



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-5355, Fax (530) 642-0508

Date: January 26, 2021

To: El Dorado County Agricultural Commission

From: Bianca Dinkler, Associate Planner

RE: **CUP20-0012 (S97-0011-R) House of Prayer Family Fellowship/  
Relief from Agricultural Setback from 200' to 30' (South Property Line)  
Discretionary Project/Church Addition Adjacent to Agricultural Zoning  
Assessor's Parcel Number: 060-550-011**

### **Planning Request and Project Description:**

Planning Services is requesting review for a discretionary project located adjacent to agricultural zoning and review for administrative relief from the agricultural setback for the above referenced project. This is a request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family Fellowship for an addition of an approximately 3,000-sq.ft. multipurpose room, meeting room, and pantry. The proposed expansion would be thirty feet (30') from the south property line, adjacent to Limited Agricultural, Ten-Acre (LA-10) (APN's: 060-550-010 and 060-550-012). The applicant's parcel, identified by APN 060-550-011, consists of 10.06-acres and is located on the west side of Highway 193, approximately 0.5-miles south of the intersection with Black Oak Mine Road in the Garden Valley area, Supervisorial District 4.



DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): House of Prayer Family Fellowship % Jim Woolums

SITE ADDRESS: 7901 CA 193 Garden Valley CA 95633

MAILING ADDRESS: % 9461 CA 193 #16 Kelsey CA 95667

TELEPHONE NUMBER(S): (DAY) 530-621-1579 (EVE) Same

APN#: 060-550-011 PARCEL SIZE: 10 AC ZONING: Ag (LA-10)

LOCATED WITHIN AN AG DISTRICT? [X] YES [ ] NO ADJACENT PARCEL ZONING: AG

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? [ ] YES [X] NO [X] NOT APPLICABLE

REQUIRED AG SETBACK: 200' foot SETBACK YOU ARE REQUESTING: 30' foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):
Addition to existing Church building. Current (E) Setback is 55'. Addition is 25' moving Requeste Setback to 30'

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [ ] YES (Permit # ) [ ] NO

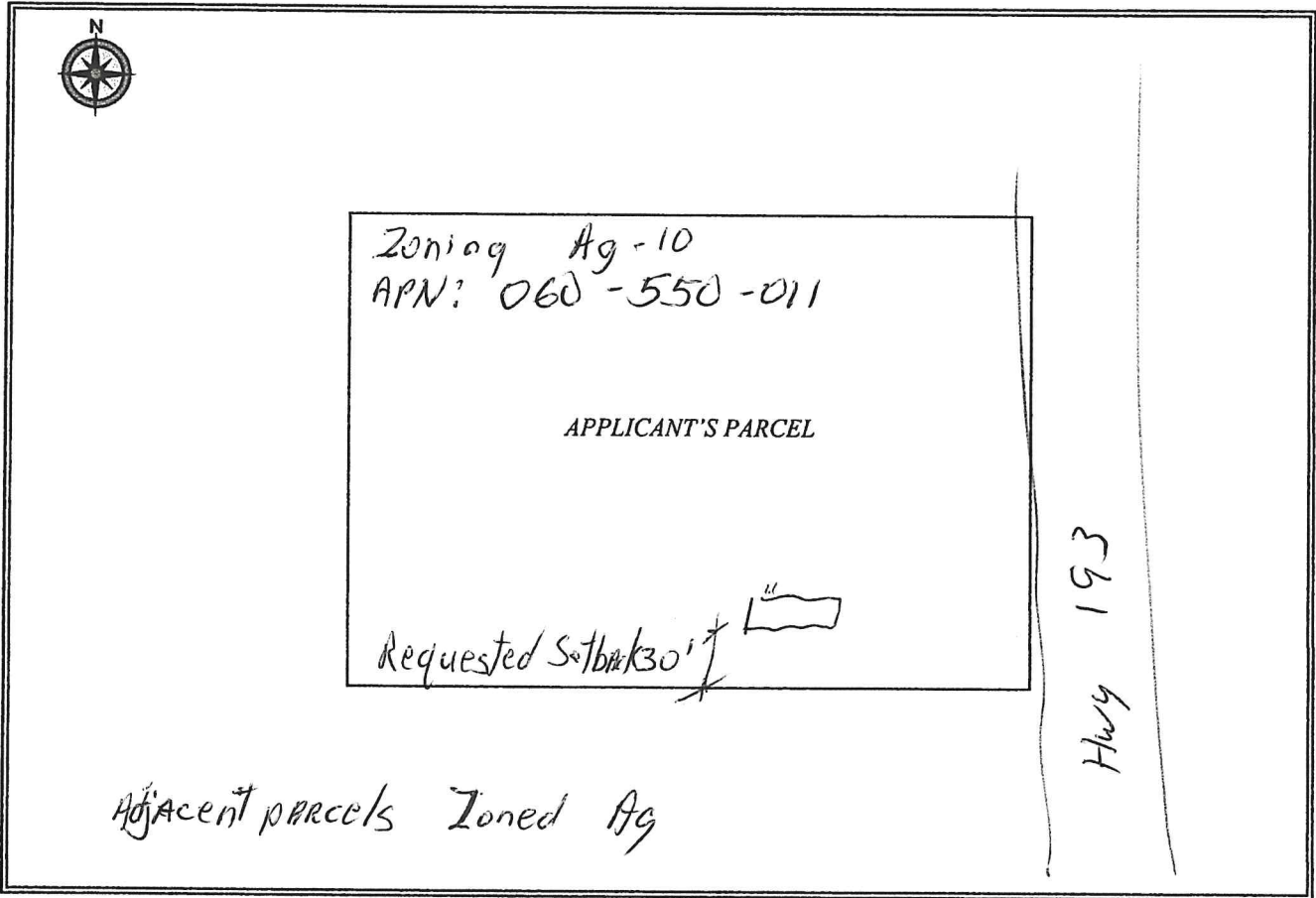
PLEASE ANSWER THE FOLLOWING:

- 1. [ ] YES [X] NO Does a natural barrier exist that reduces the need for a setback?
2. [ ] YES [X] NO Is there any other suitable building site that exists on the parcel except within the required setback?
3. [X] YES [ ] NO Is your proposed agriculturally-incompatible use located on the property to minimize any potential negative impact on the adjacent agricultural land?
4. List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission should consider (including, but not limited to, topography, vegetation, and location of agricultural improvements, etc.).

Use of Addition and Location will NOT Change the current use of the existing building or location

**IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:**

- A. Zoning of your parcel
- B. Zoning of adjacent parcels
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property



**ANY ADDITIONAL COMMENTS?**

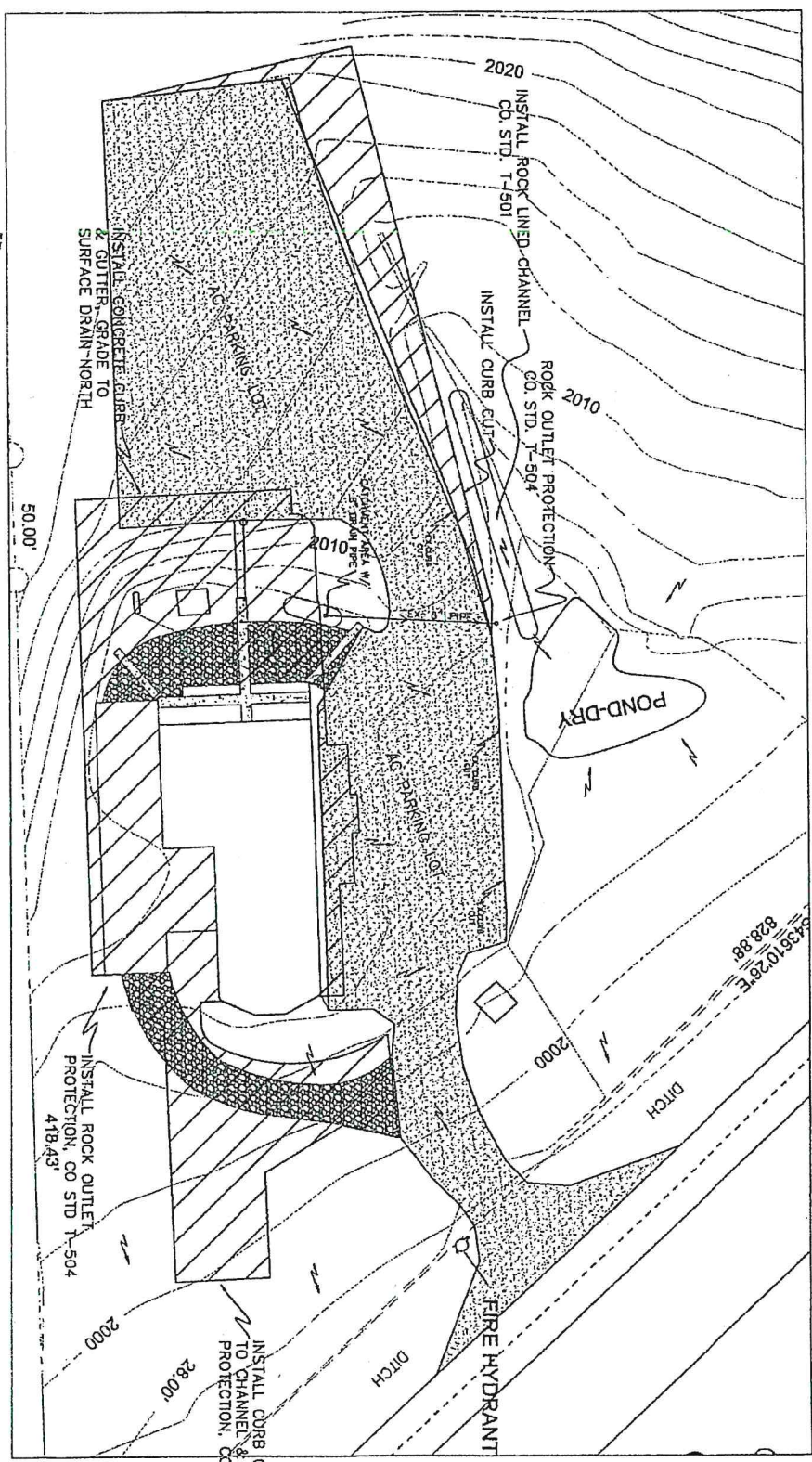
CUP WAS PREVIOUSLY APPROVED BUT EXPIRED IN DEC 2019 DUE TO OUR LACK TO RESPOND TO THE APPROVED CUP + BUILDING PERMIT. THIS IS A RESUBMISSION.

