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 Outlook

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## Kuhl CUP 24-0011

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From Claudia & Bill Draper <cbdrapers@gmail.com>

Date Mon 6/8/2026 10:17 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

 2 attachments (31 KB)

Kuhl Project addendum.docx; Kuhl CUP Bd of Sups.docx;

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Attached are my comments for this project before the Board of Supervisors. I am a Registered Professional Forester and it is my professional opinion that this project is an abuse of the TPZ intent. There is minimal acreage available for timber production on the parcels involved. The proposed residence will only decrease the stated purpose of TPZ.

Bill Draper

RPF 898

## Kuhl Project

APN: 011-030-055 & APN 011-030-058

CUP 24-0011

The 2 parcels totaling 65.78 acres and were granted TPZ status through a court order. The county requirement for a residence on TPZ is 160 acres. At what point does a timber producing property lose its timber viability and become a recreational home site? What criteria does El Dorado County use to determine what properties qualify for TPZ and does the County review its existing TPZ properties to see if these properties are meeting your criteria. The total 65.78 acres is not available for timber production. There is a 6.95-acre wet meadow not suitable for timber production. The proposed residence site will require a onetime less than 3-acre conversion from CALFIRE removing additional acreage. The house site is an existing log landing used in previous logging. With the landing now a home site, additional acreage will need to be dedicated for a new landing to accommodate future logging. The available acreage for timber is now 55.83 acres.

The landowner has not demonstrated any need for security or caretaking of the property. There is a locked gate at the property entrance and an additional locked gate on the U.S. Forest Service road during part of the year providing access to the property.

There are two parcels, one on either side of the property under consideration that are TPZ and given that zoning by the court. What precedent will be set if this CUP is granted? Will the County be creating a de facto resort if these landowners choose to follow the Kuhl CUP and request a residence? Will "granny flats" also be allowed or accessory dwelling units (ADU) allowed?

## Kuhl CUP

Board of Supervisors Hearing June 9, 2026

The Kuhl parcel (APN: 011-030-055 and 011-030-058) of 65.78 acres was created by the court, not the County, and was granted TPZ zoning status. There is a parcel to the east and one to the west adjacent to Kuhl that were created from the original TPZ parcel of 214.17 acres. All 3 parcels were granted TPZ zoning.

The Kuhl parcel has only approximately 48 acres devoted to timber production. Meadow areas and a road occupy the remaining 17.78 acres. We need to keep as many acres in production after the disastrous fires in the last 25 years such as the King Fire and Caldor Fire.

The residential development will take additional valuable growing acreage from timber production. An existing log landing is the proposed house site. This will create the need to take out timber production area for a new landing from some other location on the property to accommodate future timber harvesting.

By allowing a residence, you will allow by right, an ADU which will need more space for septic, solar and water storage. Additional water would be for domestic and fire use. All of these potential additions take away valuable timber production areas.

If this CUP is allowed on TPZ of less than 160 acres it will set a precedent for the 2 adjacent parcels to follow. It will also open the door for other TPZ zoned parcels that do not meet the 160-acre minimum to have residences. This demeans the intent of TPZ by creating forest residents. The potential for additional problems will be greater. Who will provide the fire protection throughout the year, emergency medical response, law enforcement?

With the high cost of preparing a timber harvesting plan, it is very important to have as many acres in timber as possible to maintain an economically viable timber growing parcel.

The Board of Supervisors might consider a review of all TPZ properties in the county to determine the potential impact this could have on our timber resources and ascertain how many TPZ parcels meet the minimum qualifications for having TPZ zoning.

Bill Draper, RPF 898  
4645 Meadowlark Way  
Placerville, CA 95667  
530 919-8521