



# County of El Dorado

## MEETING AGENDA Planning Commission

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
[www.edcgov.us](http://www.edcgov.us)  
phone: 530-621-5355  
fax: 530-642-0508

*Patrick J. Frega, Chair, District 5*  
*Jeff Hansen, First Vice- Chair, District 3*  
*Tim Costello, Second Vice-Chair, District 4*  
*David Spaur, District 1*  
*Bob Williams, District 2*

*Rhiannon Guilford, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

---

Thursday, July 23, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/84569455109>

---

**Planning Commission Hearing Room**  
**2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667**

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, [planning@edcgov.us](mailto:planning@edcgov.us), preferably no less than 24 hours in advance of the meeting.

**PUBLIC PARTICIPATION INFORMATION**

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707, the El Dorado County Planning Commission is committed to ensuring accessible and inclusive public meetings where remote participants have the same opportunity to address the Commission in-person attendees. There are multiple ways to attend, view, and participate:

**In-Person:** Attend and provide comments in-person at the Planning Commission Hearing Room.

**Zoom:** Join the meeting at: <https://edcgov-us.zoom.us/j/84569455109>

- Meeting ID: 845 6945 5109
- You may join the live stream 15 minutes prior to the posted meeting start time.
- To make a public comment via Zoom, use the "Raise Hand" feature.

**By Phone:** Call 530-621-7603 or 530-621-7610

- Press \*9 to indicate your desire to comment.

**Written Comments:** If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to [planning@edcgov.us](mailto:planning@edcgov.us) by 2 PM the day before the meeting to ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

By participating in this meeting, you acknowledge that you are being recorded and may be publicly broadcast.

All meeting agendas, most Board of Supervisors meeting videos, supplemental materials, and meeting minutes are available at: <http://eldorado.legistar.com/Calendar.aspx>

**PROTOCOLS FOR PUBLIC COMMENT**

Public comment will be received at designated periods as called by the Commission Chair.

Each speaker will be allotted up to three (3) minutes to address the Commission.

- If time is exceeded, the speaker's microphone will be muted
- Individuals may speak only once during each designated public comment period.

At the Commission's discretion, the Commission may establish:

- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

**8:30 A.M. - CALL TO ORDER & ROLL CALL****PLEDGE OF ALLEGIANCE****ANNOUNCEMENTS REGARDING THE AGENDA****PUBLIC COMMENT ON THE CONSENT CALENDAR****APPROVAL OF THE CONSENT CALENDAR**

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

**CONSENT CALENDAR**

1. [26-1185](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 9, 2026.

**END OF CONSENT CALENDAR****OPEN FORUM**

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

**AGENDA ITEMS**

2. [26-1109](#) Hearing to consider CONDITIONAL USE PERMIT, CUP25-0014/Calvary Chapel - Classroom Addition request for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, 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, submitted by John Kristedja;

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.

(Supervisor District 3)

**STAFF AND COMMISSIONER UPDATES**

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

**ADJOURNMENT**

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Master Report

**File Number: 26-1185**

**\*File ID #:** 26-1185

**Agenda** Agenda Item  
Type:

**Status:** Consent Calendar

**Version:** 1

**Reference:**

**Gov Body:** Planning  
Commission

**Department:** Planning and Building

**Created:** 07/07/2026

**Agenda Title:** 07-23-26 PC Minutes 07-09-26

**Final Action:**

**Title:** Clerk of the Planning Commission recommending the Commission  
approve the MINUTES of the regular meeting of July 9, 2026.

**Notes:**

**Code Sections:**

**Agenda Date:** 07/23/2026

**Agenda Number:** 1.

**Sponsors:**

::

**Attachments:** DRAFT MINUTES

::

::

::

**Contact:** Rhiannon Guilford

::

## History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

### Text of Legislative File 26-1185

Clerk of the Planning Commission recommending the Commission approve the MINUTES  
of the regular meeting of July 9, 2026.



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone: 530-621-5355  
fax: 530-642-0508

## Minutes - Draft Planning Commission

*Patrick J. Frega, Chair, District 5*  
*Jeff Hansen, First Vice- Chair, District 3*  
*Tim Costello, Second Vice-Chair, District 4*  
*David Spaur, District 1*  
*Bob Williams, District 2*

*Rhiannon Guilford, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

---

Thursday, July 9, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/81648230648>

---

**Planning Commission Hearing Room 2850 Fairlane Court, Building C Hearing Room,  
Placerville, CA 95667**

### 8:30 A.M. - CALL TO ORDER & ROLL CALL

**Present:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams,  
Commissioner Hansen and Commissioner Costello

### PLEDGE OF ALLEGIANCE

### ANNOUNCEMENTS REGARDING THE AGENDA

### PUBLIC COMMENT ON THE CONSENT CALENDAR

*Public Comment: None*

### APPROVAL OF THE CONSENT CALENDAR

**A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to Approve the Consent Calendar with no changes. Commissioner Costello abstained from the vote.**

**Yes:** 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and  
Commissioner Hansen

**Abstained:** 1 - Commissioner Costello

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

### CONSENT CALENDAR

- 1. 26-0989** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 28, 2026.

**This item was approved on the Consent Calendar.**

**END OF CONSENT CALENDAR****OPEN FORUM**

*Public Comment: None*

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

**AGENDA ITEMS**

- 2. 26-1109** Hearing to consider CONDITIONAL USE PERMIT, CUP25-0014/Calvary Chapel - Classroom Addition request for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, 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, submitted by John Kristedja;

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.

(Supervisor District 3)

**3. 26-1110**

Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Chapter 130.36 of the Zoning Ordinance (Signs) to allow limited digital signs in the El Dorado Hills Community Region; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Addendum to the County's 2015 Sign Ordinance Update Final Environmental Impact Report (FEIR), certified in July 2015 (State Clearinghouse No. 2014102011) (Legistar Attachment B); and
- 2) Approve the amendments to Chapter 130.36 (Signs) as presented, based on the Findings (Legistar Attachment B).

*Public Comment: N. Watkins; J. Carpentier; D. Manning; J. Stevens*

**Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.**

**A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to recommend the Board of Supervisors approve staff's recommendation.**

**Yes:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

**4. 26-1111**

Hearing to consider Revisions to Cannabis Setbacks Reductions for Parcels Owned or Leased Prior to November 6, 2018.

*Public Comment: J. Schmidt*

**Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.**

**A motion was made by Commissioner Williams to recommend the Board of Supervisors approve amending Section 130.41.100.4.C of the El Dorado County Zoning Ordinance, to remove or modify the ability for any setback from a commercial cannabis activity to be reduced in a CCUP so long as the applicant demonstrates that the actual setback will substantially achieve the purpose of the required setback and that the parcel was owned or leased by the applicant before voter approval of the ordinance from which the section was derived on November 6, 2018.**

**The motion failed for lack of a second.**

**A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to recommend the Board of Supervisors:**

- 1. Find the amendment of section 130.41.100.4.C exempt from CEQA under section(s) 15060(c)(2) and 15378 of the CEQA guidelines.**
- 2. Approve the amendments of section 130.41.100.4.C of Title 130 El Dorado County Ordinance as detailed in Alternative A.**
- 3. Consider re-evaluating setbacks for cannabis testing laboratories.**

**Yes:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

**STAFF AND COMMISSIONER UPDATES**

Robert Peters, Chief Deputy Director of Planning, reported on the following: Planning Commission items that went to the Board of Supervisors in June and the next Planning Commission meeting.

Commissioner Spaur reported on the following:  
Serrano construction on Silva in El Dorado Hills

Commissioner Costello reported on the following:  
Long Range Planning's outreach meetings for Cool and Georgetown

Chair Frega requested an update on Whitehall from Karen Garner, Director of Planning and Building, which was provided, and reported on the following:  
Upcoming summer vacations

Commissioner Williams reported on the following:  
A request that his minority report submitted to the Board of Supervisors on June 11, 2026 be included with these minutes.

**26-1216**      Staff and Commissioner Updates

**This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)**

**ADJOURNMENT**

Chair Frega adjourned the meeting at 11:29 am.

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Master Report

**File Number: 26-1109**

**\*File ID #:** 26-1109

**Agenda** Agenda Item  
**Type:**

**Status:** Agenda Item

**Version:** 3

**Reference:**

**Gov Body:** Planning  
Commission

**Department:** Planning and Building

**Created:** 06/18/2026

**Agenda Title:** 07-23-26 PC Calvary Chapel

**Final Action:**

**Title:** Hearing to consider CONDITIONAL USE PERMIT, CUP25-0014/Calvary Chapel - Classroom Addition request for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, 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, submitted by John Kristedja;

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.

(Supervisor District 3)

**Notes:**

**Code Sections:**

**Agenda Date:** 07/23/2026

**Agenda Number:** 2.

**Sponsors:**

::

**Attachments:** A - Staff Report, B - Findings, C - Conditions of Approval, D - Staff Report Exhibits, E - Presentation

::

::

::

**Contact:** Ande Flower

::

**History of Legislative File**

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

---

**Text of Legislative File 26-1109**

Hearing to consider CONDITIONAL USE PERMIT, CUP25-0014/Calvary Chapel - Classroom Addition request for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, 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, submitted by John Kristedja;

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.

(Supervisor District 3)

**DISCUSSION / BACKGROUND**

Request to consider the following: CUP25-0014/Calvary Chapel - Classroom Addition submitted by John Kristedja for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church. The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, 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, Supervisorial District 3. (County Planner: Michelle Drehobl, email: Michelle.Drehobl@edcgov.us) (Categorically Exemption pursuant to Section 15301 of the CEQA Guidelines)

A Staff Report is attached.

**CONTACT**

Ande Flower  
Planning and Building Department, Planning Division



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

**Date:** July 23, 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 Sunday School classroom addition to an existing legal nonconforming church with an alternative landscape plan.

**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 Categorically Exempt pursuant to Section 15301 (Class 1 - 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 primary structure onsite is the existing legal nonconforming church, approximately 14,852 square feet with associated improvements, including 127 parking spaces, 8 existing Sunday School classrooms, restrooms, signage, and landscaping. The original Building Permit, no. 115359, was approved on November 13, 1998, and finalized on July 21, 1999, 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 2 restrooms. The applicant states the addition is not reflective of current, or intended growth, but is instead designed to allow more space for the existing adolescent parishioners. 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. An alternative landscape plan has been proposed to accommodate the PG&E easement, existing landscaping, and the slope along the road frontage of Commerce Way. No additional outdoor lighting, signage, or parking is proposed for this project.



## 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.

In accordance with CEQA Guidelines Section 15062(d), 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. The applicant may submit a \$50.00 recording fee to the Planning Division for the County Recorder to file the Notice of Exemption. 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.

**Committee Comments:** The proposed project was forwarded to the Diamond Springs-El Dorado Community Advisory Committee (DSEDCAC) and a meeting was conducted on April 16, 2026. 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.

**Public Comments:** In response to a community comment regarding the alternative landscape plan, the applicant has agreed to add screening to the relocated propane tank (Exhibit H).

## 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

\\CDADData\DS-Shared\DISCRETIONARY\CUP\2025\CUP25-0014 Calvary Chapel Addition\_MD\_PC

## **FINDINGS**

### **Conditional Use Permit CUP25-0014/Calvary Chapel – Classroom Addition Planning Commission/July 23, 2026**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

#### **1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

- 1.1 CUP25-0014 has been found to be Categorically Exempt pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (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. As proposed, the project is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is a Class 1 exemption; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no

unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

## **2.0 GENERAL PLAN FINDINGS**

### **2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Industrial (I) land use designation establishes areas suitable for a full range of light and heavy industrial uses. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Rationale: The project has an Industrial General Plan land use designation. The project is an expansion of a legal nonconforming use and as proposed and conditioned, the project will be compatible with the existing landscape and surrounding uses. Therefore, the proposed project is consistent with the General Plan Industrial (I) land use designation.

**2.2 The project is consistent with General Plan Policy 2.2.5.2.**

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan Findings to document the project's consistency with the policies of the General Plan.

**2.3 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: This project was distributed to all applicable agencies. These agencies include, but are not limited to, the El Dorado County Building Division, El Dorado Irrigation District (EID), El Dorado County Environmental Management, El Dorado County Department of Transportation (DOT), El Dorado County Fire Protection District, and Pacific Gas and Electric (PG&E). All utilities and services have been found to be available and adequate for the proposed development. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

**2.4 The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that an adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project was distributed to affected public service agencies and organizations serving the project parcel including the El Dorado County Fire Protection District, California Department of Forestry and Fire Protection (CalFire), EMD, and El Dorado County Stormwater Unit. These agencies/organizations reviewed the project and determined adequate quantity and quality of water for all uses will be available to serve the project. Therefore, this project is consistent with this policy.

**2.5 The project is consistent with General Plan Policy 5.7.2.1.**

General Plan Policy 5.7.2.1 requires the responsible fire protection district review all

applications to determine the ability of the district to provide required services and to ensure services will not be reduced below acceptable levels.