*Ralph [Signature]*  
APPLICANT'S SIGNATURE

1/10/2021  
DATE

OFFICE USE ONLY:  Fee Paid    Date: 2/3/2021    Receipt #: 070890    Initials: MK

2020 NOV 12 AM 7:37  
 RECEIVED  
 PLANNING DEPARTMENT



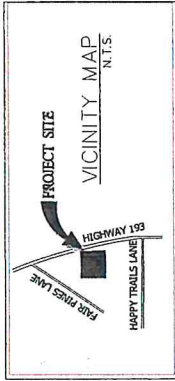
- ROCK LINED CHANNEL, STD. T-501
- EXISTING ASPHALT CONCRETE
- EXISTING CONCRETE
- DIRECTIONAL FLOW/GRADE INDICATOR
- EXISTING ROCK BASE - ROAD SURFACE
- PROPOSED EXPANSION

APPROVED  
 108 11 2019  
 905595

CUP20-0012

		<b>CIVIL DRAINAGE PLAN</b> HOUSE OF PRAYER 7901 HIGHWAY 193 GARDEN VALLEY, CA 95633		DATE	BY
				SCALE	REVISION
PROJECT: D-2008					
DRAWN: 8/12/2008					
CHECKED: T-27					
DATE: 8/12/2008					
SCALE: T-27					
PROJECT: C3					
DATE: 8/12/2008					
SCALE: T-27					
PROJECT: C3					

# HOUSE OF PRAYER BUILDING ADDITION



ENGINEER OF RECORD:  
PACWEST CONSULTANTS, INC.  
42 LANDER AVE. SUITE B  
TURLOCK, CA 95380  
CONTACT: DARYL JORDAN, PE  
TEL: (209) 634-4925

ARCHITECT OF RECORD:  
JIM SHADE AIA  
JAMES W. B. SHADE AIA, ARCHITECTS  
& PLANNERS  
222 S THOR STREET STE 10,  
TURLOCK CA, (209) 667-1395  
TEL: (209) 667-1395

## SHEET TITLE INDEX

- TITLE & CIVIL DRAWINGS  
C1 COVER SHEET  
C2 TOPGRAPHIC SHEET  
C3 DRAINAGE PLAN

PROPOSED EXPANSION,  
PHASE 2



DATE	REVISION
09/09/2015	

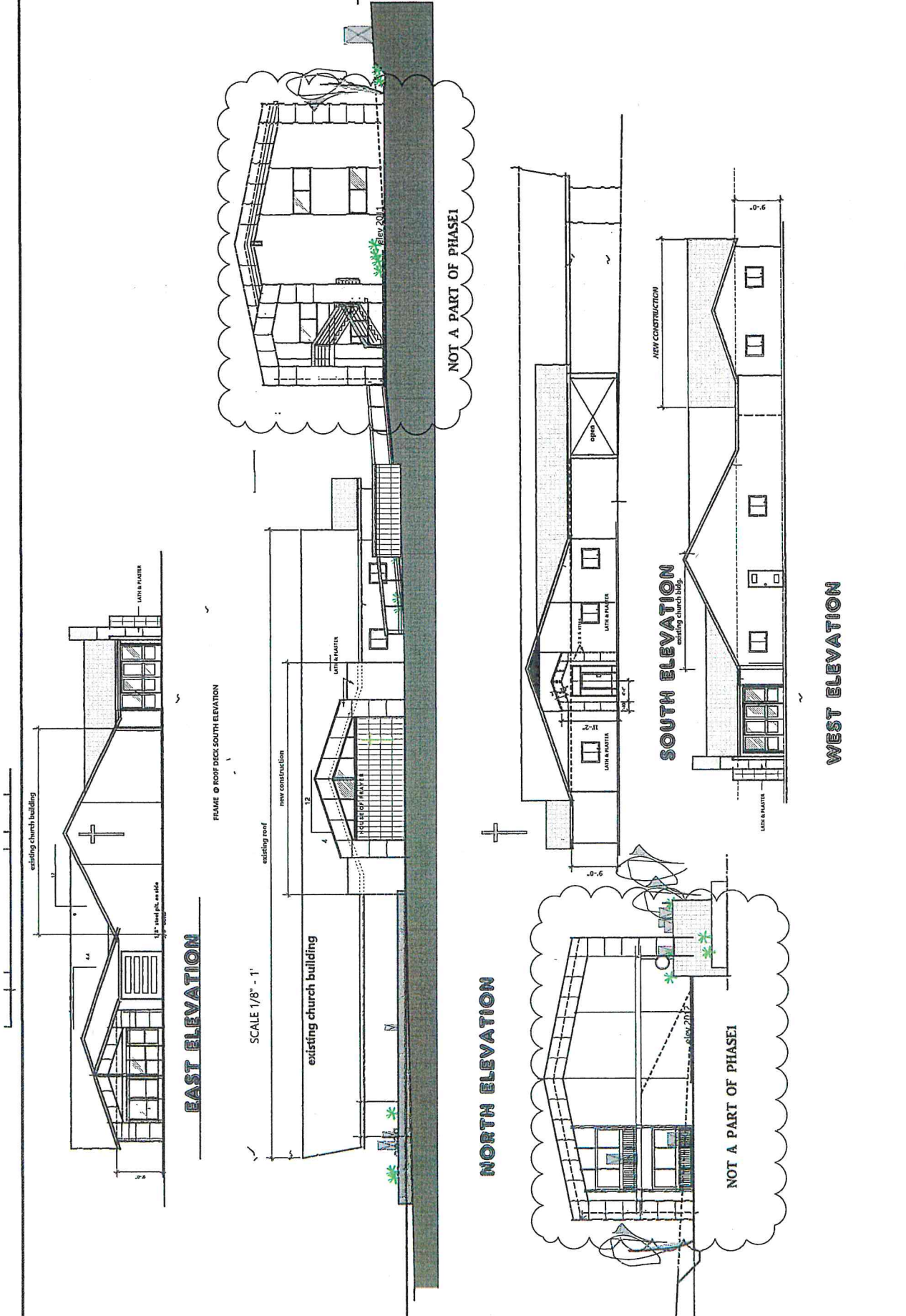


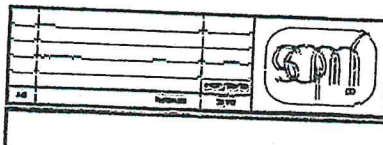
CIVIL COVER SHEET  
HOUSE OF PRAYER  
7901 HIGHWAY 193  
GARDEN VALLEY, CA 95633

