

# CONDITIONS OF APPROVAL

## **Conditional Use Permit CUP25-0014/Calvary Chapel – Classroom Addition Planning Commission/July 9, 2026**

### **Planning Division**

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

Approval of the CUP allows for a 2,298-square-foot classroom addition with lobby and restrooms to an existing legal nonconforming church, with an alternative landscape plan.

Exhibit E .....Site Plan and Floor Plan

Exhibit F.....Elevations

Exhibit G.....Grading Plans

Exhibit H.....Preliminary Landscaping Plans

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 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.

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 developer

and landowner agree 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 developer and 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 CUP.

### **California Department of Forestry and Fire Protection (CalFire)**

4. **Emergency Access and Egress:** Roads and driveways, whether public or private, unless exempted under 14 California Code of Regulations (CCR) § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.
5. **Roadway Surface:** Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.
6. **Addresses for Buildings:** All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified. (The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code [CFC], CCR title 24, part 9. Addresses for residential buildings shall be reflectorized.
7. **Address Installation, Location, and Visibility:** All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property. Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way. Address signs along one-way roads shall be visible from both directions. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

**El Dorado County Fire Protection District (Fire Department)**

8. **Fire Apparatus Access:** Fire apparatus access roads shall be provided in accordance with CFC Section 503 and Fire District standards. Access shall extend to within 150 feet of all portions of the exterior of the first story of the building, including the proposed classroom addition. Existing access roads and drive aisles shall be maintained and, where modified, shall meet minimum Fire Department standards for width, clearance, and load-bearing capacity. Turning radii shall meet Fire Department requirements. Any modifications to circulation or site access shall be subject to Fire Department review and approval.
9. **Fire Lanes and Parking Control:** Fire lanes shall be established and maintained as required by the Fire Code Official. Fire lanes shall be clearly marked with red curbs and/or approved “NO PARKING – FIRE LANE” signage and shall be maintained in a legible condition at all times. Based on the site plan, parking areas and drive aisles shall be configured to ensure that fire access is not obstructed, particularly adjacent to the proposed addition and along primary access routes. A fire lane striping and signage plan shall be submitted with improvement plans for Fire Department approval.
10. **Water Supply and Fire Flow:** An approved water supply capable of delivering the required fire flow shall be provided in accordance with CFC Section 507. Existing fire hydrants shown on the site plan shall be maintained accessible and unobstructed at all times. Any relocation or modification of utilities (including the noted propane tank relocation) shall not impact fire hydrant access or fire protection system functionality.
11. **Fire Protection Systems:** The existing building is equipped with an automatic fire sprinkler system. The system shall be extended to serve the proposed classroom addition in accordance with the California Building Code and applicable National Fire Protection Association (NFPA) standards. Fire sprinkler system plans shall be submitted to the Fire Department for review and approval prior to installation. Fire Department Connections (FDCs) shall remain visible, accessible, and located in accordance with Fire Department standards. No reduction in the level of existing fire protection shall occur as a result of this project.
12. **Fire Alarm and Life Safety Systems:** Fire alarm system requirements shall be evaluated based on occupancy classification, occupant load, and the addition of new classroom space. Any required modifications or expansions to existing fire alarm systems shall be submitted for review and approval. Emergency lighting and exit signage shall be provided in accordance with applicable codes.

13. **Addressing and Site Identification:** Approved address numbers shall be installed on the building and shall be visible from Commerce Way. Addressing shall comply with Fire District standards for size, contrast, and visibility. Due to the size of the campus and multiple buildings, additional directional or monument signage may be required to clearly identify building entrances and access points.
14. **Fire Access Gates (if Applicable)** Any gates installed across fire access roads shall be approved by the Fire Code Official and shall provide approved emergency access, including Knox key switch and other required override systems.
15. **Construction Requirements:** Fire apparatus access and water supply shall be maintained during all phases of construction. Fire access roads shall remain clear and unobstructed. Any temporary impacts to access or water supply shall be coordinated with and approved by the Fire Department.
16. **Knox Access:** A Knox Box shall be installed or updated at an approved location to provide emergency access. Existing Knox devices shall be updated as necessary to reflect new construction or access changes.
17. **Operational/Assembly and Educational Use Conditions:** The facility includes an existing worship center (approximately 350 seats per plans) and classroom uses. The addition of classroom space shall not negatively impact egress, fire protection systems, or occupant load limitations. The maximum occupant load shall be determined by the Building Official and Fire Department and shall not be exceeded. A crowd management plan may be required for large gatherings or special events. Any use of open flame (e.g., candles for services) shall comply with applicable fire code requirements. Temporary events exceeding normal operations may require permits, fire watch, or additional safety measures.

### **El Dorado County Environmental Management**

18. **Construction and Demolition (C&D) Debris Recycling:** State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website <https://www.eldoradocounty.ca.gov/Public-Safety-Justice/Waste-Disposal/Solid-Waste-Disposal/Construction-and-Demolition-Debris-Recycling> to view El Dorado County’s Construction & Demolition Debris Recycling Ordinance Program information and requirements.

**El Dorado County Department of Transportation (DOT)**

19. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
20. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements. Project Conditions of Approval shall be incorporated into the project Improvement Plans when submitted for review.
21. **Easements:** All existing and proposed easements shall be shown on the project Grading Plans and Improvement Plans.
22. **Utility Encroachment Permit:** Landscaping needs to remain on private property and any utilities that encroach onto the County Right-of-Way will require a utility encroachment permit from DOT.
23. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County shall require an additional grading permit for that offsite grading.
24. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and DOT. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, DOT shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Stormwater Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
25. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with RCD. If grading activities are not completed by September, the developer

shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to DOT. DOT shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

26. **Geotechnical Report:** At the time of the submittal of the Grading or Improvement Plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to and receive approval from DOT. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
27. **Entrance Gates:** Pursuant to Article 2, Section 1273.11 of the State Responsibility Area (SRA) Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the County and Fire Department.
28. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the project Grading and Improvement plans.
29. **Water Quality Stamp:** Include a stormwater quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

#### **El Dorado County Stormwater Unit**

30. **Erosion and Sediment Control:** 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). CGP requirements can be found at the following link:  
[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html).

31. **Stormwater Management:** The County is subject to the State of California's Phase II MS4 Permit ([https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/phsii2012\\_5th\\_order\\_final.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/phsii2012_5th_order_final.pdf)). Thus, the County's post construction water quality requirements follow those outlined in that Permit or any 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 (<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Tahoe-Planning-and-Building-Division-Stormwater-Unit/West-Slope-Development-and-Redevelopment-Standards>) if improvements will 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. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.

#### County Surveyor's Office

32. **Boundary Monuments:** 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).
33. **Address:** If applicable, applicant will be required to coordinate with the 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.