Rationale: The project was distributed to the El Dorado County Fire Protection District for review. After reviewing the project plans, the fire district determined the project would not affect the fire district's ability to provide required fire services to the project parcel as conditioned. Therefore, the project is consistent with this policy.

## **2.6 The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The proposed project was reviewed by DOT and El Dorado County Fire Protection District for adequate site access. The project will continue to maintain adequate site access in the event of emergency access and/or evacuation. No additional site access or improvements to the existing roads are proposed or required. Therefore, this project is consistent with this policy.

## **2.7 The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources be mitigated in accordance with the standards of the Oak Resources Management Plan (ORMP).

Rationale: An exempt oak tree will be removed as part of this project with Administrative Permit number ADM26-0063. The oak tree was deemed hazardous by the El Dorado County Fire Protection District, and the appropriate application and mitigation has been processed in accordance with this policy. Therefore, this project is consistent with this policy.

## **3.0 ZONING**

### **3.1 The project is consistent with 130.23: Zones Established.**

Industrial and Research and Development (R&D) zones are intended to provide for a full range of light and heavy manufacturing, including manufacturing, processing, distribution,

and storage. The subject parcel is zoned Industrial Light (IL). The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. The industrial zone matrix of allowed uses (Table 130.23.020) establishes those uses that are permitted and those that require approval by a Conditional Use Permit (CUP) in the IL zoning designation.

Rationale: As proposed, the project use is not consistent with the allowable use of the IL zone. The current use for this parcel is a legal nonconforming civic use. 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. The proposed classroom addition is allowed with an approved CUP by the Planning Commission (PC) per Zoning Ordinance Section 130.61.050 (Changes or Expansion of Legal Nonconforming Uses).

### **3.2 The project is consistent with Chapter 130.23.030: Industrial Zones Development Standards.**

Section 130.23.030 of the Zoning Ordinance establishes development standards for Industrial zones. The proposed use conforms to mandatory minimum setbacks, height restrictions, and floor area ratio requirements.

Rationale: The project expansion will be a minimum of 10 feet from the front and rear property lines, and 5 feet from side property lines (Exhibit E). The proposed height for the classroom addition is under the 50-foot maximum allowable height (Exhibit F). Thus, the project is in compliance with the Zoning Ordinance.

### **3.3 The project is consistent with Chapter 130.33: Landscaping Standards.**

Landscaping standards are provided in Chapter 130.33 and in the Community Design Standards - Landscaping and Irrigation Manual. Discretionary development for industrial, research and development, commercial, multi-unit residential, civic or utility uses shall provide landscaping for all areas of a lot that do not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development. Generally, regulations within the Manual require new landscaping along all parcel lines for new discretionary projects.

Community Design Standards - Landscaping and Irrigation Manual 1.5(D) allows an alternative landscape plan to be considered when unique circumstances apply to the site that makes compliance with the standards of this Chapter infeasible. Consideration shall be given to adjacent land uses, the nature of the change, existing site conditions, and the suitability of the proposed alternative. The review authority must find that the alternative provides comparable buffering and shading and otherwise meets the intent of the Community Design Guidelines and Standards, Landscaping and Irrigation Standards.

Rationale: The developer has provided a conceptual landscape and irrigation plan consisting of shrubbery and required trees (Exhibit H). Final landscape plans would be required as part of the building or grading permit. The request for alternative landscaping appears to be necessary due to the existing parking lot, PG&E easement, and existing landscaping along the north, south, and east property lines. The landscaped buffer along the road frontage has been reduced due to topography (slope), but the intent to satisfy the requirements exists within the proposed landscaping which includes planting a variety of shrubbery and required trees, including drought-tolerant plant species along the road frontage and on the west side of the classroom addition area. With Commissioner approval of this alternative landscape plan, the project as proposed and conditioned would be consistent with this policy.

### 3.4 The project is consistent with 130.61.050.D

The Commission shall make one or more of the following findings regarding changes or expansions to legal nonconforming uses:

1. The proposed change or expansion of the legal nonconforming use is essential and/or desirable to the public convenience or welfare.

Rationale: The existing church and classrooms have been in operation since 1999. The proposed classroom addition would be desirable for public convenience and welfare because it will provide facilities for Sunday School children at the same location as the existing church (Exhibit E).

2. The change or expansion of the nonconforming use will not have a negative impact on the surrounding conforming uses and the area overall.

Rationale: The proposed church classroom addition would not have a negative impact on the surrounding conforming uses and the area overall because the project

will not result in a new use, nor will it result in negative impacts to the general health, safety, and welfare of nearby establishments. The proposed project will be compatible with the existing landscape and surrounding uses and will not become a nuisance visually or with noise. The existing church with classrooms was approved and finalized on July 21, 1999, with Building Permit number 115359, and has been in continuous operation.

3. Other property where the use would be conforming is unavailable, either physically or economically, within the limits of the nearest similarly developed area(s).

Rationale: This optional finding is not applicable because the project site is not near other property where the use would be conforming.

4. No other appropriate remedies are available to bring the use into conformance, including amending the zone or Zoning Ordinance text.

Rationale: This optional finding is not applicable because the project site is surrounded with the same zoning designation as the subject site: IL. A rezone for this site would be considered spot-zoning, which would not be recommended by staff.

#### **4.0 CONDITIONAL USE PERMIT FINDINGS**

##### **4.1 The issuance of the permit is consistent with the General Plan.**

Rationale: The proposed use is consistent with all applicable policies and requirements of the General Plan as discussed above in Section 2.0 in the General Plan Findings section of the Staff Report.

##### **4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the surrounding area.**

Rationale: The use will not conflict with surrounding land uses which includes existing offices, education, associated retail, and other related support service facilities. The proposed use will comply with the development standards of the IL zone district. As proposed and conditioned, the proposed use would not be detrimental to public health, safety and welfare, or injurious to the surrounding area.

**4.3 The proposed use is specifically permitted by CUP.**

Rationale: The current use for this parcel is a legal nonconforming civic use. 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. The proposed classroom addition is allowed with an approved CUP by the PC per Zoning Ordinance Section 130.61.050 (Changes or Expansion of Legal Nonconforming Uses). This application meets the requirement of the applicable provisions above for a CUP.

## **CONDITIONS OF APPROVAL**

### **Conditional Use Permit CUP25-0014/Calvary Chapel – Classroom Addition Planning Commission/July 23, 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 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 Storm Water 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](#) and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or 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](#) if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 sf 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. Submittal requirements for all projects are provided [here](#).

#### 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.



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP25-0014/Calvary Chapel - Classroom Addition  
Exhibit A - Vicinity Map



**Legend**

Parcel Lines

**Roads**

MAJOR

MINOR

RECEIVED

SEP 23 2025

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

329:34

1" = 200'

DIAMOND DEVELOPMENT  
POR. SEC. 25, T.10N., R.10E., M.D.M.  
F-119



Acreages Are Estimates

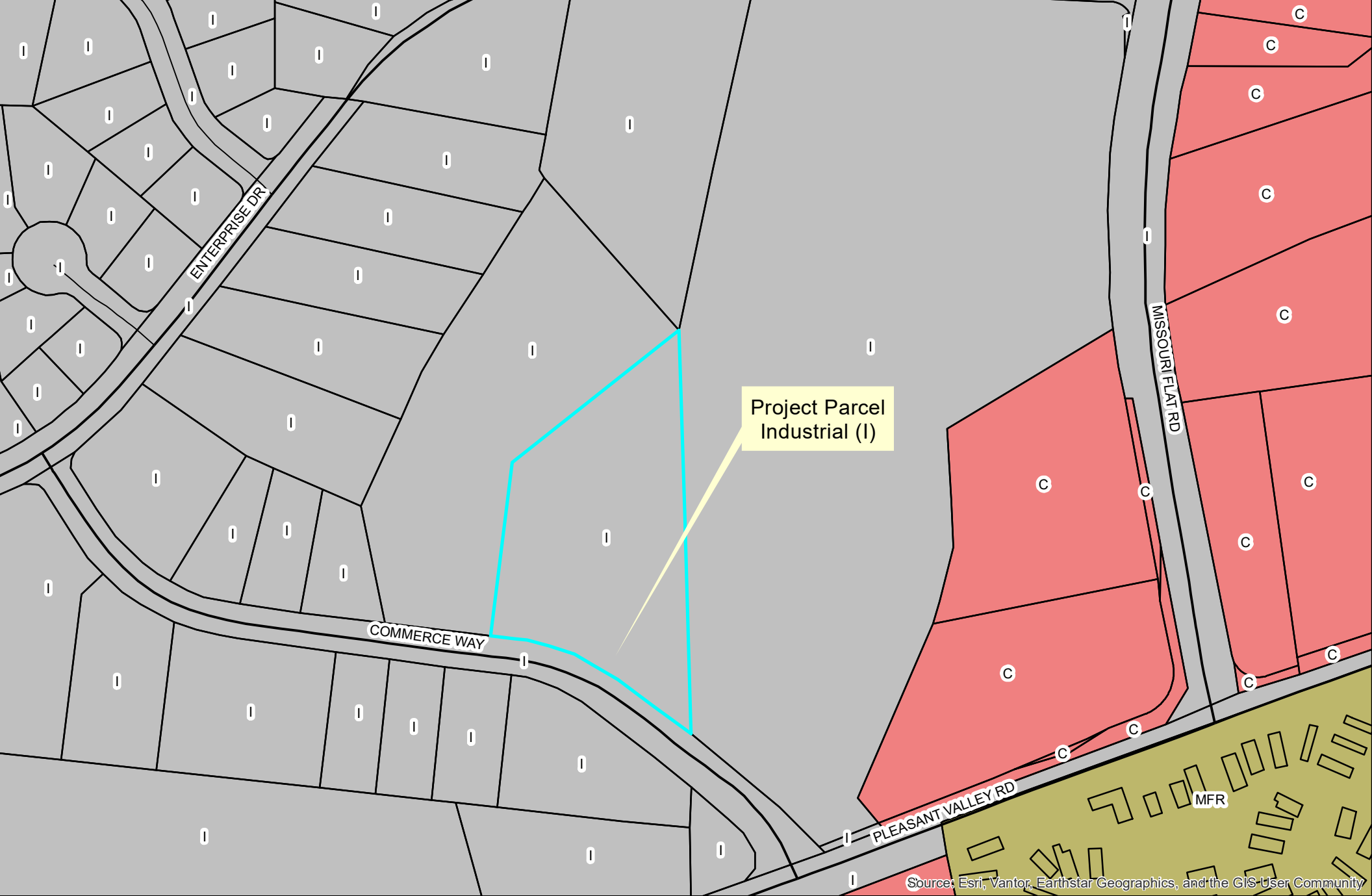
"THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage."

Adjacent Map Pages shown in Gray Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. Aug 27, 2013