**PACWEST**  
CONSULTANTS, INC.  
CIVIL & STRUCTURAL ENGINEERING  
42 Lander Ave, Turlock, CA 95380  
Tel: 209-634-4925



PROJECT	15-0308
DATE	9/12/2015
SCALE	N.T.S.
DRAWN BY:	DJ
SHEET:	C1
OF	3



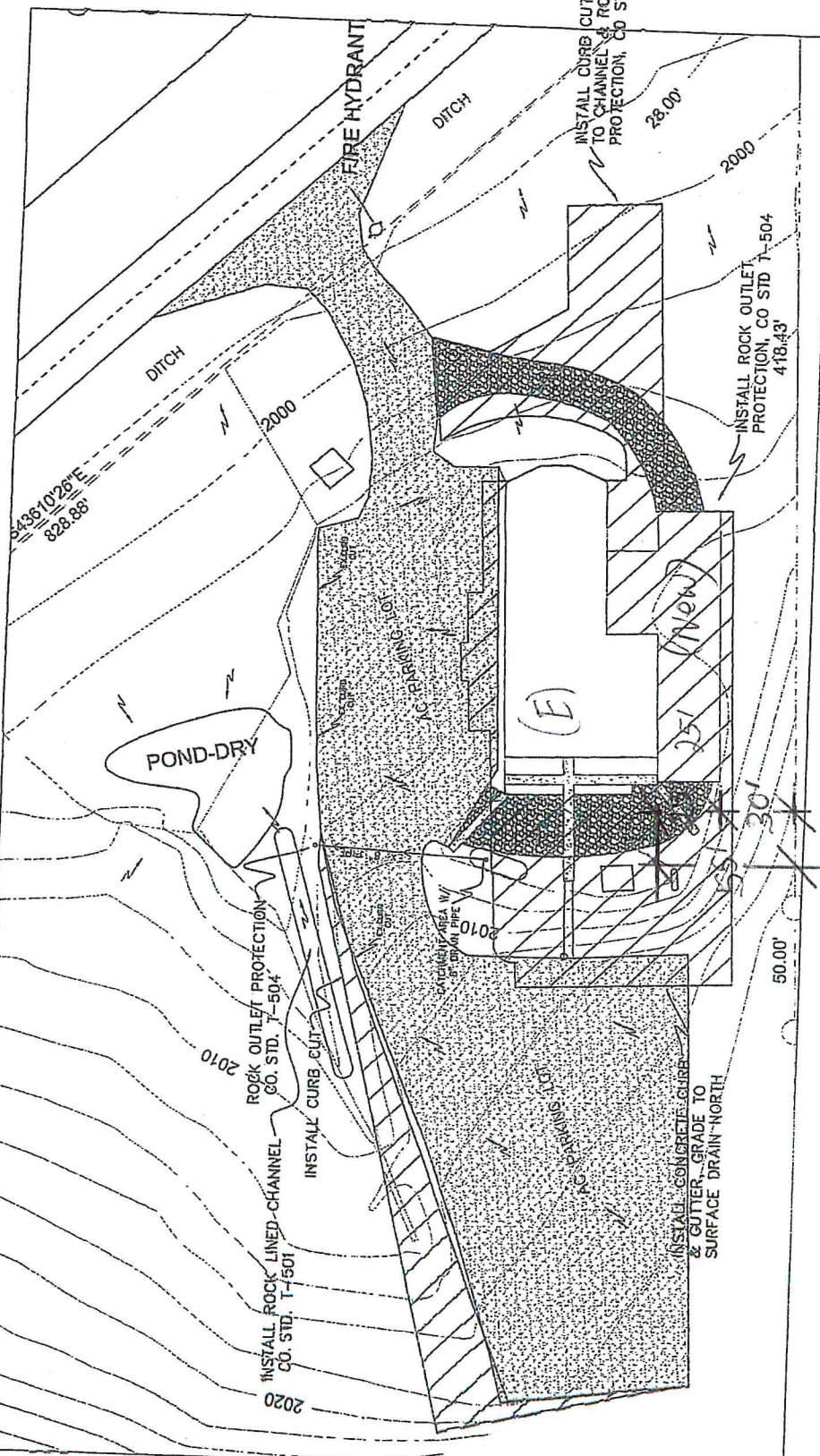


**CIVIL DRAINAGE PLAN**  
 HOUSE OF PRAYER  
 7901 HIGHWAY 183  
 GARDEN VALLEY, CA 95633

**MACORRELL**  
 CONSULTANTS INC.  
 CIVIL & MECHANICAL ENGINEERING  
 43 Lohr Ave., Truckee, CA 95960  
 Tel: 209-554-4924  
 Fax: 209-554-4924



PROJECT NO. 201-0398  
 DATE: 07/27/20  
 DRAWN BY: J. B. B.  
 CHECKED BY: J. B. B.  
 SCALE: AS SHOWN  
 SHEET: 3  
 OF 3 SHEETS



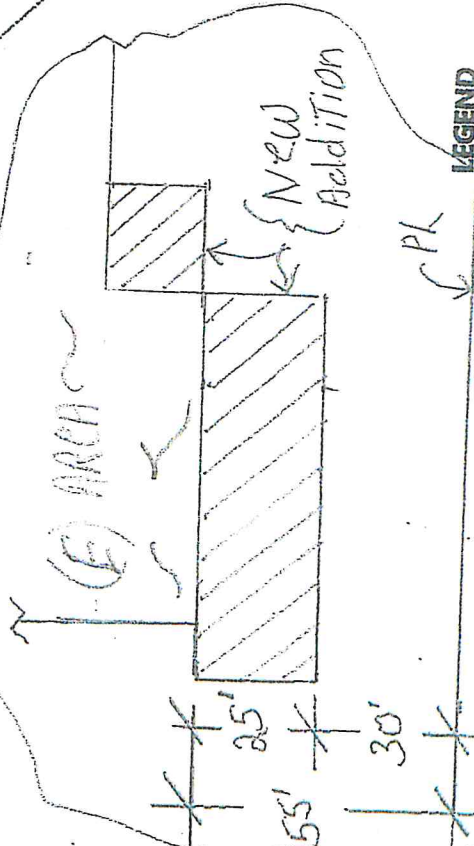
- ROCK LINED CHANNEL STD. T-501
- EXISTING ASPHALT CONCRETE
- EXISTING CONCRETE
- DIRECTIONAL FLOW/GRADE INDICATOR
- EXISTING ROCK BASE - ROAD SURFACE
- PROPOSED EXPANSION, PHASE 1 & 2

(E) Sq Ft 5527  
 (N) Area 2333  
 (N) Foyer 784  
 (N) Covered Patio 800  
 Total (N) 3617 SF  
 Total (E) 5527 SF  
 Total 9144 sqft



STATE HIGHWAY 193 A

302.67'

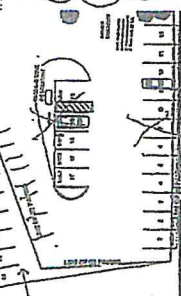
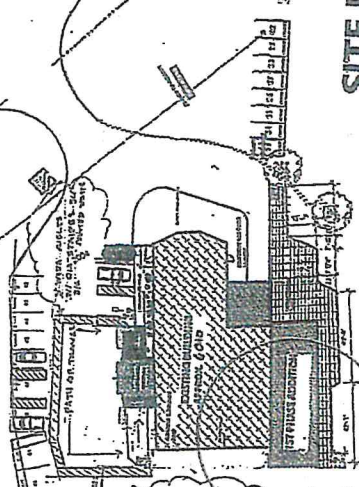


LEGEND

- EXISTING BUILDING APPROX. 6040SF
- 1ST PHASE ADDITION 2,647-SF

OPEN SCATTERED TREES

(E) REED MARSH



EXPANDED PARKING FOR PHASE II

THIS AREA IS RESERVED FOR PHASE II

974.35'

SITE PLAN

1" = 30'

A1

AN ADDITION TO  
 HOUSE OF PRAYER FAMILY FELLOWSHIP  
 7901 HIGHWAY 193, GARDEN VALLEY, CA 95335  
 ARCHITECTS & PLANNERS  
 JAMES W. B. SHADE, AIA  
 22500 Highway 193, Suite 100  
 Garden Valley, CA 95335  
 (916) 938-1111  
 www.jwsaia.com

