



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

RECEIVED
SEP 23 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPLICATION TYPE: Conditional Use Permit

FILE# CUP25-0014

ASSESSOR'S PARCEL NO.(s) 329-342-006-000

PROJECT NAME/REQUEST: (Describe proposed use) NEW CLASSROOM WING ADDITION - CALVARY CHAPEL PLACERVILLE

APPLICANT/AGENT CALVARY CHAPEL PLACERVILLE

Mailing Address 6575 COMMERCE WAY, DIAMOND SPRINGS, CA 95619

P.O. Box or Street City State & Zip
Phone (530) 626-8484 Email:

PROPERTY OWNER CALVARY CHAPEL PLACERVILLE

Mailing Address 6575 COMMERCE WAY, DIAMOND SPRINGS, CA 95619

P.O. Box or Street City State & Zip
Phone (530) 626-8484 Email

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT JOHN KRISTEDJA

Mailing Address 6288 BUTTERFIELD WAY, PLACERVILLE, CA 95667

P.O. Box or Street City State & Zip
Phone (530) 401-1813 Email john@jk-architects.com

LOCATION: The property is located on the EAST side of COMMERCE WAY

300 feet/miles NORTH of the intersection with PLEASANT VALLEY RD.

N/E/W/S Major Street or Road
in the area. Property Size: 3.18 AC

acreage/square footage

X [Signature] Date 7-9-2025

Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 9.23.25 Fee 2,978.00 Receipt # R63014 Rec'd by SCD Census 031502,1027

Zoning IL GPD I Supervisor District 3 Sec 25 Twn 10N Rng 10E

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR
PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Hearing Date

Approved Denied

Approved Denied

Findings and/or conditions attached

Findings and/or conditions attached

APPEAL

X

Approved Denied

Executive Secretary

CUP25-0014 Revised 07/2024



Nick Triveri
Senior Pastor
530-626-8484

RECEIVED

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

September 16, 2025

El Dorado County, Building Division

To Whom it May Concern;

At our May 13, 2025 Board Meeting, it was resolved that John Kristedja would act as our representative in matters pertaining to the securing of a Conditional Use Permit for our proposed project. Please accept this letter as our authorization of John Kristedja, and feel free to contact me if you have any questions.

Sincerely,

Dominic A. Triveri
Calvary Chapel of Placerville
Sr. Pastor/ Corp. President

Located at: 6575 Commerce Way, Diamond Springs, Ca. 95619
Mailing Address: P.O. Box 1604, Placerville, Ca. 95667

CUP25-0014

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SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Application or Solicitation Number: _____

Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes _____ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- | | | |
|--|-----------|----------|
| ☐ The Applicant | Yes _____ | No _____ |
| ☐ Subcontractor | Yes _____ | No _____ |
| ☐ The Applicant's agent/ or lobbyist | Yes _____ | No _____ |

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

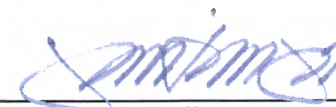
(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

9-15-2025

Date

Print Firm Name if applicable


Signature of Applicant

JOHN KRISTEDJA

Print Name of Applicant

CUP25-0014

RECEIVED

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENTRECORDING REQUESTED BY:
FIRST AMERICAN TITLE INSURANCE
COMPANY
AND WHEN RECORDED MAIL TO:Calvary Chapel of Placerville
P.O. BOX 1604
PLACERVILLE, CA 95667El Dorado County Recorder
William E. Schultz Co Recorder OfficeDOC - 98-0073477-00
Acct 3-FIRST AMERICAN TITLE CO
Friday, DEC 11, 1998 08:00:00
Ttl Pct \$653.50 Libr-000096536
EnS/02/1-2

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 3-88812-XXX

GRANT DEED

TITLE ORDER NO. 88812

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 643.50

☒ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale.☒ Unincorporated area ☐ City of , AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

MISSOURI ROAD PARTNERS, a California General Partnership

hereby GRANT(s) to:

CALVARY CHAPEL OF PLACERVILLE, a California Non-profit religious corporation

the real property in the County of El Dorado, State of California, described as:

Lot 44, as said Lot is shown on the official map of Diamond Development Subdivision filed in the office of the County Recorder of El Dorado County, on April 23, 1980, in Book F of Maps at Page 119.

