

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT - REVISED**



Date: July 9, 2026

Staff: Michelle Drehobl

CONDITIONAL USE PERMIT

FILE NUMBER: CUP25-0014/Calvary Chapel – Classroom Addition

APPLICANT: John Kristedja

PROPERTY OWNER: Calvary Chapel of Placerville

REQUEST: Conditional Use Permit (CUP) for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

LOCATION: On the northeast side of Commerce Way, approximately 300 feet northwest of the intersection with Pleasant Valley Road, located in the Diamond Springs/El Dorado Community Region (Exhibit A).

SUPERVISOR

DISTRICT: 3

APN: 329-342-006 (Exhibit B)

ACREAGE: 3.18 Acres

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Industrial Light (IL) (Exhibit D)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorical Exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

1. Find Conditional Use Permit CUP25-0014 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0014, based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.61.050 (Changes or Expansion of Legal Nonconforming Uses), the Planning Commission (PC) may allow changes or expansions to legal nonconforming uses as set forth by a Conditional Use Permit (CUP).

EXISTING CONDITIONS/SITE CHARACTERISTICS

The 3.18-acre site is located on the northeast side of Commerce Way, approximately 300 feet northwest of the intersection with Pleasant Valley Road, located in the Diamond Springs/El Dorado Community Region, in the Diamond Springs area (Exhibit A). The existing legal nonconforming church for the proposed project was approved and finalized on July 21, 1999, with Building Permit number 115359, and has been in continuous operation. All adjacent parcels are similarly zoned Industrial Light (IL) with Commercial Community (CC), Commercial Limited (CL), and Residential Multi-Unit (RM) zoned parcels located nearby (Exhibit D).

PROJECT DESCRIPTION

The proposed project is a request for a CUP to allow the addition of a 2,298-square-foot Sunday School classroom to an existing legal nonconforming church (Exhibit E). The classroom addition would accommodate up to 130 students and includes a lobby and two (2) restroom enclosed areas. The exterior of the classroom addition will be consistent with the existing design of the church. The existing propane tank will be relocated outside of the existing 80-foot Pacific Gas and Electric (PG&E) easement and with associated landscaping along Commerce Way.

STAFF ANALYSIS

Environmental Review: Staff has reviewed the project and has determined CUP25-0014 is Categorically Exempt pursuant to Section 15301 (Class 1, Existing Facilities), of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing,

or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use; (c) Additions to existing structures provided that the addition will not result in an increase more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Approval of this CUP would allow for construction of a 2,298-square-foot classroom addition to an existing legal nonconforming church.

Per CEQA Guidelines Section 15062, filing of a Notice of Exemption is required to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. ~~The applicant shall submit the \$50.00 recording fee to the Planning Division for the County Recorder to file the Notice of Exemption within 48 hours of any decision-making body approving the project. Checks shall be made payable to El Dorado County.~~ If the fee is not received and the notice is not filed, an 180-day statute of limitations will apply.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning, and Conditional Use Permit Findings.

Agency Comments: The project was distributed to all applicable agencies and departments for review and comment. Comments were received from California Department of Forestry and Fire Protection (CalFire), El Dorado County Fire Protection District, El Dorado County Department of Transportation (DOT), El Dorado County Stormwater Unit, El Dorado County Surveyor's Office, El Dorado County Environmental Management Department, and PG&E. Additionally, since the proposed project is within the Diamond Springs/El Dorado Community Region, it was forwarded to the Diamond Springs-El Dorado Community Advisory Committee (DSEDCAC). DSEDCAC was in support of the project and only requested the exterior of the classroom addition be consistent with the existing color and design of the building. Comments received have been reviewed and, if applicable, incorporated as Conditions of Approval for the project.

Public Notice: The project was duly noticed for a PC public hearing with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. In addition, project notification was sent to the County's PC email subscription list and posted on the Planning Division's PC webpage. No physical sign posting is required for CUPs.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Assessor’s Parcel Map

Exhibit C.....General Plan Land Use Map

Exhibit D.....Zoning Designation Map

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

Exhibit F.....Elevations

Exhibit G.....Grading Plans

Exhibit H.....Preliminary Landscaping Plans

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