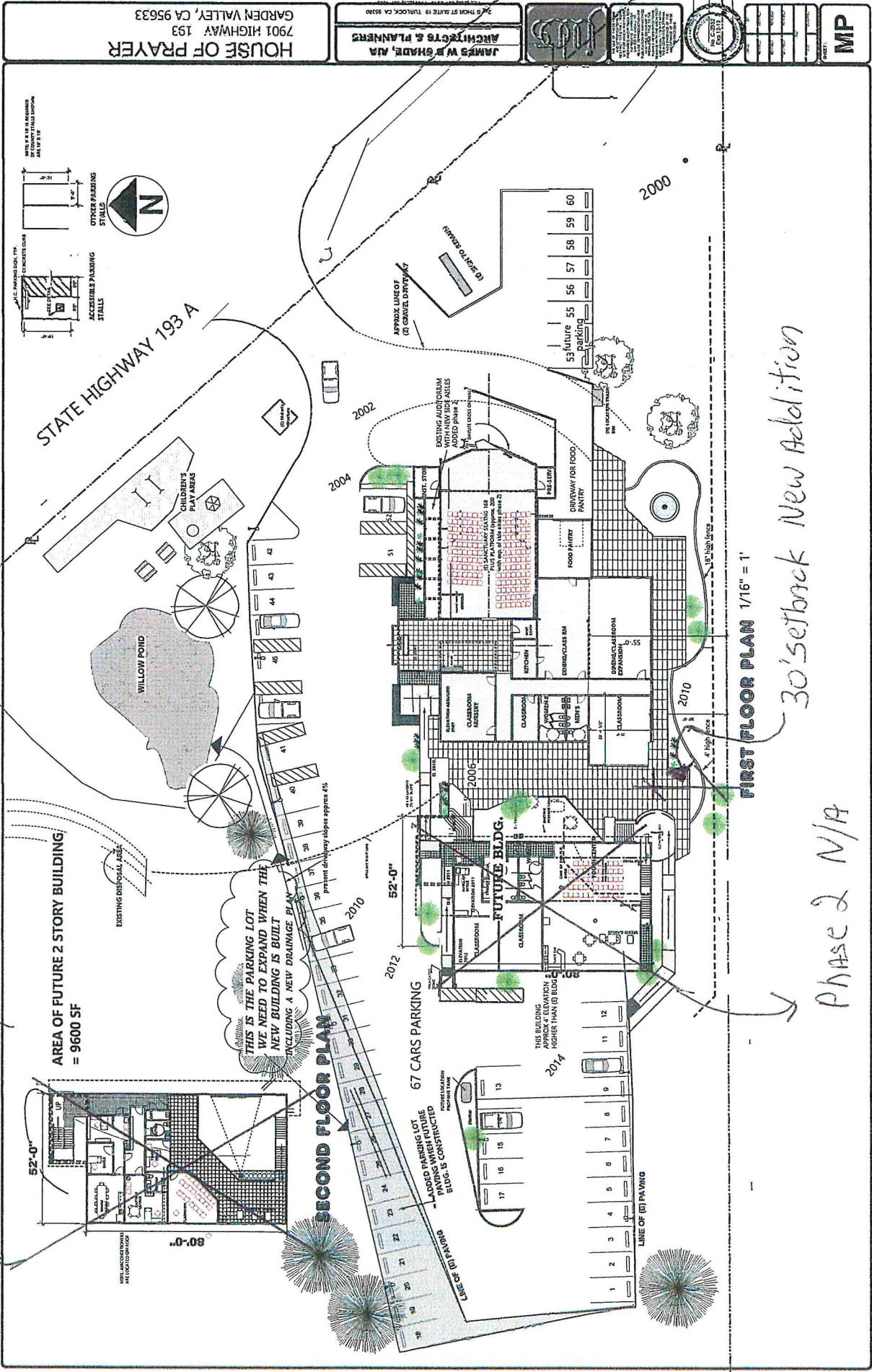




# House of Prayer

Garden Valley, California

**JOS**  
JAMES B. SHIVERS, AIA  
ARCHITECTS & PLANNERS  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202



HOUSE OF PRAYER  
7901 HIGHWAY 193  
GARDEN VALLEY, CA 95633

JAMES W. SHADE, M.A.  
ARCHITECTS & PLANNERS  
240 THORN ST SUITE 19 TULLOCK, CA 95288



PROJECT	MP
DATE	
SCALE	
BY	
CHECKED	
DATE	

Phase 2 N/A

AREA OF FUTURE 2 STORY BUILDING = 9600 SF

THIS IS THE PARKING LOT WE NEED TO EXPAND WHEN THE NEW BUILDING IS BUILT INCLUDING A NEW DRAINAGE PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN 1/16" = 1'

30' setback New Addition

Phase 2 N/A



DATE	DESCRIPTION

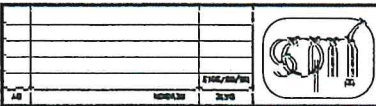


→ Phase 2 NA

FIRST FLOOR PLAN 1/16" = 1'  
30' setback New Addition

Phase 2 NA

EXHIBIT 1  
+ 11



**TOPOGRAPHIC SURVEY**  
**HOUSE OF PRAYER**  
**7801 HIGHWAY 193**  
**GARDEN VALLEY, CA 96838**

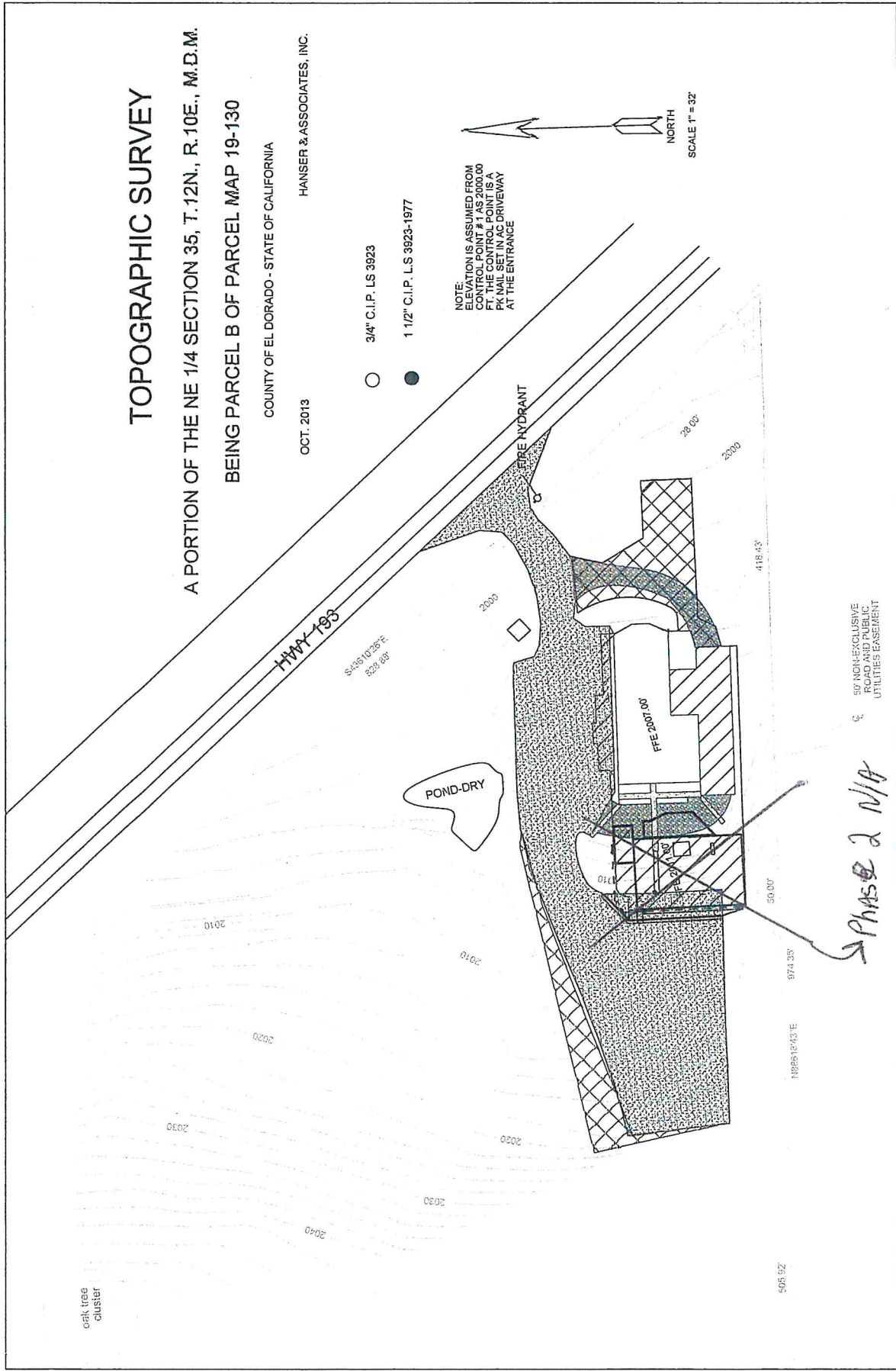
**PACWEST**  
 CONSULTANTS INC.  
 CIVIL & STRUCTURAL ENGINEERING  
 42 Lander Ave. Turlock, CA 95380  
 Tel: 209-634-4925

PROJECT: 15-0398  
 SHEET: 1 OF 2  
 DRAWING NO.: 21-0398  
 DATE: 10/10/13  
 SCALE: 1" = 32'

# TOPOGRAPHIC SURVEY

A PORTION OF THE NE 1/4 SECTION 35, T. 12N., R. 10E., M.D.M.  
 BEING PARCEL B OF PARCEL MAP 19-130

COUNTY OF EL DORADO - STATE OF CALIFORNIA  
 OCT. 2013  
 HANSEY & ASSOCIATES, INC.