DATED November 20, 1998

STATE OF CALIFORNIA

COUNTY OF _____

On _____

before me, _____

a Notary Public in and for said State, personally appeared _____

Missouri Road Partners, a California General Partnership

BY: _____

James M. Sullivan, Trustee of the
Pietro Development Trust Dated
September 25, 1990personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Mail tax statements to: Calvary Chapel of Placerville, P.O. BOX 1604, PLACERVILLE, CA 95667

073477

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARA

} ss.

On 11-23-98, before me, BARBARA MORLAN DE CARO

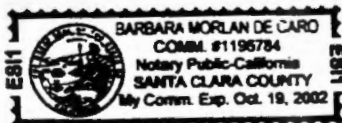
Date

Name and Title of Officer or Notary Public

personally appeared JAMES M. SULLIVAN

Name of Signer

☒ personally known to me
proved to me on the basis of satisfactory
evidence



to be the person(s) whose name(s) is/are
subscribed to the within instrument and
acknowledged to me that he/she/they executed
the same in his/her/their authorized
capacity(ies), and that by his/har/their
signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Barbara Morlan De Caro
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited — General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



98-0073477-00

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE INSURANCE
COMPANY
AND WHEN RECORDED MAIL TO:

Calvary Chapel of Placerville
P.O. BOX 1604
PLACERVILLE, CA 95667

88812

392-342-06-1000

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ESCROW NO. 3-88812-XXX

TITLE ORDER NO. 88812

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PCOS
FILED

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☒ Unincorporated area ☐ City of , AND

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DATED November 20, 1998
STATE OF CALIFORNIA
COUNTY OF _____

On _____
before me, _____
a Notary Public in and for said State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Missouri Road Partners, a California General Partnership

BY: _____

James M. Sullivan, Trustee of the
Pietro Development Trust Dated
September 25, 1990

RECEIVED

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

(This area for official notarial seal)

Mail tax statements to: Calvary Chapel of Placerville, P.O. BOX 1604, PLACERVILLE, CA 95667

CUP25-0014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARA

} ss.

On 11-23-98

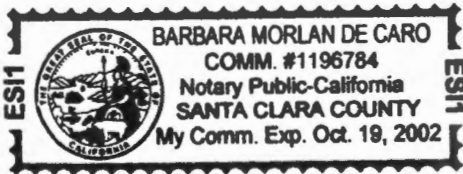
Date

, before me, BARBARA MORLAN DECARO

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JAMES M. SULLIVAN

Name(s) of Signer(s)

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

073477

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State of California

County of SANTA CLARA

SS.

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98-0073477-00

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392-342-06-1000

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William E. Schultz Co Recorder Office

DOC - 98-0073477-00

Acct 3-FIRST AMERICAN TITLE CO

Friday, DEC 11, 1998 08:00:00

Ttl Pct \$653.50

Libr-0000096536

GrS, C2/1-2

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WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Mail tax statements to: Calvary Chapel of Placerville, P.O. BOX 1604, PLACERVILLE, CA 95667

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SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

329:34



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 same such as dimensions and acreage.

