 15303 of the CEQA Guidelines (Exhibit R); and
2. Approve Conditional Use Permit CUP24-0011 based on Findings to be made by the Planning Commission and subject to the Conditions of Approval as presented; or

Option B:

1. Find the project Statutorily Exempt under Section 15270 of the CEQA Guidelines (Exhibit R); and
2. Deny Conditional Use Permit CUP24-0011 based on Findings to be made by the Planning Commission and subject to the Conditions of Approval as presented; or

Option C:

Direct staff to prepare an Initial Study to determine whether any potential environmental effects may be present; if so, whether they may be mitigated, or if an Environmental Impact Report is necessary to comply with CEQA.