Assessor's Map Bk. 329, Pg. 34  
County of El Dorado, CA

CUP25-0014



Source: Esri, Vantor, Earthstar Geographics, and the GIS-User Community

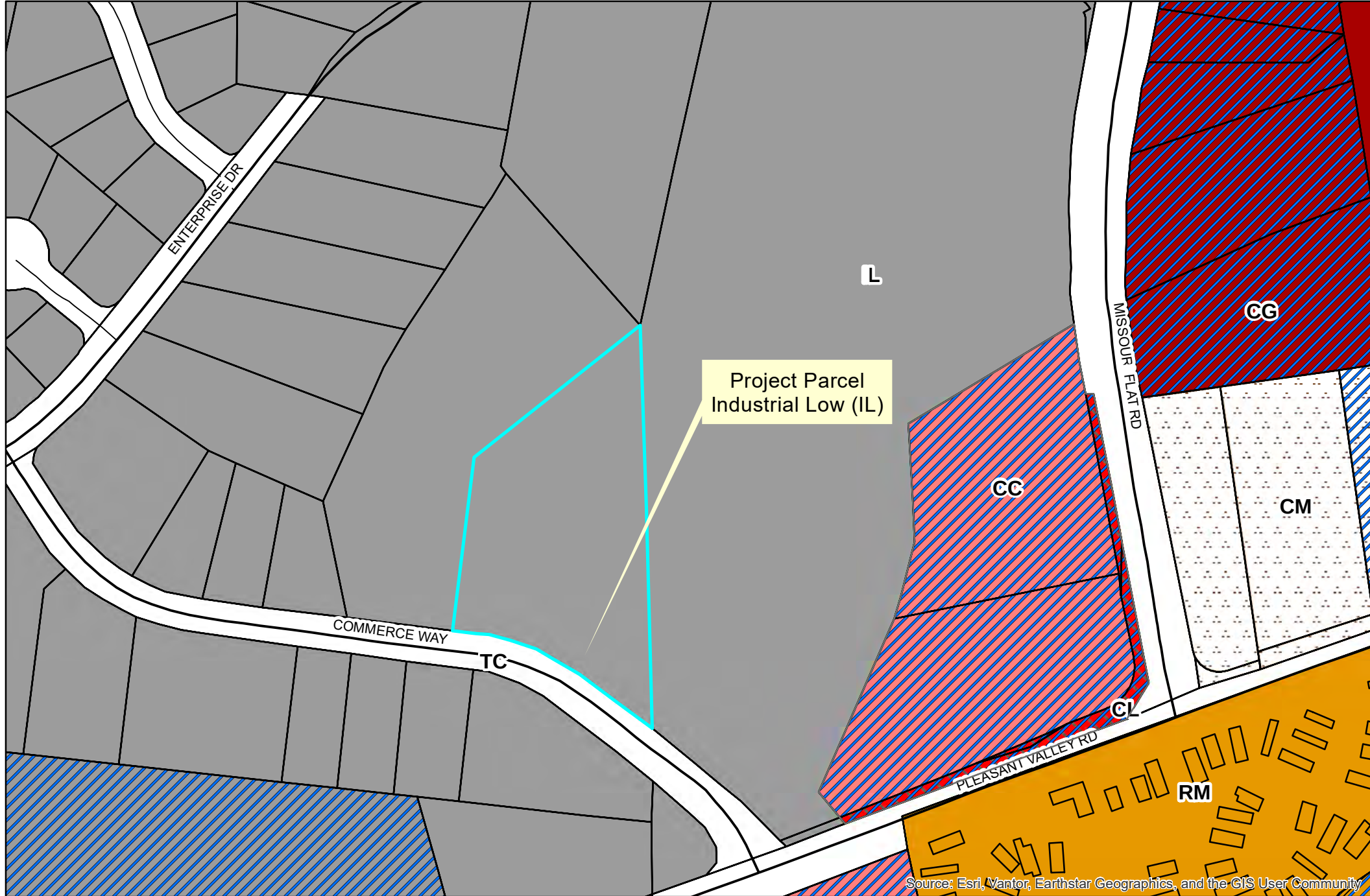
### Legend

-  Parcel Lines
-  Commercial
-  Industrial
-  Multi-Family Residential

### CUP25-0014/Calvary Chapel - Classroom Addition Exhibit C - General Plan Land Use Map

26-1109 D Page 3





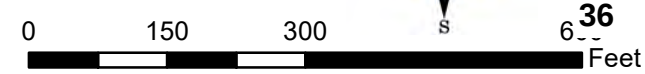
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

### Legend

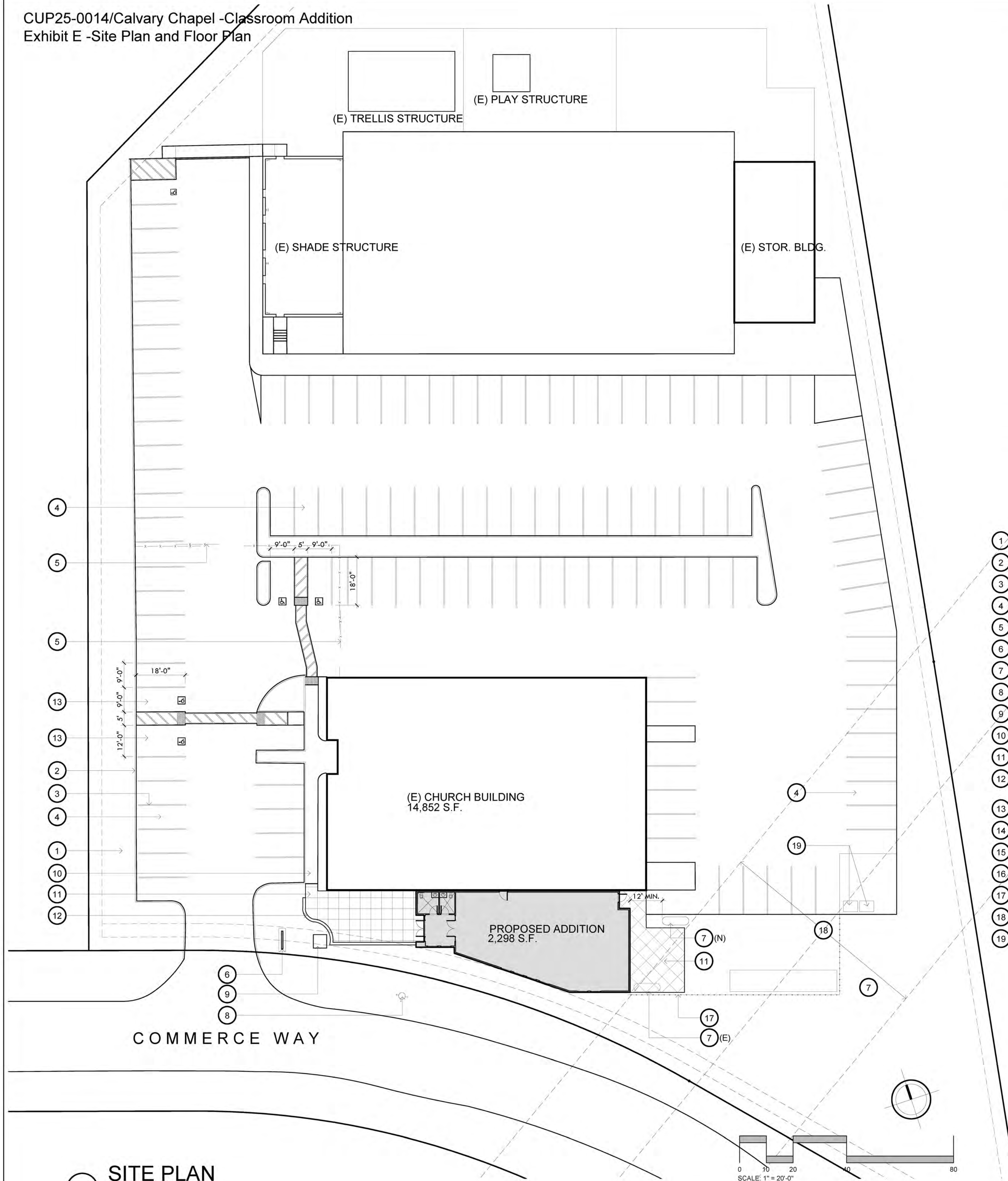
- |                            |                              |
|----------------------------|------------------------------|
| Parcel Lines               | IL = Industrial Low          |
| CC = Commercial Community  | RM = Residential Multi-Unit  |
| CG = Commercial General    | DC = Design Control          |
| CL = Commercial Limited    | TC = Transportation Corridor |
| CM = Commercial Mainstreet |                              |

## CUP25-0014/Calvary Chapel - Classroom Addition Exhibit D - Zoning Designation Map

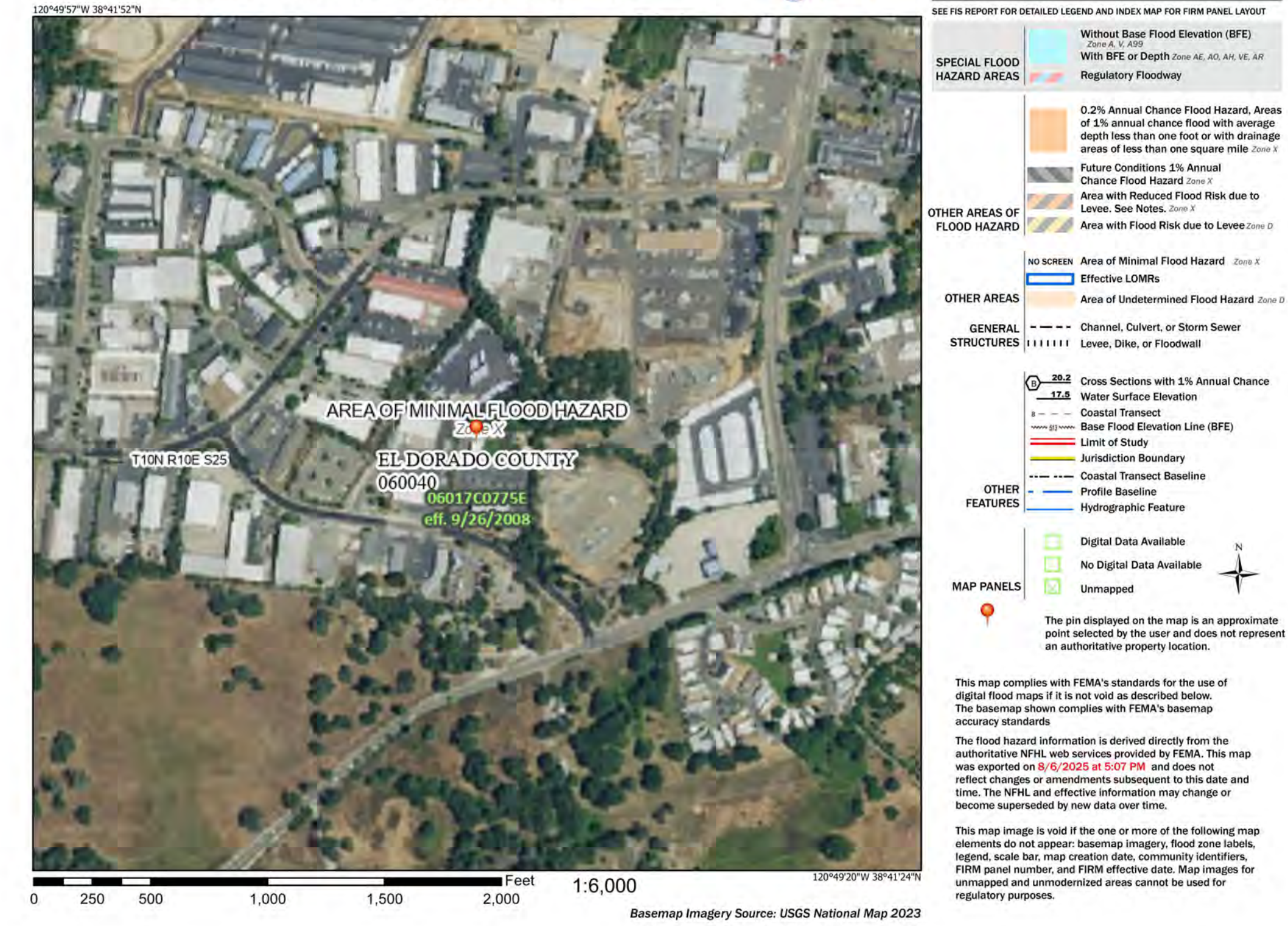
26-1109 D Page 4



CUP25-0014/Calvary Chapel -Classroom Addition  
Exhibit E -Site Plan and Floor Plan