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

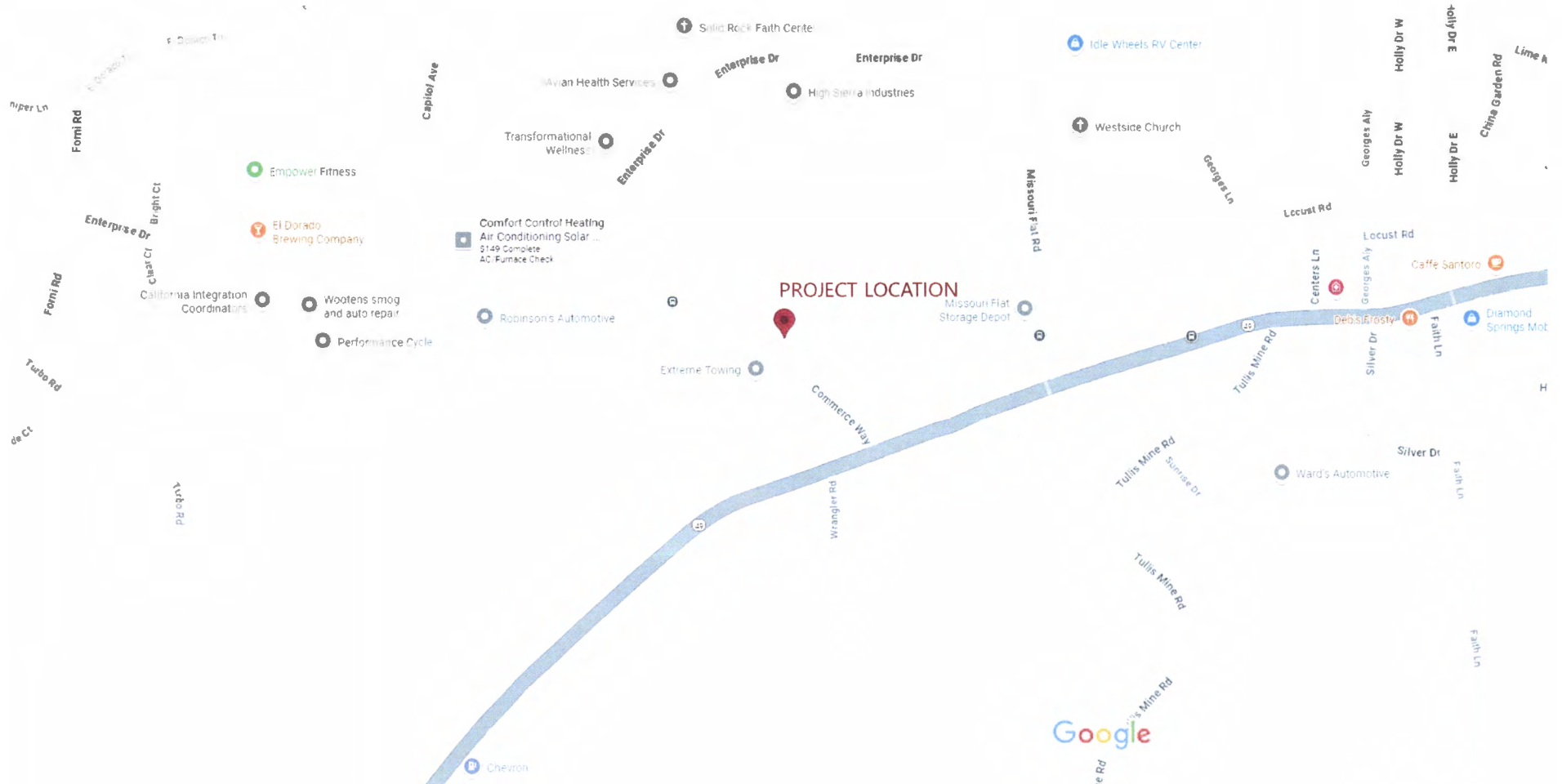
Rev. Aug 27, 2013

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

CUP25-0014



6575 Commerce Way



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SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CUP25-0014



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-7580

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SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Phone: (530) 621-7580
Email: zach.oates@edcgov.us
valerie.brady@edcgov.us

Date Received by Transportation Planning: 7/9/25

Applicant Information:

Name: John Kristedja

Phone #: (530) 401-1813

Address: 6288 Butterfield Way, Placerville, CA 95667

Email: john@jk-architects.com

Project Information:

Name of Project: New Classroom Wing Calvary Chapel Placerville

Planning Number: _____

Project Location: 6575 Commerce Way

Bldg Size: 2,256 SF

APN(s): 329-342-006-000

Project Planner: _____

Number of units: See Description

Description of Project: (Use, Number of Units, Building Size, etc.)

Addition of a 2,256 s.f. classroom wing for an existing church. The building will serve as classroom / worship space for K-12 children.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 06/13/2024

CUP25-0014



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-7580

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|---|
| ☐ 4 or less single family homes | ☐ 12,000 square feet or less for industrial |
| ☐ 4 or less multi-family units | ☒ 12,000 square feet or less for church |
| ☐ 2,000 square feet or less for shopping center | ☐ 50,000 square feet or less for warehouse |
| ☐ 6,000 square feet or less for general office | ☐ 60,000 square feet or less for mini-storage |
| ☐ None apply – TIS is required with applicable fee. | |

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

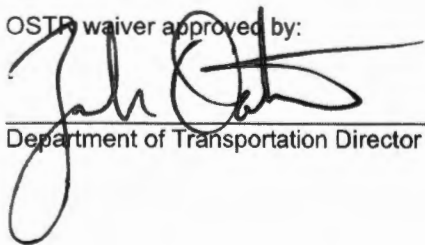
- ☒ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.