50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT

Phase 2 N/A



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

January 29, 2021

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

**CUP20-0012 - MULTI-PURPOSE CHURCH ROOM ADDITION (James S. Woolums/House of Prayer Family Fellowship/ James Shade, AIA):** A Conditional Use Permit request to allow the expansion of the existing House of Prayer Family Fellowship Church for the addition of an approximately 3,000 sq. ft. multi-purpose room with a meeting room and pantry. The project includes site improvements to parking, lighting, and landscaping. The project requires review by the Agricultural Commission to request a reduced setback from 200-ft to 30-ft. from the south property line since the property is adjacent to an agricultural zone. The property, identified by Assessor's Parcel Number 060-550-011, consists of 10 acres, and is located on the west side of 7901 Hwy 193, approximately 0.5 mile south of the intersection with Black Oak Mind Road, **in the Garden Valley/Meadow Brook area.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than March 1, 2021.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

**The Technical Advisory Committee (TAC) will meet on March 8, 2021** to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the *El Dorado County Planning Commission Conference Room*, at 2850 Fairlane Court, Placerville, CA. **Please call this office one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Bianca Dinkler, (530) 621-5875

BLD/kkb

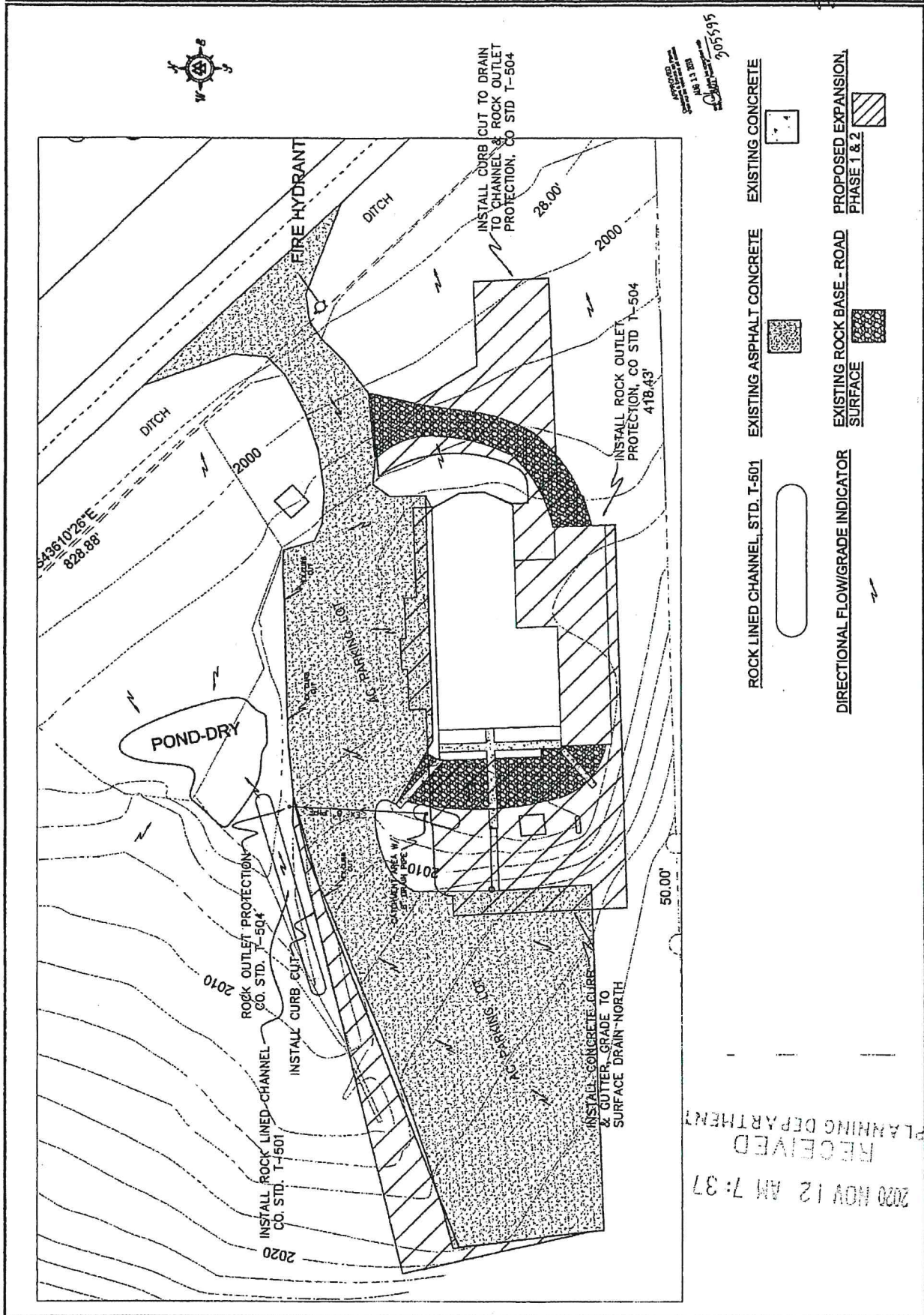
cc: James W. Williams, Planning Commissioner District 4  
Lori Parlin, Supervisor District 4  
Agriculture Department Commission  
Air Quality Management District  
Building Services  
Environmental Management  
Garden Valley Fire Protection District  
Georgetown Divide Public Utilities District  
Georgetown Fire Protection District  
Pacific Gas and Electric  
Surveyors Office El Dorado County  
Department of Transportation, Dave Spiegelberg

DATE	DESCRIPTION	BY

**CIVIL DRAINAGE PLAN**  
**HOUSE OF PRAYER**  
**7901 HIGHWAY 193**  
**GARDEN VALLEY, CA 95633**

**PACKERBY**  
 CIVIL & STRUCTURAL ENGINEERING  
 42 Lander Ave. Turlock, CA 95380  
 Tel: 209-634-4925

PROJECT: T-501  
 DATE: 11/20/20  
 DRAWN BY: JAL  
 SHEET: C3  
 OF 3 SHEETS



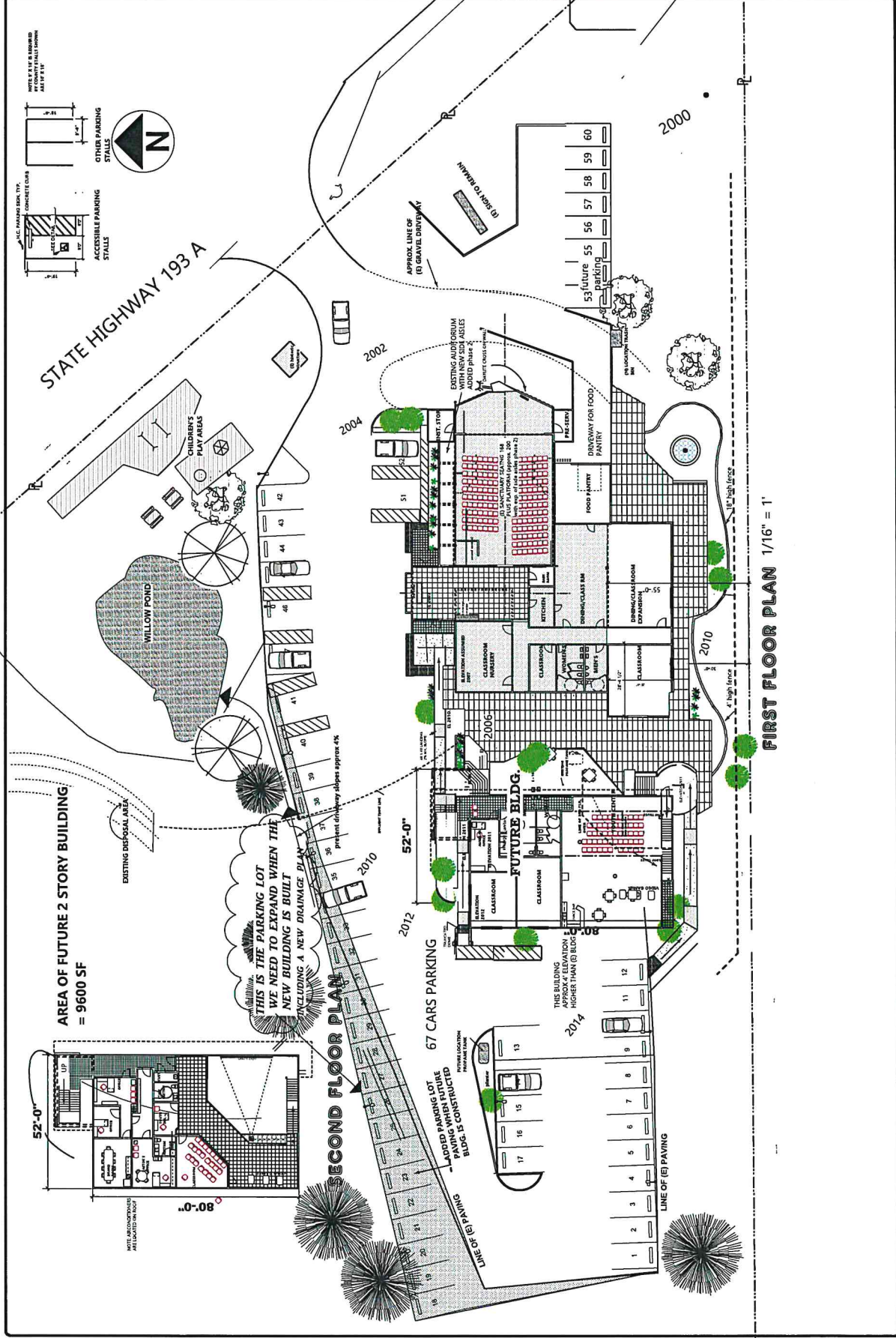
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 PLANNING DEPARTMENT