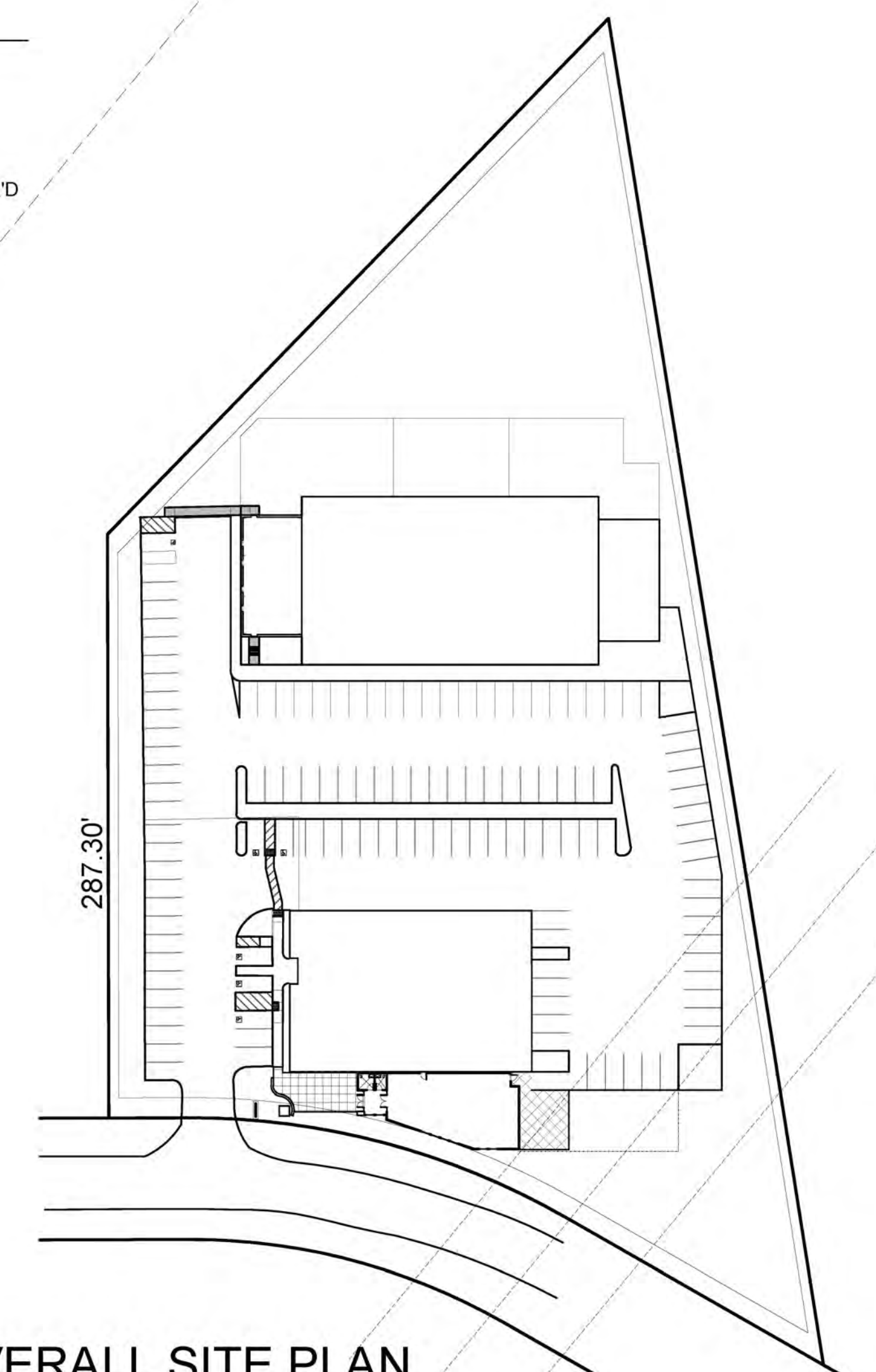


## National Flood Hazard Layer FIRMette



KEYNOTE LEGEND

- 1 (E) PLANTER AREA
- 2 (E) CONCRETE CURB
- 3 (E) PARKING STRIPING - RECONFIGURE AS REQ'D
- 4 (E) PARKING STALLS - TYP. U.N.O.
- 5 (E) VEHICULAR ROLLING GATE
- 6 (E) BUILDING SIGNAGE
- 7 (E) PROPANE TANK TO BE RELOCATED
- 8 (E) FIRE HYDRANT
- 9 (E) ELECT. VAULT
- 10 (E) CONC. SIDEWALK PAVING
- 11 NEW CONC. PAVING
- 12 NEW 18" TALL CONC. SEAT WALL -  
COLOR TO MATCH BUILDING
- 13 ACCESSIBLE PKG. - RECONFIGURE AS REQ'D
- 14 ACCESSIBLE PKG. STRIPING
- 15 (E) AC ENTRY DRIVE
- 16 (E) PROPERTY LINE SETBACK
- 17 (E) CHAIN LINK FENCING
- 18 80' WIDE PG&E EASEMENT
- 19 TRASH / RECYCLE COLLECTION AREA



## 2 OVERALL SITE PLAN

1" = 20'-0"



ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY  
PLACERVILLE, CA 95667

(916) 933-7633 T  
(916) 933-7650 F

ARCHITECT'S STAMP



CONSULTANT

|              |
|--------------|
| PROJECT NAME |
|--------------|

CALVARY CHAPEL PLACERVILLE  
CLASSROOM ADDITION

|                 |
|-----------------|
| PROJECT ADDRESS |
|-----------------|

6575 COMMERCE WAY  
DAMOND SPRINGS, CA 95619

|              |
|--------------|
| DRAWING NAME |
|--------------|

## SITE PLAN

|           |      |
|-----------|------|
| SUBMITTAL | DATE |
|-----------|------|

[illegible]

|              |                |
|--------------|----------------|
| DRAWN BY: JK | CHECKED BY: JK |
|--------------|----------------|

|                  |              |
|------------------|--------------|
| DATE: 01-19-2026 | SCALE: NOTED |
|------------------|--------------|

|                 |        |
|-----------------|--------|
| PROJECT NUMBER: | 221001 |
|-----------------|--------|

DRAWING NUMBER:

A1

26-1109 D Page 5 of 11



ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY  
PLACERVILLE, CA 95667

(916) 933-7633 T  
(916) 933-7650 F

ARCHITECT'S STAMP



CONSULTANT

PROJECT NAME

CALVARY CHAPEL PLACERVILLE  
CLASSROOM ADDITION

PROJECT ADDRESS

6575 COMMERCE WAY  
DAMOND SPRINGS, CA 95619

DRAWING NAME

EXTERIOR  
ELEVATIONS

| SUBMITTAL | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

| NO | DATE | REVISION |
|----|------|----------|
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |

|              |                |
|--------------|----------------|
| DRAWN BY: JK | CHECKED BY: JK |
|--------------|----------------|

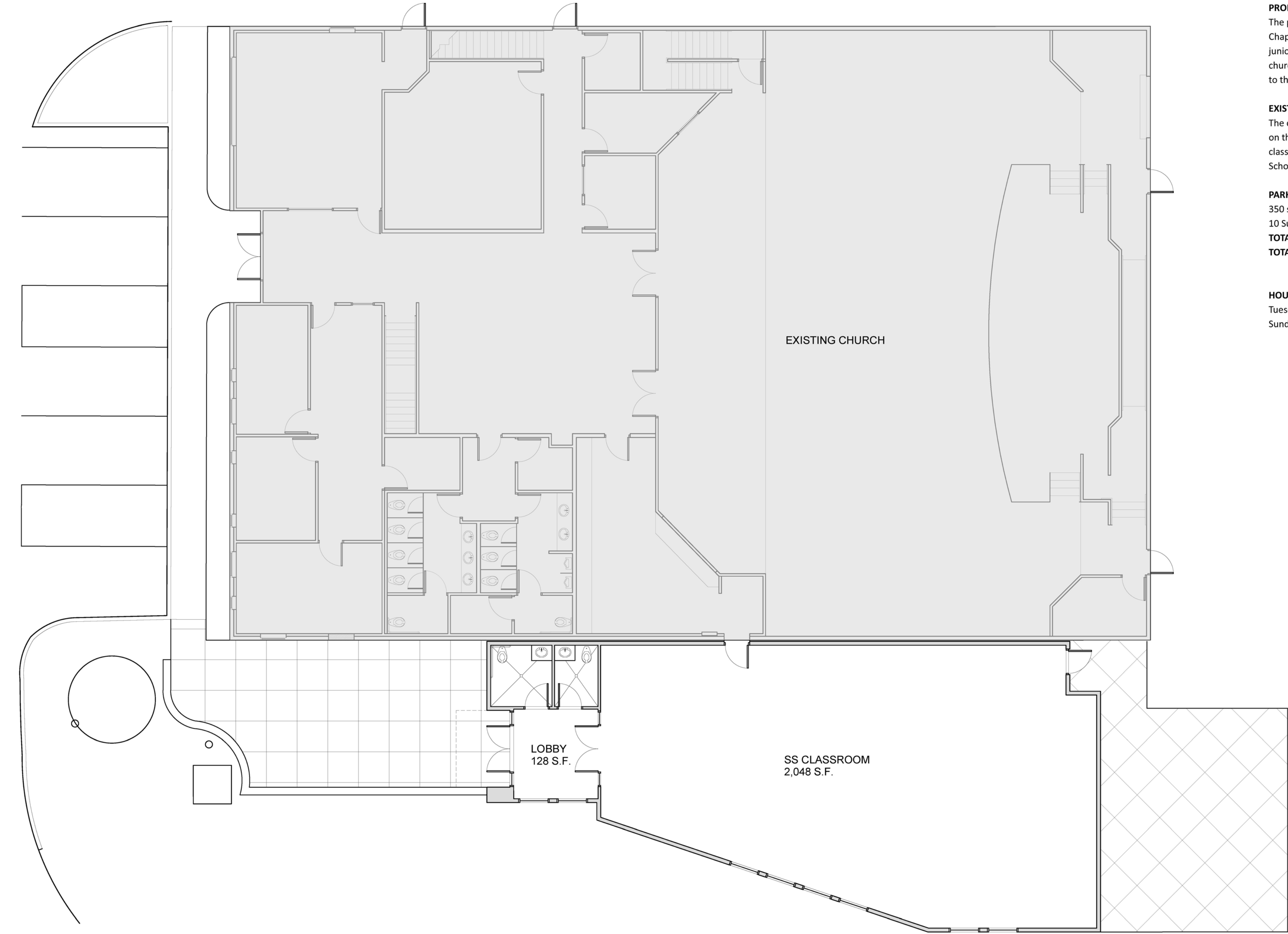
|                  |              |
|------------------|--------------|
| DATE: 01-19-2026 | SCALE: NOTED |
|------------------|--------------|

|                 |        |
|-----------------|--------|
| PROJECT NUMBER: | 221001 |
|-----------------|--------|

|                 |  |
|-----------------|--|
| DRAWING NUMBER: |  |
|-----------------|--|

A-2.3

26-1109 D Page 6 of 11



PROJECT NARRATIVE

CALVARY CHAPEL PLACERVILLE CHURCH  
6575 COMMERCE WAY  
DIAMOND SPRINGS, CA 95619

PROPOSED USE:

The proposed project is a 2,298 s.f. addition of a new Sunday School classroom for the Calvary Chapel Church in Diamond Springs. The new addition will serve as Sunday School classrooms for junior high to high school aged children. The proposed addition will also serve as the children's church prior to their Sunday school sessions. After the children's worship session, they will head to their respective classrooms.

EXISTING USE:

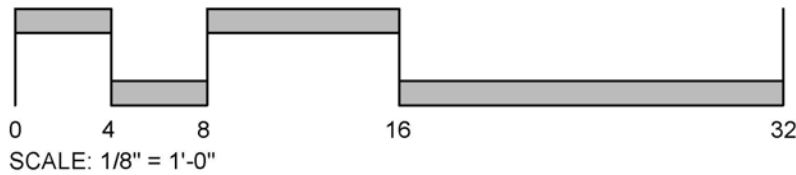
The current church has 290 seats on the main floor in the sanctuary and an additional 60 seats on the 2<sup>nd</sup> level balcony for a total seating capacity of 350. There are 8 existing Sunday School classrooms. The addition will add 2 additional Sunday School rooms for a total of 10 Sunday School classrooms.

PARKING REQUIREMENT:

350 seats / 4 = 88 parking spaces  
10 Sunday School Classrooms / 1 = 10 parking spaces  
**TOTAL REQUIRED = 98 spaces**  
**TOTAL PROVIDED = 127 spaces**

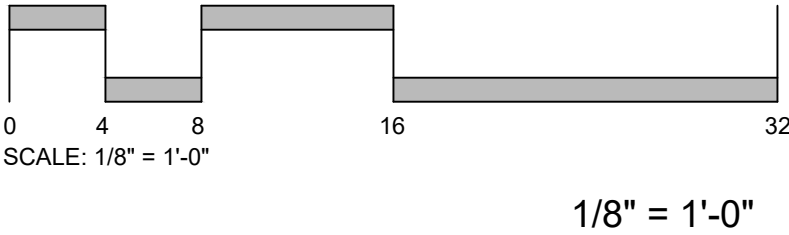
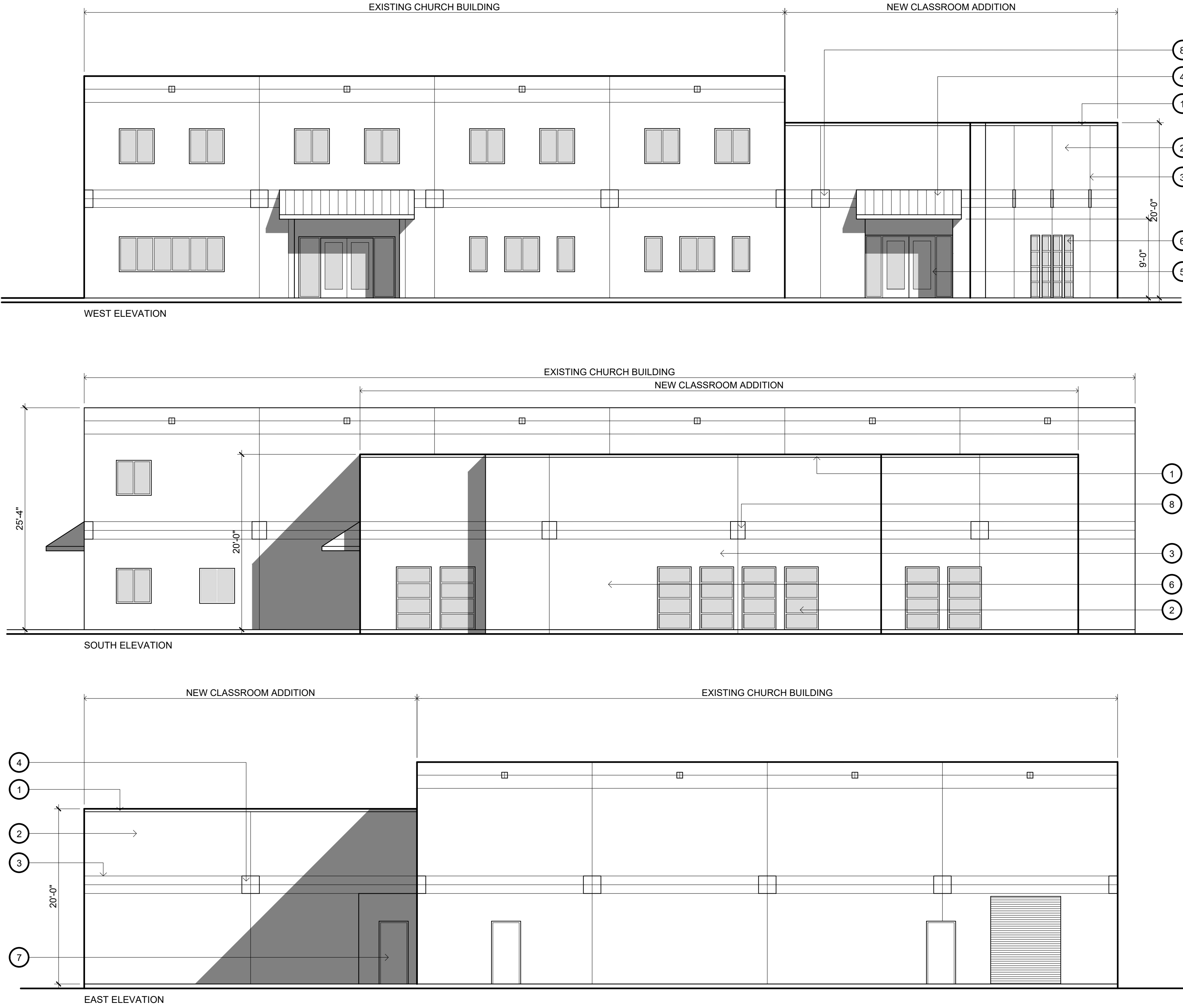
HOURS OF OPERATION:

Tuesday – Friday 9:00am – 4:30pm  
Sunday 7:30am – 1:30pm



1/8" = 1'-0"

FLOOR PLAN



ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY  
PLACERVILLE, CA 95667

(916) 933-7633 T  
(916) 933-7650 F

ARCHITECT'S STAMP



CONSULTANT

PROJECT NAME

CALVARY CHAPEL PLACERVILLE  
CLASSROOM ADDITION

PROJECT ADDRESS

6575 COMMERCE WAY  
DAMOND SPRINGS, CA 95619

DRAWING NAME

EXTERIOR  
ELEVATIONS

| SUBMITTAL | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

| NO | DATE | REVISION |
|----|------|----------|
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |

DRAWN BY: JK

CHECKED BY: JK

DATE: 01-19-2026

SCALE: NOTED

PROJECT NUMBER: 221001

DRAWING NUMBER:

A2.1

26-1109 D Page 7 of 11



ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY  
PLACERVILLE, CA 95667

(916) 933-7633 T  
(916) 933-7650 F

ARCHITECT'S STAMP



CONSULTANT

PROJECT NAME

CALVARY CHAPEL PLACERVILLE  
CLASSROOM ADDITION

PROJECT ADDRESS

6575 COMMERCE WAY  
DAMOND SPRINGS, CA 95619

DRAWING NAME

EXTERIOR  
ELEVATIONS

| SUBMITTAL | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

| NO | DATE | REVISION |
|----|------|----------|
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |
| △  |      |          |

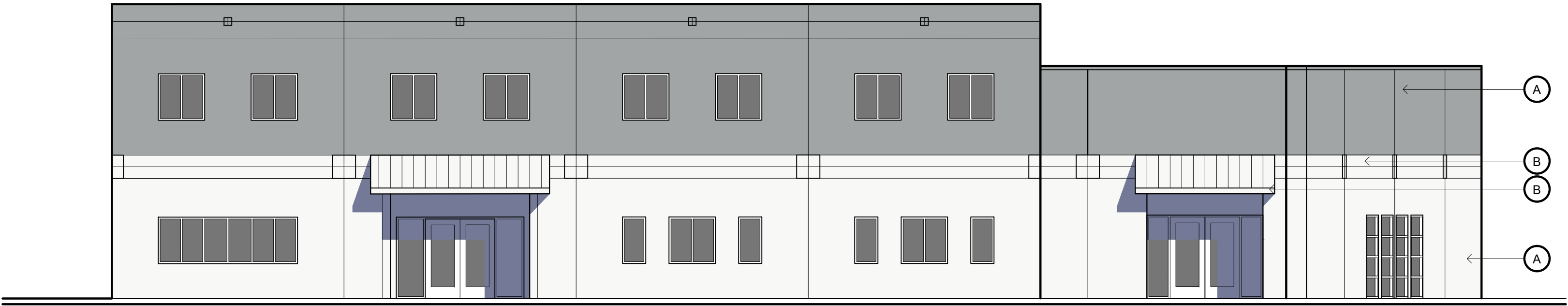
|              |                |
|--------------|----------------|
| DRAWN BY: JK | CHECKED BY: JK |
|--------------|----------------|

|                  |              |
|------------------|--------------|
| DATE: 01-19-2026 | SCALE: NOTED |
|------------------|--------------|

|                 |        |
|-----------------|--------|
| PROJECT NUMBER: | 221001 |
|-----------------|--------|

|                 |  |
|-----------------|--|
| DRAWING NUMBER: |  |
|-----------------|--|

A-2.2



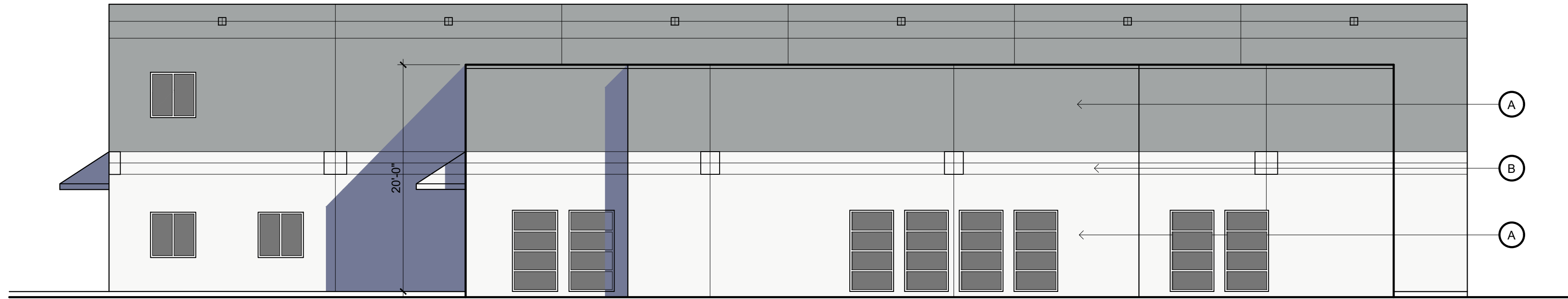
WEST ELEVATION



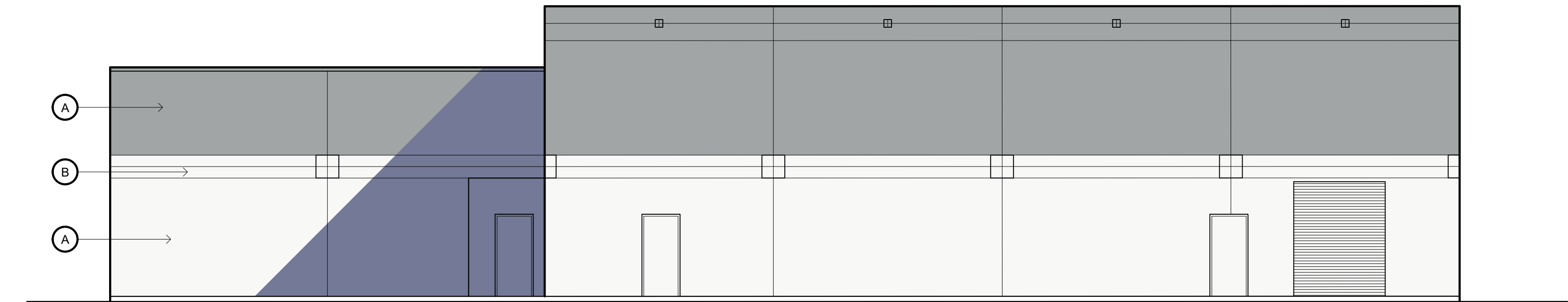
COLOR 'A'  
TBD



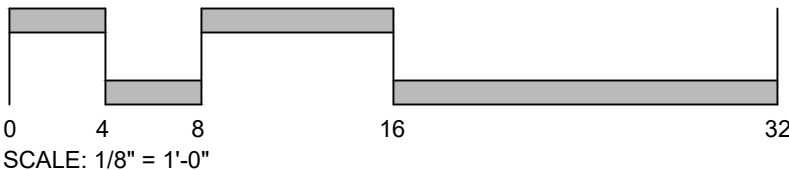
COLOR 'B'  
TBD



SOUTH ELEVATION



EAST ELEVATION



1/8" = 1'-0"

1

EXTERIOR ELEVATIONS



Scale: 1"=10'

Boundary info from Record Data  
This survey has been prepared without use of a Title Report unless referenced hereon. Greg Cook assumes no responsibility for any easements which may affect this property.

sheet  
**C1**  
of 1 sheets

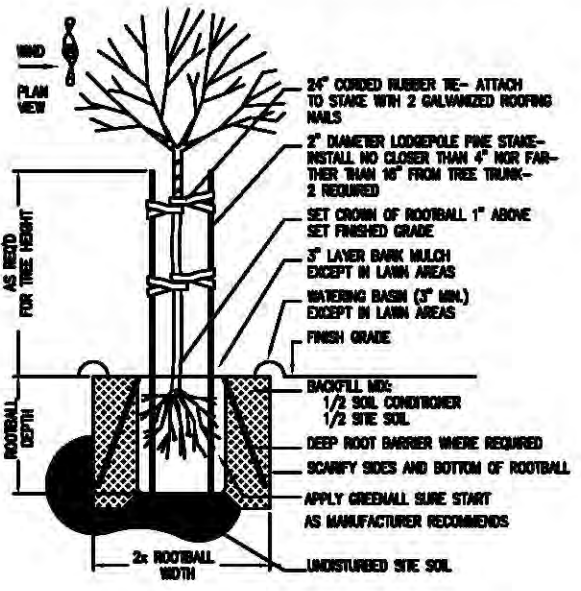
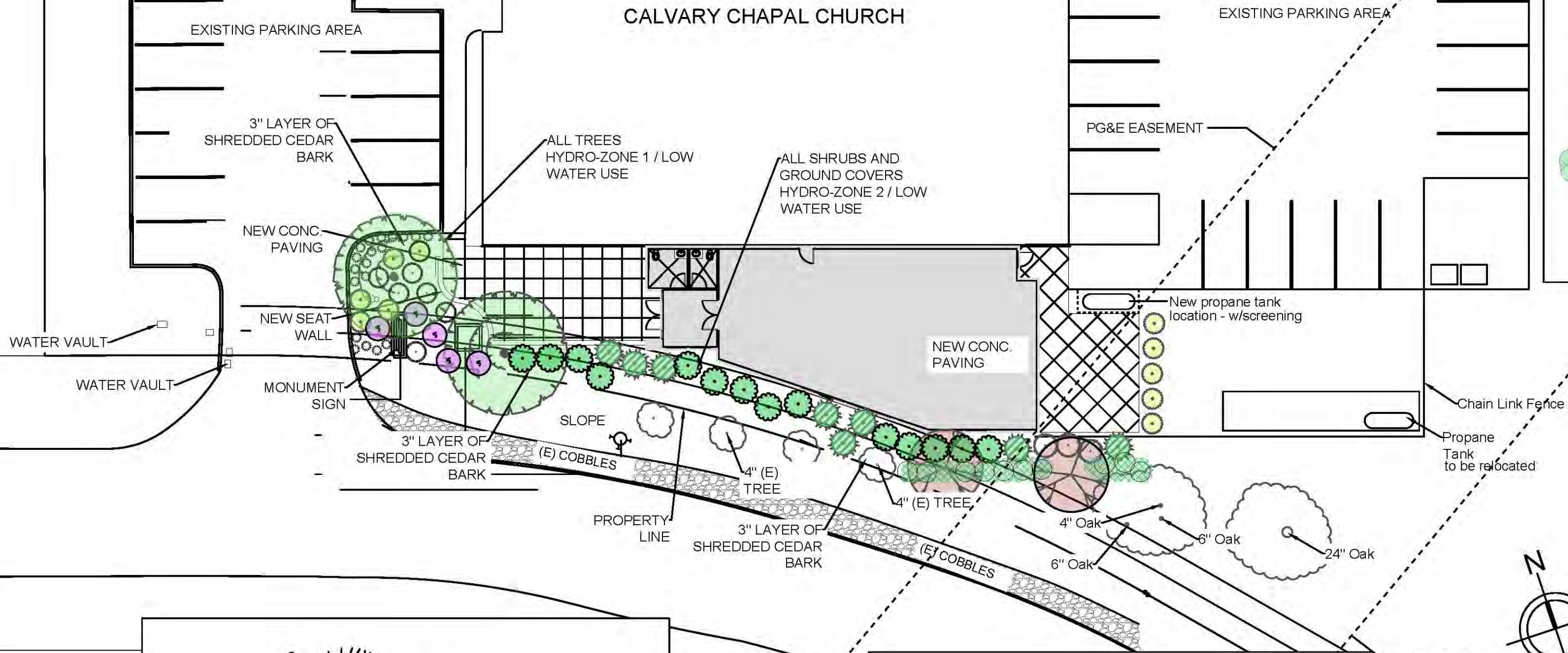
CUP25-0014/Calvary Chapel - Classroom Addition  
Exhibit H - Landscaping