DOT Transportation Planning Signature

7/15/25
Date

ADH TS

OSTR waiver approved by:


Department of Transportation Director or Designee

7/17/25
Date

DESIGN REVIEW SUBMITTAL

NEW CLASSROOM CALVARY CHAPEL PLACERVILLE 6575 COMMERCE WAY DIAMOND SPRINGS, CA 95619



ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
(916) 933-7633 T
(916) 933-7650 F

ARCHITECT'S STAMP



CONSULTANT

PROJECT TEAM:

APPROVING AGENCY:
EL DORADO COUNTY PLANNING DEPARTMENT
2850 FAIRLANE CT., BUILDING 'C'
PLACERVILLE, CA 95667

OWNER:
CALVARY CHAPEL PLACERVILLE
6575 COMMERCE WAY
DIAMOND SPRINGS, CA 95619

ARCHITECT:
JOHN KRISTEDJA ARCHITECT
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667

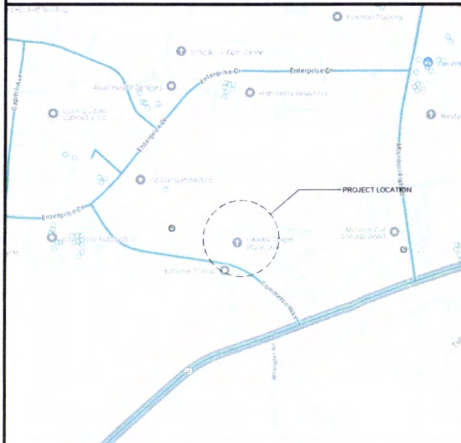
CIVIL ENGINEER:
GREGORY J. COOK
PO BOX 18442
SOUTH LAKE TAHOE, CA 96151

LANDSCAPE DESIGNER:
JOHN COURTNEY, ASLA
ADAMS LANDSCAPE DESIGN
PO BOX 608
PLACERVILLE, CA 95667

PROPERTY ADDRESS:

APN # 329-342-006-000
6575 COMMERCE WAY
DIAMOND SPRINGS, CA 95619

VICINITY MAP



DRAWING INDEX:

ARCHITECTURAL

A-0 TITLE SHEET
A-1 SITE PLAN
A-2.1 BUILDING ELEVATIONS
A-2.2 BUILDING COLORS

CIVIL

C1 GRADING PLAN

LANDSCAPE

L-1 PLANTING PLAN
L-2 IRRIGATION PLAN
L-3 WATER EFFICIENT LANDSCAPE WORKSHEET

RECEIVED

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PROJECT NAME

GRANADE BUSINESS
PROPERTIES

PROJECT ADDRESS

4755 BUSINESS DRIVE
SHINGLE SPRINGS, CA

DRAWING NAME

TITLE SHEET

SUBMITAL

DATE

NO.