**CUP20-0012**



Exhibit F

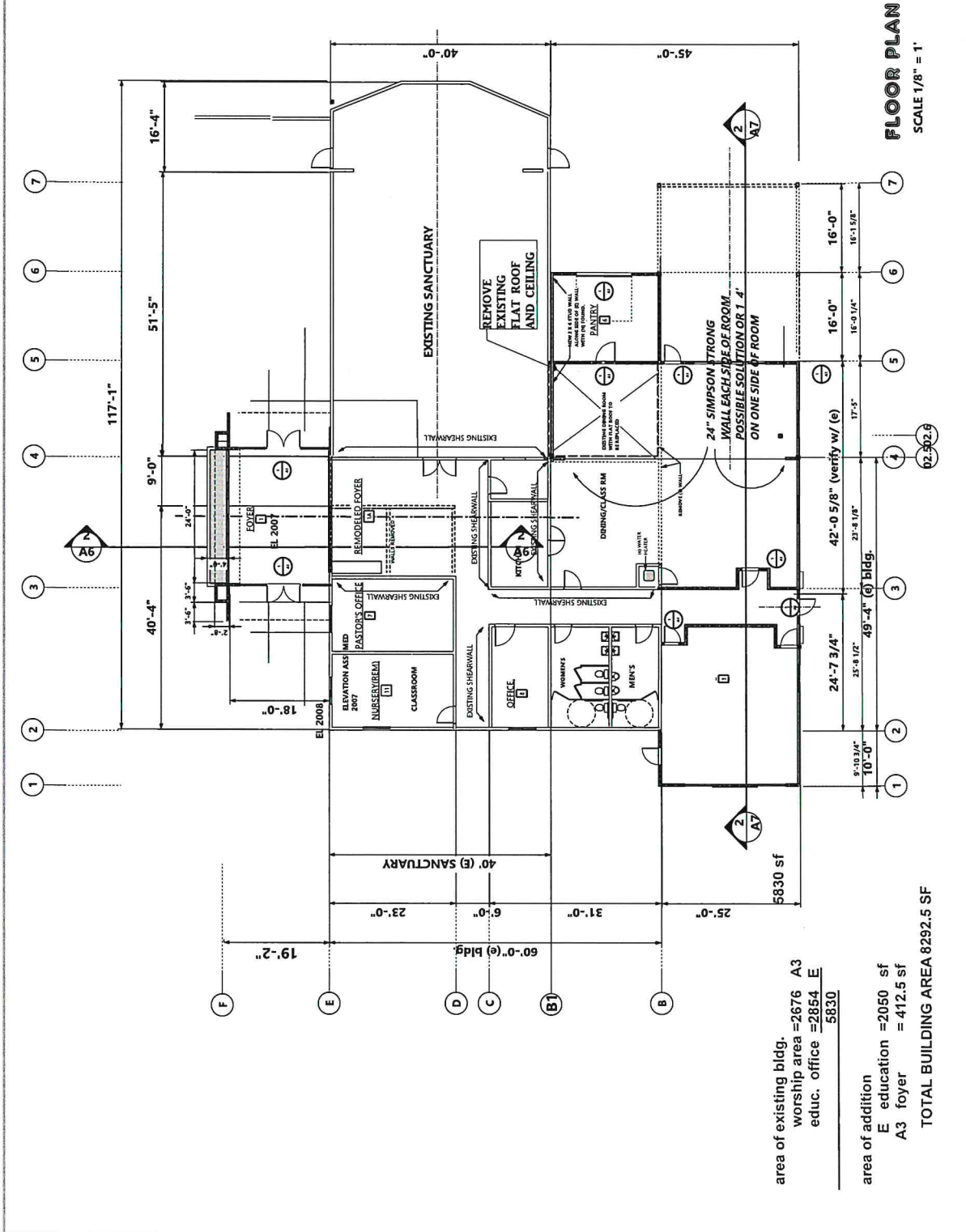






NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED

A4



**FLOOR PLAN**  
 SCALE 1/8" = 1'

area of existing bldg. = 5830 sf  
 worship area = 2676 A3  
 educ. office = 2854 E  
 5830

area of addition = 2050 sf  
 A3 foyer = 412.5 sf

TOTAL BUILDING AREA 8292.5 SF



# House of Prayer

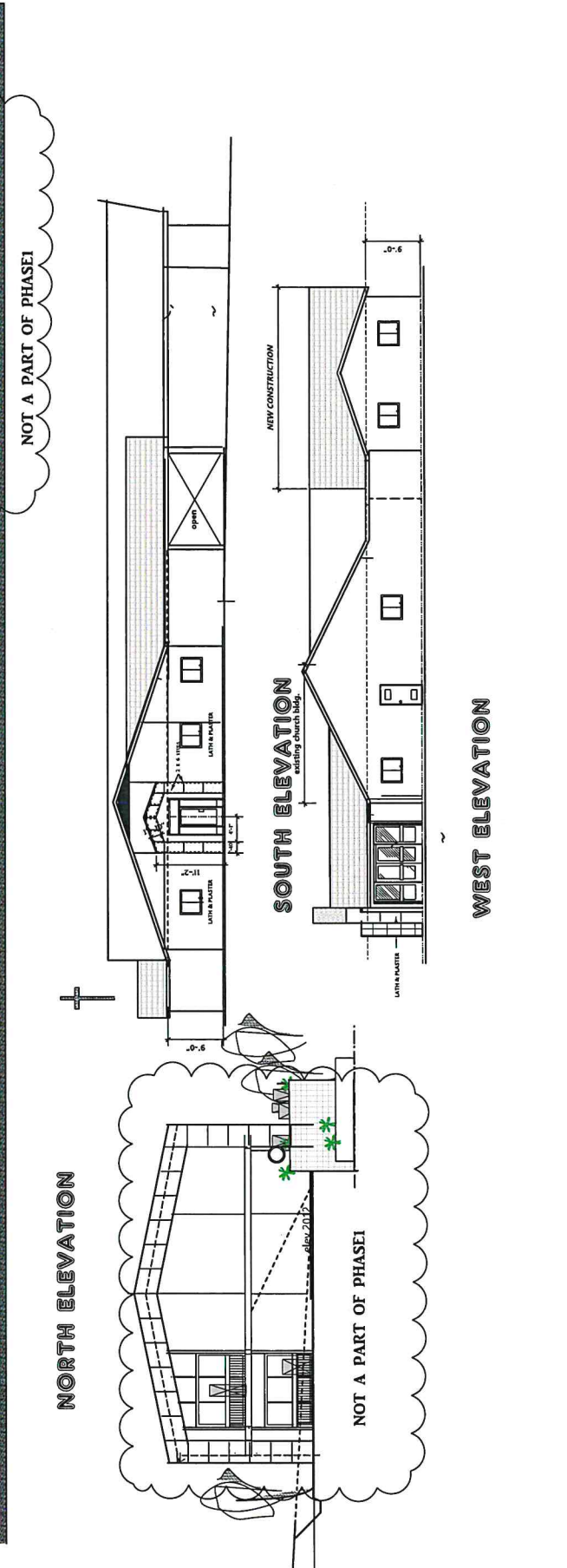
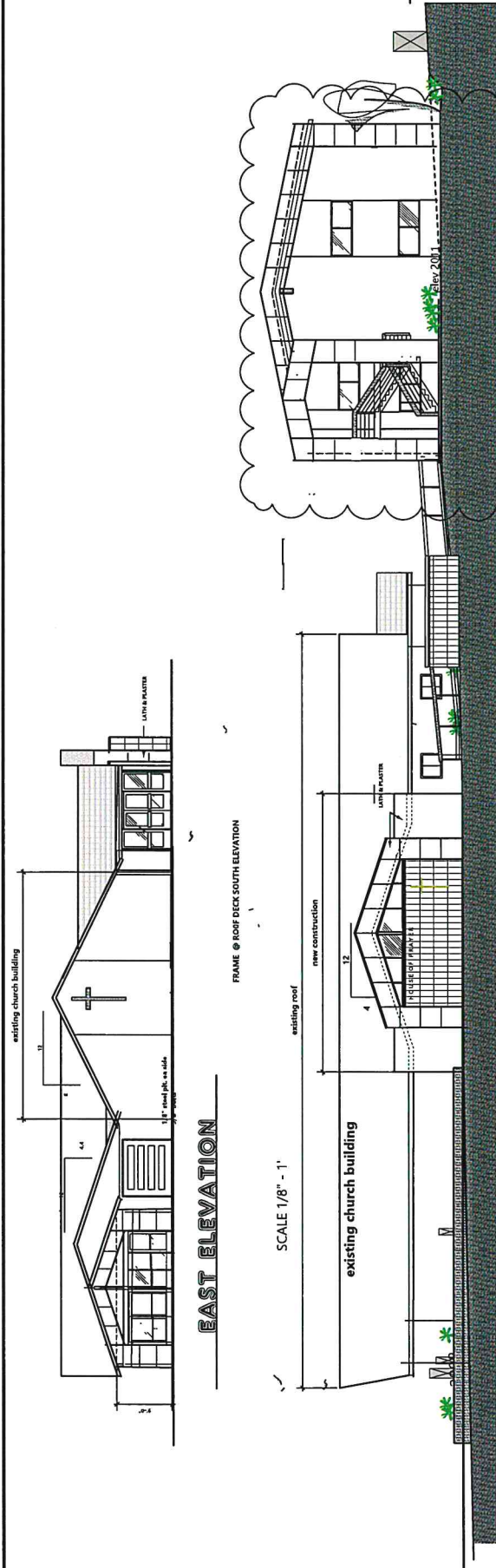
Garden Valley, California



ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ARCHITECTURAL BOARD'S STANDARDS AND PRACTICES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.



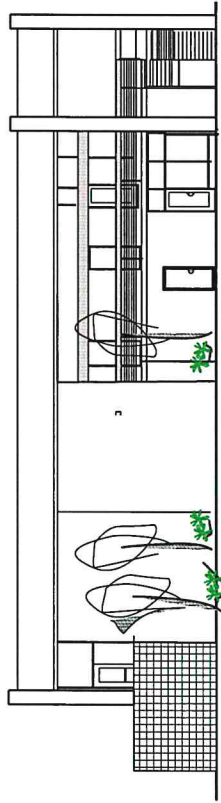
DATE:	
BY:	
CHECKED BY:	
SCALE:	





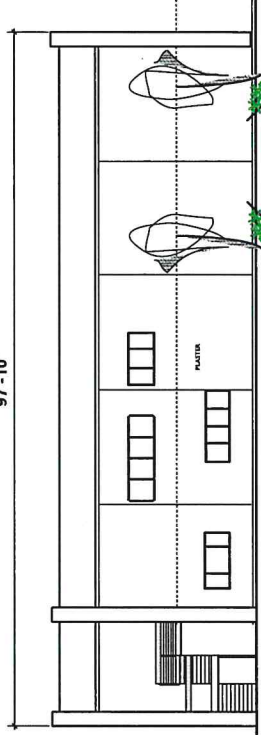
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PROJECT: HOUSE OF PRAYER  
DRAWN BY: JWS  
CHECKED BY: JWS  
SCALE: 1/8" = 1'



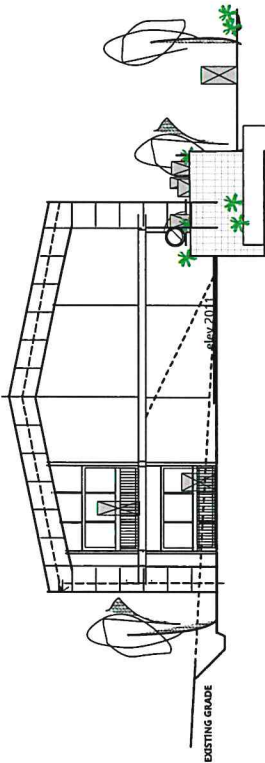
**EAST ELEVATION @ ENTRANCE**

97'-10"



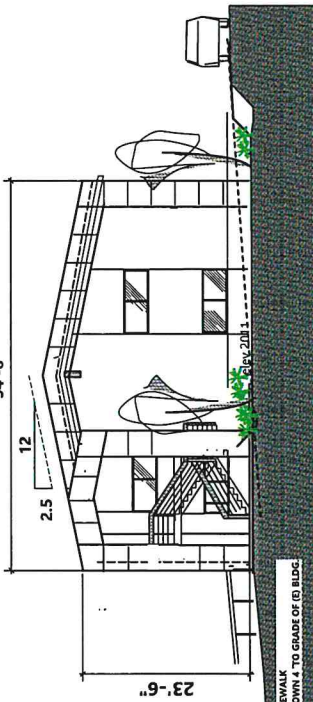
**WEST ELEVATION**

1/8" = 1'



**SOUTH ELEVATION**

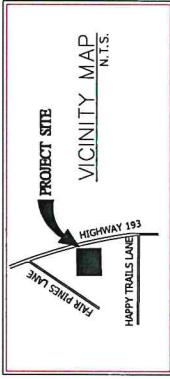
54'-8"



**NORTH ELEVATION**

**ELEVATIONS FOR CHRISTIAN EDUCATION  
AND OFFICE BUILDING  
TO BE CONSTRUCTED IN THE FUTURE**

# HOUSE OF PRAYER BUILDING ADDITION



ENGINEER OF RECORD:  
**PACWEST CONSULTANTS, INC.**  
 42 LANDER AVE. SUITE B  
 TURLOCK, CA 95380  
 CONTACT: DARYL JORDAN, PE  
 TEL: (209) 634-4925

ARCHITECT OF RECORD:  
**JIM SHADE AIA**  
 JAMES W. B. SHADE AIA, ARCHITECTS  
 222 S THOR STREET STE 19,  
 TURLOCK, CA (209) 667-1395  
 TEL: (209) 667-1395

## SHEET TITLE INDEX

- TITLE & CIVIL DRAWINGS**  
 COVER SHEET  
 TOPGRAPHIC SHEET  
 DRAINAGE PLAN

PROPOSED EXPANSION,  
 PHASE 2



DATE	REVISION



**CIVIL COVER SHEET**  
 HOUSE OF PRAYER  
 7901 HIGHWAY 193  
 GARDEN VALLEY, CA 95638

**PACWEST**  
 CONSULTANTS INC.  
 CIVIL & STRUCTURAL ENGINEERING  
 42 Lander Ave, Turlock, CA 95380  
 Tel: 209-634-4925