HYDROZONE TABLE

| WATER USE | HYDROZONE & VALVE    | IRRIGATION METHOD | WUCOLS / PLANT FACTOR | IRRIGATION EFFICIENCY | ETAF | AREA  | % OF LANDSCAPE AREA |
|-----------|----------------------|-------------------|-----------------------|-----------------------|------|-------|---------------------|
| LOW       | ZONE 1 / Trees       | DRIP              | 0.2                   | 0.81                  | 0.25 | 1,213 | 50%                 |
| LOW       | ZONE 2 / Shrubs & GC | DRIP              | 0.2                   | 0.81                  | 0.25 | 1,200 | 50%                 |
|           |                      |                   |                       |                       |      |       |                     |
|           |                      |                   |                       |                       |      |       |                     |
|           |                      |                   |                       |                       |      |       |                     |

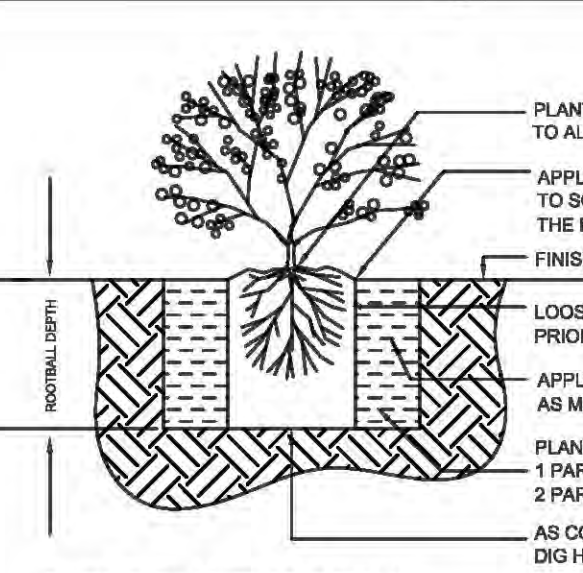
PLANT LEGEND

| BOTANICAL NAME                       | COMMON NAME                  | QTY | SIZE      | WATER USE | REMARKS       |
|--------------------------------------|------------------------------|-----|-----------|-----------|---------------|
| TREES                                |                              |     |           |           |               |
| Acer buergerianum                    | Trident Maple                | 2   | 15 Gallon | Low       | 12% Deciduous |
| Juniperus scopulorum 'Wichita Blue'  | Wichita Blue Juniper         | 10  | 5 Gallon  | Low       | 58% Evergreen |
| Lagerstroemia indica 'Dynamite'      | Dynamite Crape Myrtle        | 4   | 5 Gallon  | Low       | 24% Deciduous |
| SHRUBS                               |                              |     |           |           |               |
| Cistus x hybridus 'Mickie'           | Mickie Rock Rose             | 10  | 1 Gallon  | Low       |               |
| Cistus x pulverulentus 'Sunset'      | Magenta Rockrose             | 5   | 1 Gallon  | Low       |               |
| Mahonia aquifolium                   | Oregon Grape Holly           | 12  | 5 Gallon  | Low       |               |
| Rhamnus californica 'Eve Case'       | Eve Case Compact Coffeeberry | 12  | 1 Gallon  | Low       |               |
| GROUND COVER AND GRASSES             |                              |     |           |           |               |
| Calamagrostis X acutiflora 'Overdam' | Variegated Reed Grass        | 6   | 1 Gallon  | Low       |               |
| Lomandra confertifolia 'Finescape'   | Mat Rush                     | 18  | 1 Gallon  | Low       |               |
| Rosmarinus officinalis 'Irene'       | Dwarf Rosemary               | 23  | 1 Gallon  | Low       | 4' APART      |
|                                      |                              |     |           |           |               |
|                                      |                              |     |           |           |               |
|                                      |                              |     |           |           |               |



TREE PLANTING AND STAKING DETAIL

1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. ADD A NITRIFIED SOIL AMENDMENT TO THE BACKFILL SOIL. COMBINATION OF 1/2 SOIL CONDITIONER TO 1/2 NATIVE SOIL.
6. APPLY A 3" (SETTLED) DEPTH OF BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
7. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY.



SHRUB PLANTING DETAIL

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. PLANT ROOT BALL 1" TO 2" ABOVE GRADE TO ALLOW FOR SETTLEMENT.
4. IF A CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER AND TRY NOT TO DISTURB THE ROOT BALL. LOOSEN ROOTS IF TIGHTLY BOUND.
5. BACK FILL THE PLANTING HOLE WITH TWO THIRDS NATIVE SOIL, ONE THIRD SOIL AMENDMENT AND STARTER FERTILIZER.
6. APPLY 2" TO 3" LAYER OF MULCH TO SOIL SURFACE, 4" TO 6" AWAY FROM THE BASE OF THE PLANT.

"I agree to comply with the requirements of the Model Water Efficiency Ordinance and submit a complete Landscape Documentation Package."

Date:

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Landscape design plans."

Date:

LANDSCAPE PLANTING PLAN

1

1" = 20'-0"

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planting Plan Notes: |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1)                   | Recirculating water systems shall be used for water features.                                                                                                                                                                                                                                                                                                                                                                                            |
| 2)                   | 2,398 sq. ft. of landscape area.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3)                   | A minimum 3-inch layer of organic mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.                                                                                                                                                                                                                              |
| 4)                   | For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil except within the TPZ of protected trees, which shall receive 4 - 6" of hardwood chip mulch.                                                                                                                                  |
| 5)                   | Provide minimum slope of 1-1 1/2% for positive drainage away from center in all planted areas.                                                                                                                                                                                                                                                                                                                                                           |
| 6)                   | The plant quantities shown on the drawings are informational only. The landscape contractor is responsible for final quantities required to complete the work. In case of discrepancy, the plan shall govern.                                                                                                                                                                                                                                            |
| 7)                   | All trees shall be planted a minimum of 5' from underground utilities.                                                                                                                                                                                                                                                                                                                                                                                   |
| 8)                   | All existing trees to remain shall be protected from damage at all times. Do not store construction equipment below the canopy of any trees to remain. Damage to any existing trees or plant material to remain shall be replaced back to original conditions at no additional cost to the owner.                                                                                                                                                        |
| 9)                   | Landscape contractor shall notify the designer if specified plant material is available from commercial nurseries. In the event that a plant is not available, the contractor shall provide alternate plant material selections comparable to the original specified species. Such changes will not alter the contractor's original bid price unless a credit is due to the owner. Contractor to source multiple nurseries when ordering plant material. |
| 10)                  | The landscape contractor shall ensure that all excavated planting holes have positive drainage. Plant holes shall be fully filled with water and shall drain within one hour of filling. The contractor shall excavate through any impervious layer encountered.                                                                                                                                                                                         |
| 11)                  | All plant material shall comply with 'Standard for nursery stock' and meet the minimum sizes.<br><div>Shrubs and ground covers:<br/>15 Gal. size / 36-42" High and 36-42" Wide<br/>5 Gal. size / 18-24" High and 15-18" Wide<br/>15 Gal. size / 36-42" High and 36-42" Wide</div> <div>Trees:<br/>15 Gal. size / 8'-11' High and 30-36" Wide / Caliper 1" -1-1 1/4"</div>                                                                                |
| 12)                  | Tree roots shall be visually inspected in containers prior to planting. Landscaper shall confirm that no circling roots are located within the top soil of the container.                                                                                                                                                                                                                                                                                |
| 13)                  | Root barriers shall be provided for all trees within 10' of any curb and / or pavement.                                                                                                                                                                                                                                                                                                                                                                  |
| 14)                  | Prior to planting, soil amendments shall be added per recommendations of the soils report. Report and amendments shown on the plan are for bidding information only. Landscaper shall account for soil amendments in final bid. The results of the soils test shall determine actual amendments to be installed.                                                                                                                                         |
| 15)                  | All areas that are exposed shall be planted with hydroseed mix. No areas shall be left exposed during the winter months. Exposed surfaces shall have erosion control measures in place prior to October 1st.                                                                                                                                                                                                                                             |
| 16)                  | All sediment deposited on paved roadways, hardscapes, sidewalks or other non-planter areas shall be swept at the end of each working day.                                                                                                                                                                                                                                                                                                                |
| 17)                  | All planter areas to be free from debris, trash, construction material, wood, etc., within the top 6" of the soil. Soil shall be free from stones greater than 1" in diameter within the top 6" of soil profile.                                                                                                                                                                                                                                         |
| 18)                  | See tree planting detail for planting trees.                                                                                                                                                                                                                                                                                                                                                                                                             |
| 19)                  | Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape. All lawn areas are level.                                                                                                                                                                                                                                                                                                             |
| 20)                  | See shrub planting detail for planting shrubs.                                                                                                                                                                                                                                                                                                                                                                                                           |
| 21)                  | All planting areas have friable soil to maximize water retention and infiltration.                                                                                                                                                                                                                                                                                                                                                                       |
| 22)                  | Contact 811 before you dig.                                                                                                                                                                                                                                                                                                                                                                                                                              |

ARCHITECT'S STAMP

CONSULTANT



PLACERVILLE, CA 95667  
PHONE # (530) 622-6200  
tadams@taldesign.net

PROJECT NAME

CALVARY CHAPEL CHURCH

PROJECT ADDRESS

6575 Commerce Way  
Diamond Springs, CA 95619

DRAWING NAME

LANDSCAPE PLANTING PLAN

SUBMITTAL

DATE

NO

DATE

REVISION

△

△

△

△

△

△

△

DRAWN BY: TERESA ADAMS

CHECKED BY:

DATE: 02/01/2026

SCALE: NOTED

PROJECT NUMBER:

DRAWING NUMBER:



L1



# Planning Commission Hearing

**CUP25-0014**

## Calvary Chapel Classroom Addition



JULY 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Project Description

Conditional Use Permit (CUP) for a proposed 2,298 square-foot Sunday School classroom addition to an existing legal nonconforming church with an alternative landscape plan

# Project Vicinity Map



## Legend

Parcel Lines

## Roads

MAJOR

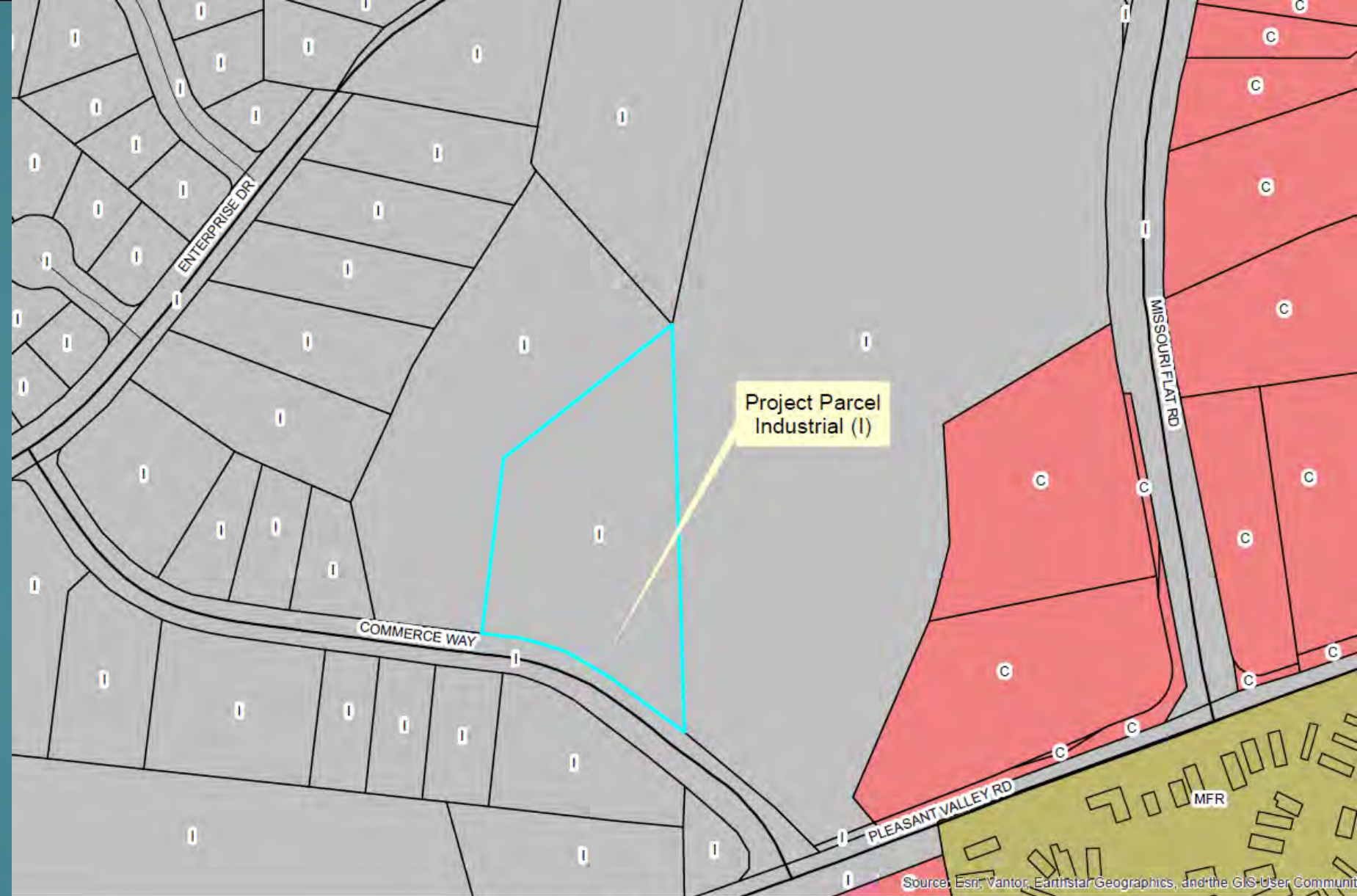
MINOR

CUP25-0014/Calvary Chapel - Classroom Addition  
Exhibit A - Vicinity Map

0 150 300 Feet

26-1109 E Page 3 of 12

# General Plan Land Use Map

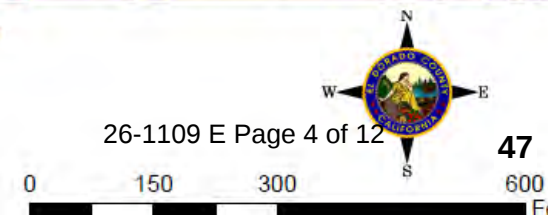


## Legend

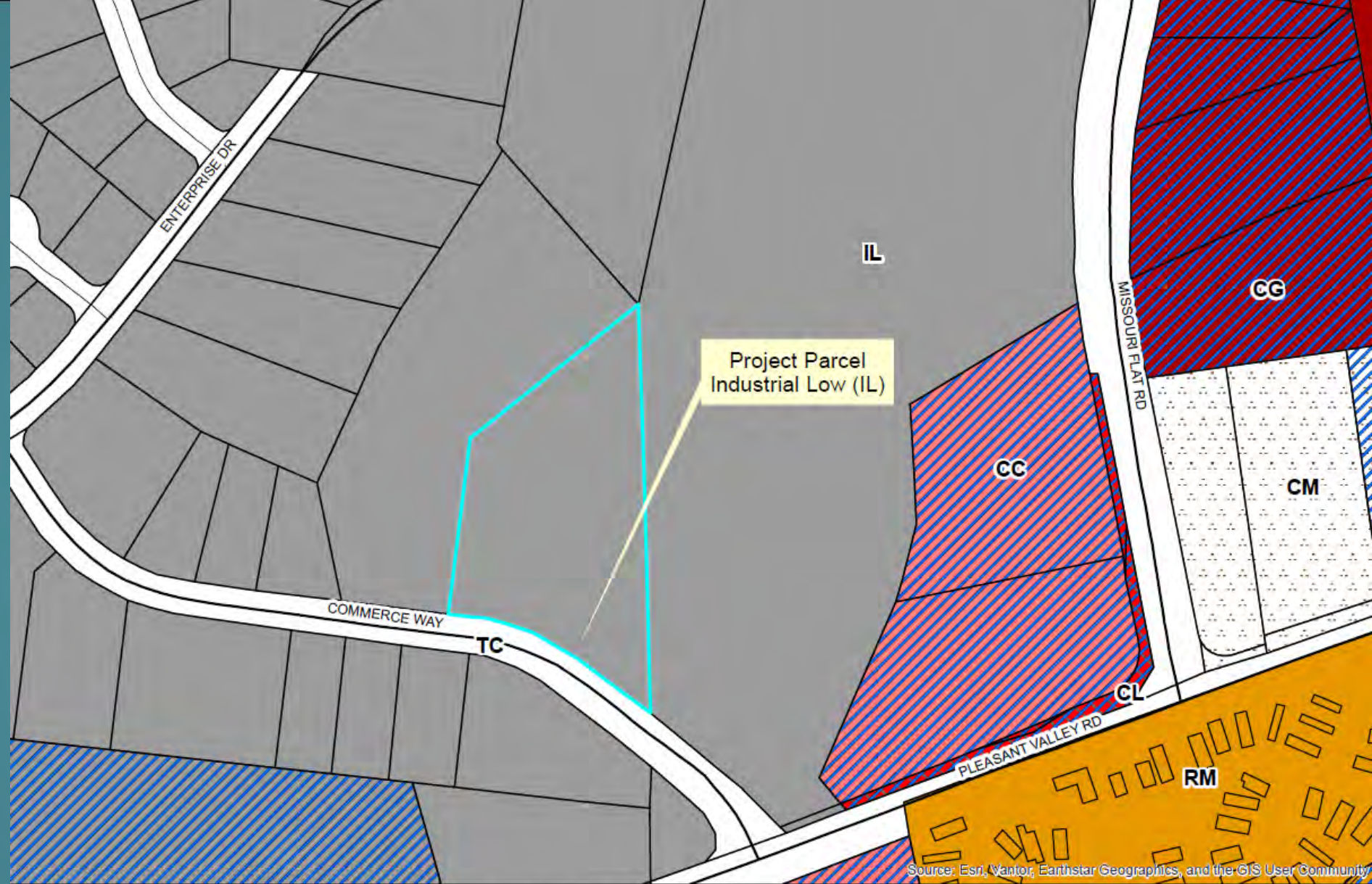
- Parcel Lines
- Commercial
- Industrial
- Multi-Family Residential

CUP25-0014/Calvary Chapel - Classroom Addition  
Exhibit C - General Plan Land Use Map

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



# Zoning Map

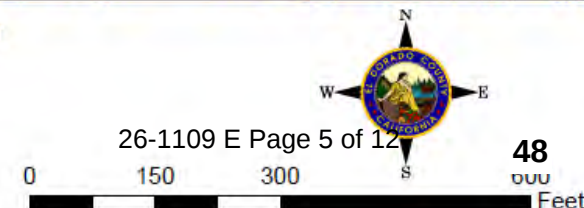


## Legend

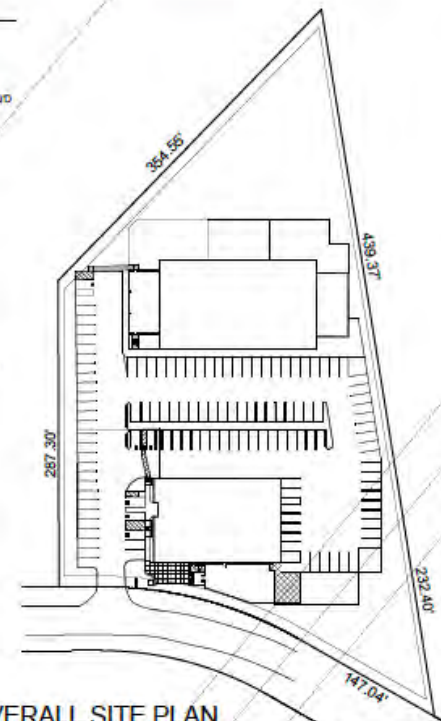
|                            |                              |
|----------------------------|------------------------------|
| Parcel Lines               | IL = Industrial Low          |
| CC = Commercial Community  | RM = Residential Multi-Unit  |
| CG = Commercial General    | DC = Design Control          |
| CL = Commercial Limited    | TC = Transportation Corridor |
| CM = Commercial Mainstreet |                              |

CUP25-0014/Calvary Chapel - Classroom Addition  
Exhibit D - Zoning Designation Map

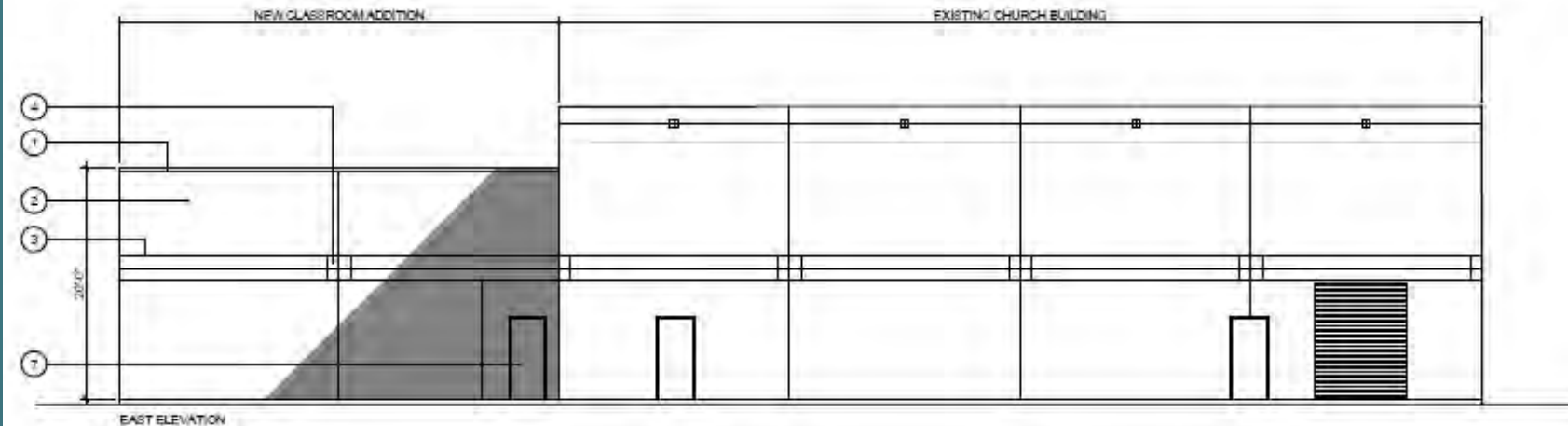
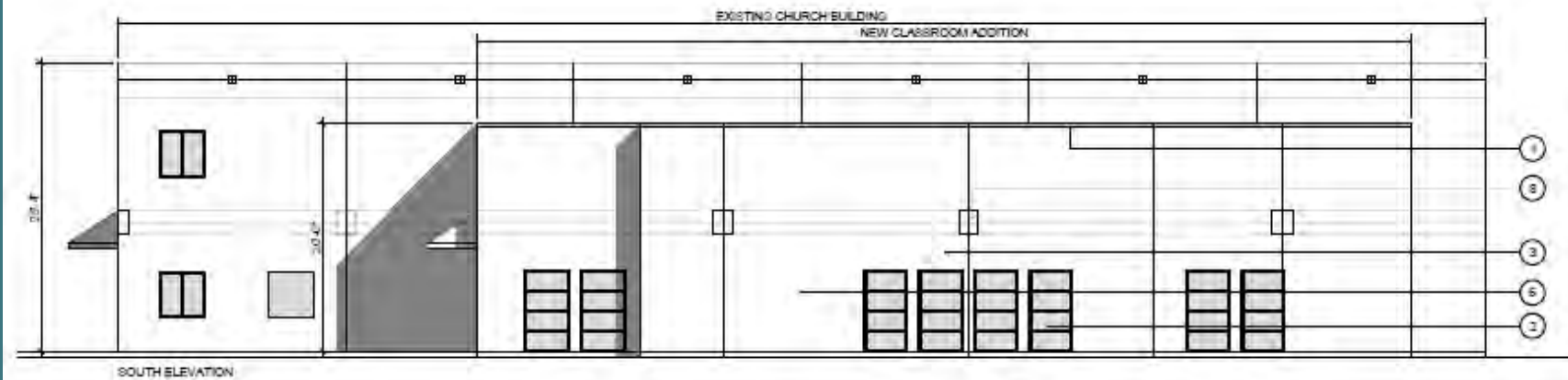
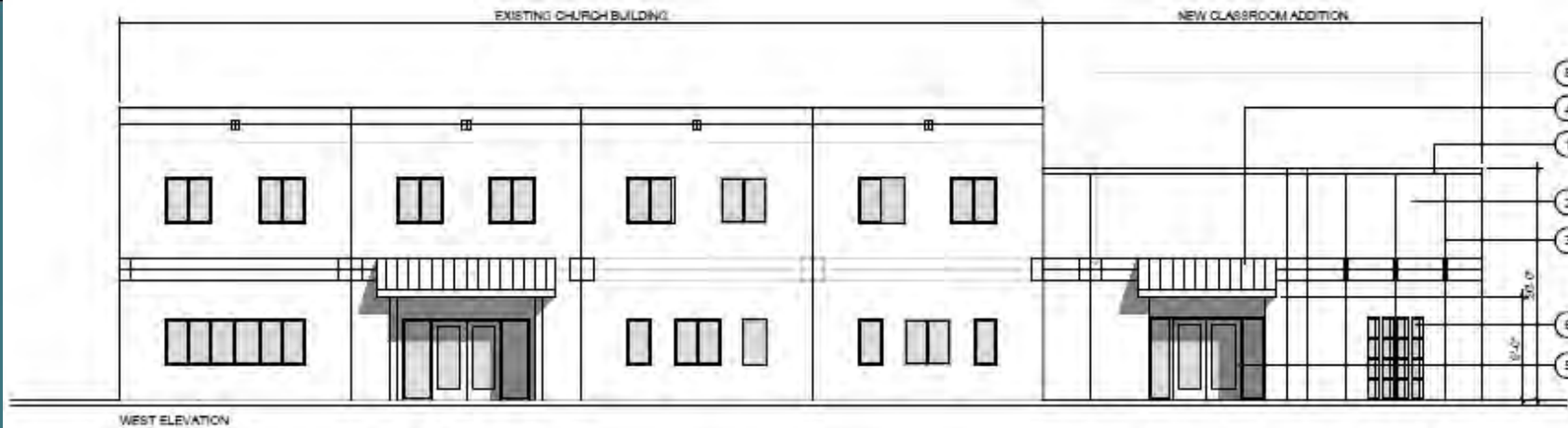
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