PROJECT: 15-008  
 DATE: 9/12/2015  
 SCALE: NTS  
 DRAWN BY: DJ  
 SHEET: **C1**  
 OF 3 SHEETS

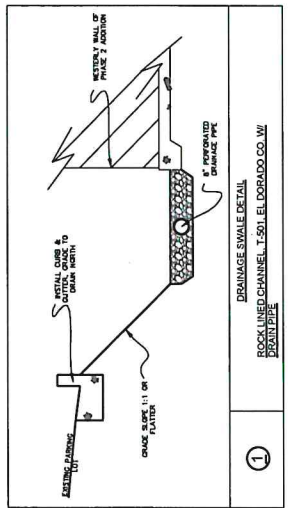
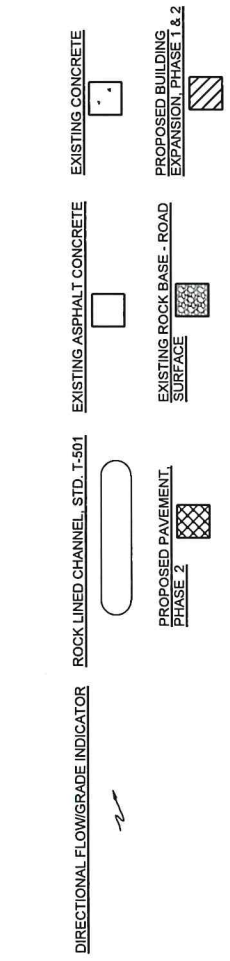
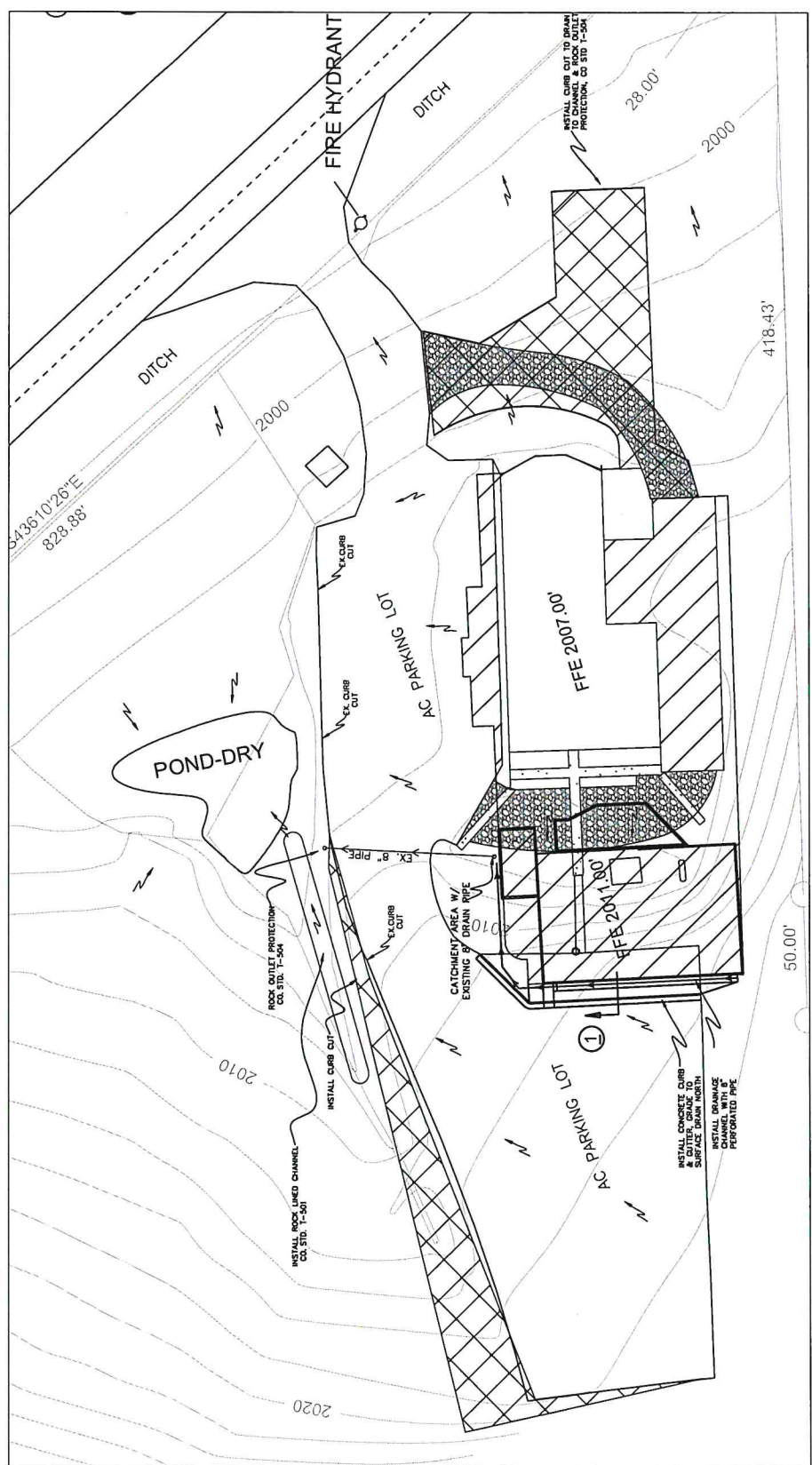
DATE	REVISION



**CIVIL DRAINAGE PLAN**  
**HOUSE OF PRAYER**  
**7901 HIGHWAY 198**  
**GARDEN VALLEY, CA 95693**

**FACWEST**  
 CONSULTANTS INC.  
 CIVIL & STRUCTURAL ENGINEERING  
 42 Londer Ave Turlock, CA 95380  
 Tel: 209-634-4925

PROJECT: 15-098  
 DATE: 8/17/2015  
 SCALE: 1" = 20'  
 DRAWN BY: DJ  
 SHEET: **C3**  
 OF 3 SHEETS



DATE	11/21/2013
BY	REVISION



**TOPOGRAPHIC SURVEY**  
**HOUSE OF PRAYER**  
**7901 HIGHWAY 193**  
**GARDEN VALLEY, CA 95639**

**PACWEST**  
 CONSULTANTS INC.  
 CIVIL & STRUCTURAL ENGINEERING  
 42 Londer Ave. Turlock, CA 95380  
 Tel: 209-634-4925

PROJECT	13-009
DATE	8/12/2013
SCALE	1" = 32'
DRAWN BY	DL
CHECKED BY	DL
SHEET	C2
OF	3 SHEETS

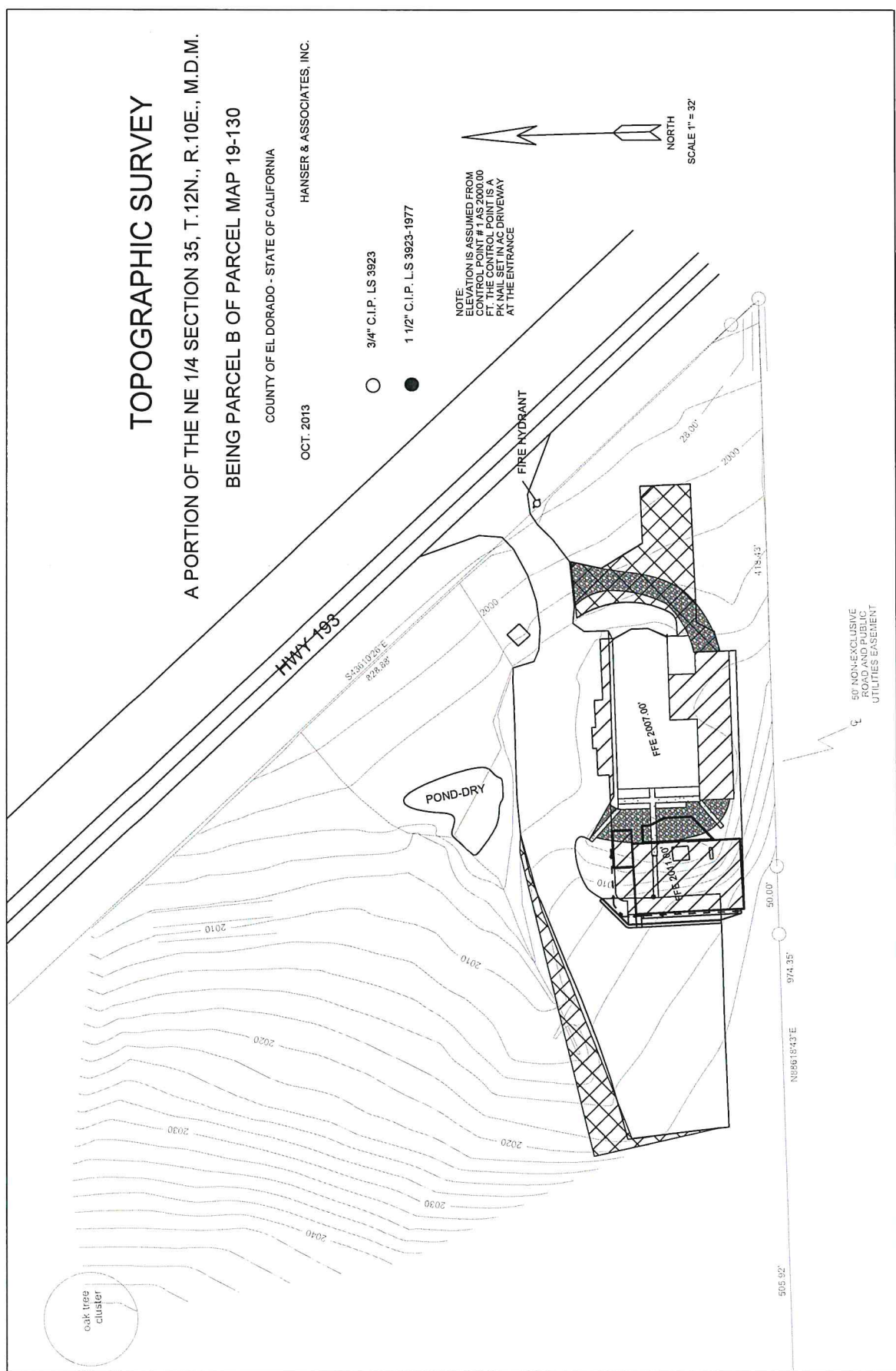
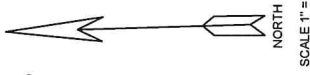
# TOPOGRAPHIC SURVEY

## A PORTION OF THE NE 1/4 SECTION 35, T.12N., R.10E., M.D.M. BEING PARCEL B OF PARCEL MAP 19-130

COUNTY OF EL DORADO - STATE OF CALIFORNIA  
 HANSER & ASSOCIATES, INC.  
 OCT. 2013

- 3/4" C.I.P. L.S. 3923
- 1 1/2" C.I.P. L.S. 3923-1977

NOTE: ELEVATION IS ASSUMED FROM CONTROL POINT # 1 AS 2000.00 FT. THE CONTROL POINT IS A PK NAIL SET IN A C DRIVEWAY AT THE ENTRANCE



oak tree cluster