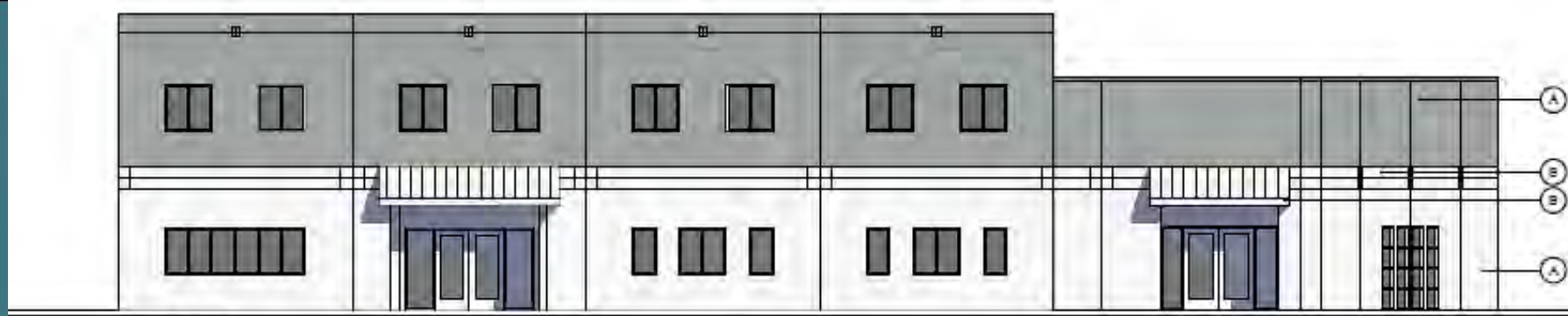
The site plan shows the layout of the Church of the Holy Spirit. The existing church building is labeled "(E) CHURCH BUILDING 14,852 S.F.". A proposed addition is shown in grey, labeled "PROPOSED ADDITION 2,298 S.F.". Other structures include "(E) TRELLIS STRUCTURE", "(E) PLAY STRUCTURE", "(E) SHADE STRUCTURE", and "(E) STOR. BLDG.". The plan also shows a parking lot, a road labeled "COMMERCE WAY", and a north arrow. A scale bar indicates 1" = 20'.



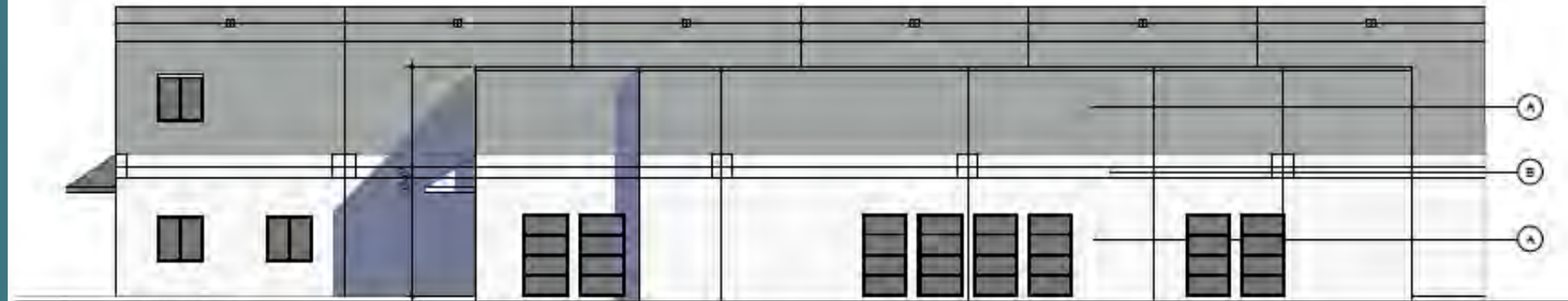
26-1109 E Page 6 of 12



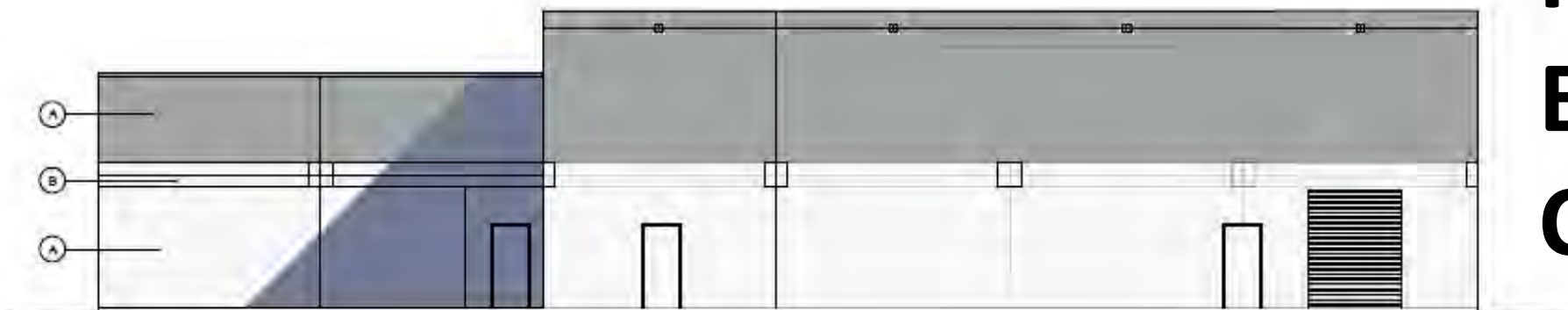
# Project Plan Elevations



WEST ELEVATION



SOUTH ELEVATION



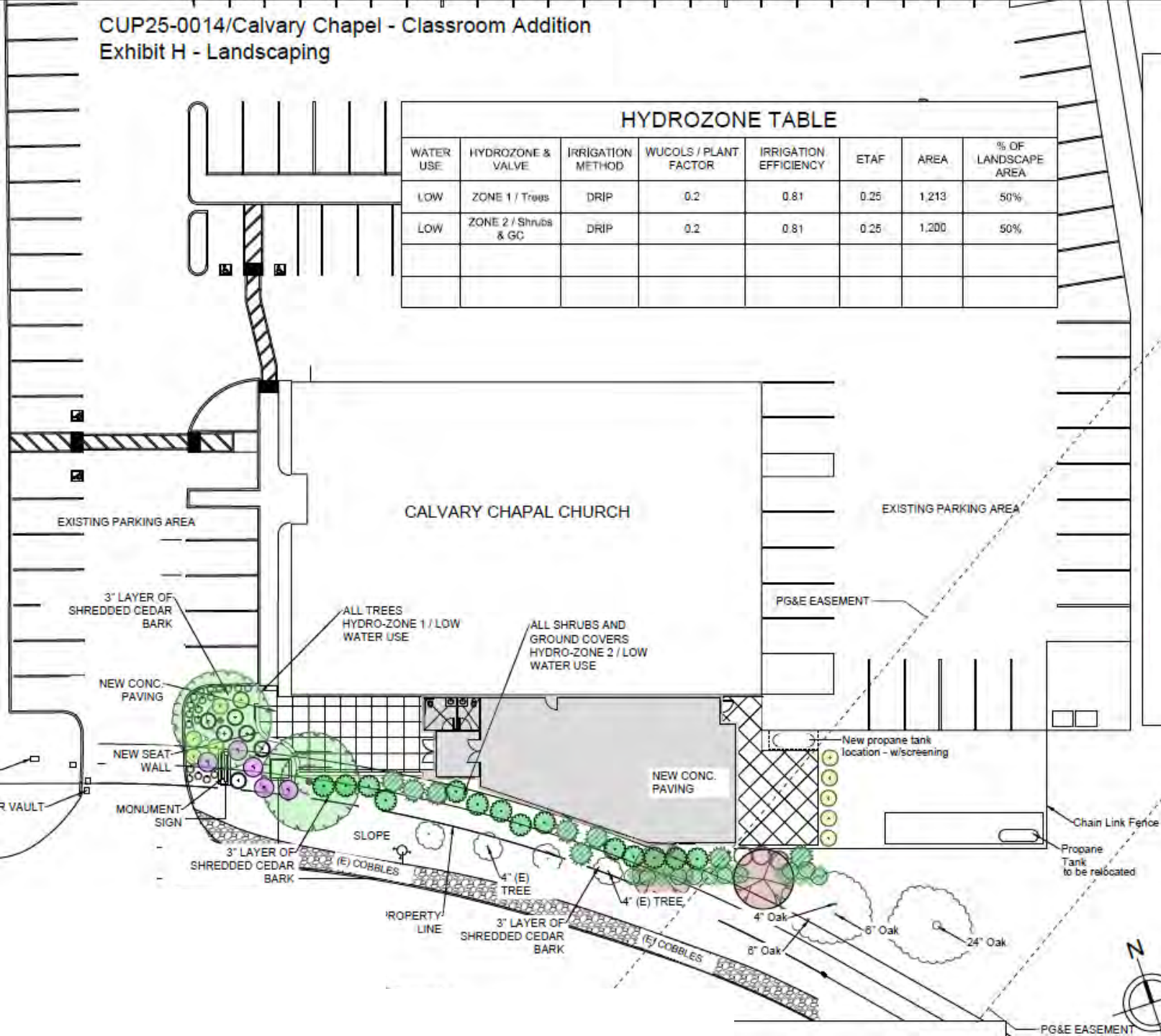
EAST ELEVATION

# Project Plan Elevations Color Layout

Scale:  $1^{\circ}=10^{\circ}$ 

Boundary info from Record Data  
This survey has been prepared without use of a Title Report  
unless referenced herein. Greg Cook assumes no responsibility  
for any encumbrances which may affect this property.

52



# Landscape Plan

| BOTANICAL NAME                       | COMMON NAME                  | QTY |
|--------------------------------------|------------------------------|-----|
| TREES                                |                              |     |
| Acer buergerianum                    | Trident Maple                | 2   |
| Juniperus scopulorum 'Wichita Blue'  | Wichita Blue Juniper         | 10  |
| Lagerstroemia indica 'Dynamite'      | Dynamite Crape Myrtle        | 4   |
| SHRUBS                               |                              |     |
| Cistus x hybridus 'Mickie'           | Mickie Rock Rose             | 10  |
| Cistus x pulverulentus 'Sunset'      | Magenta Rockrose             | 5   |
| Mahonia aquifolium                   | Oregon Grape Holly           | 12  |
| Rhamnus californica 'Eve Case'       | Eve Case Compact Coffeeberry | 12  |
| GROUND COVER AND GRASSES             |                              |     |
| Calamagrostis X acutiflora 'Overdam' | Variegated Reed Grass        | 6   |
| Lomandra confertifolia 'Finescape'   | Mat Rush                     | 18  |
| Rosmarinus officinalis 'Irene'       | Dwarf Rosemary               | 23  |

# Environmental Review

Staff has reviewed the project and has determined Conditional Use Permit CUP25-0014 is Categorically Exempt pursuant to Section 15301 (Class 1, Existing Facilities), of the CEQA Guidelines.

Class 1 includes (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.

This proposed project consists of a 2,298 square foot Sunday School classroom addition to an existing legal nonconforming church.

# Staff 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.