DATE

REVISION

DRAWN BY JK

CHECKED BY JK

DATE 02/18/2022

SCALE NOTED

PROJECT NUMBER 210801

DRAWING NUMBER

A-0

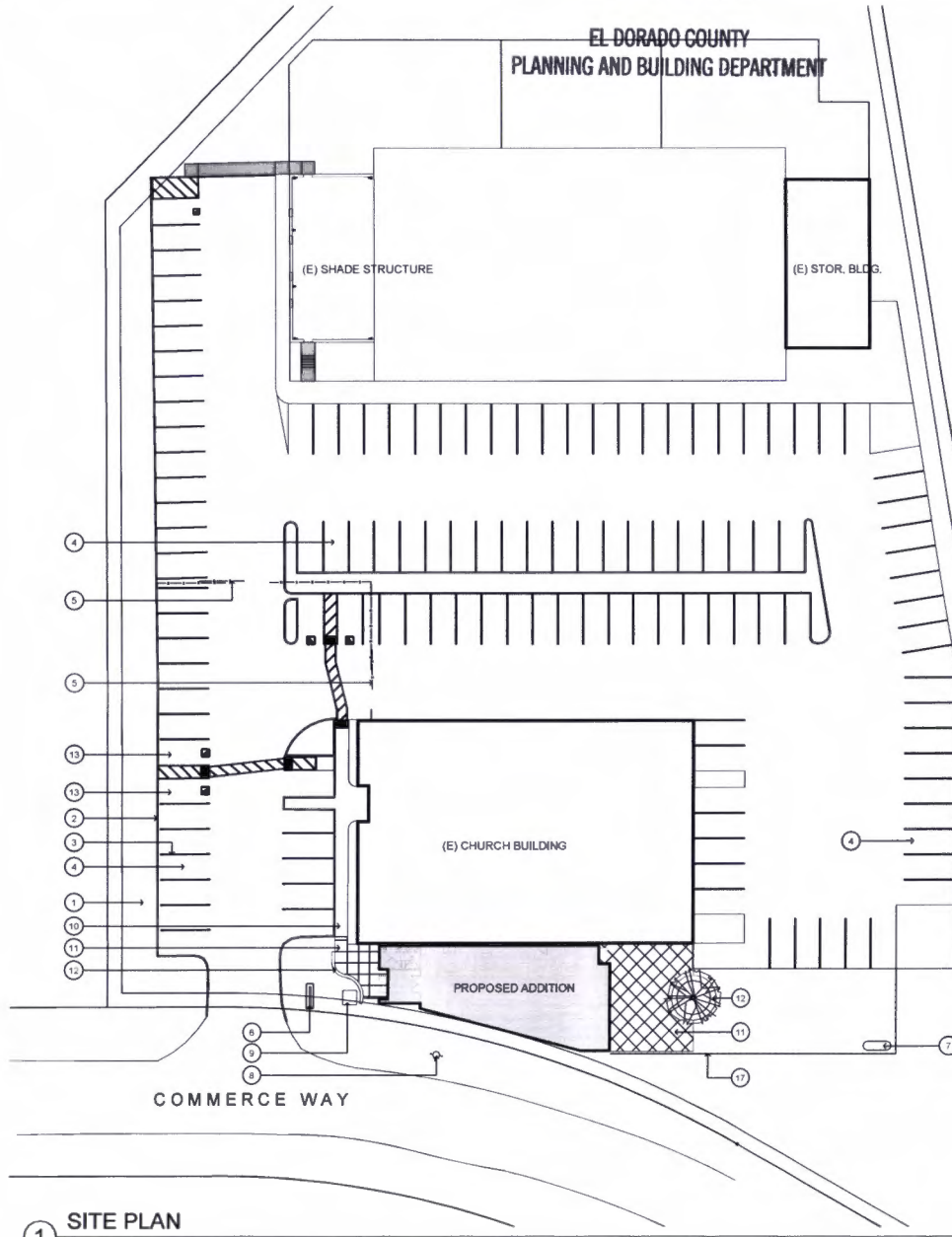
FILE COPY

CUP25-0014

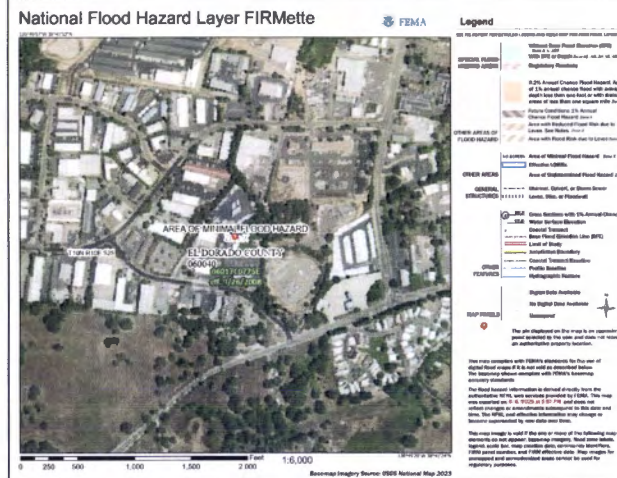
RECEIVED

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

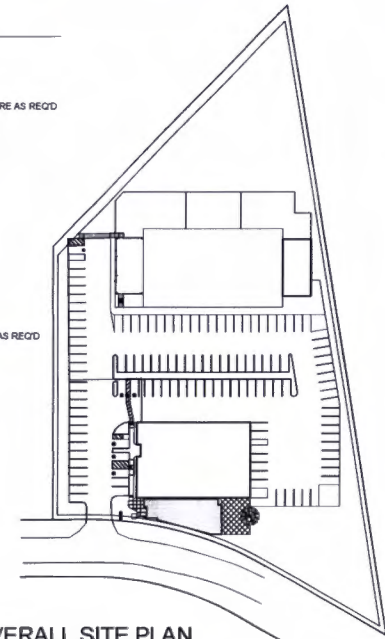


1 SITE PLAN



KEYNOTE LEGEND

- 1 (E) PLANTER AREA
- 2 (E) CONCRETE CURB
- 3 (E) PARKING STRIP - 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
- 8 (E) FIRE HYDRANT
- 9 (E) ELECT. VAULT
- 10 (E) CONC. SIDEWALK PAVING
- 11 NEW CONC. PAVING
- 12 NEW CONC. SEAT WALL
- 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



2 OVERALL SITE PLAN

1" = 20'-0"



ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
(916) 833-7633 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

NO.

DATE

REVISION

DRAWN BY JK

CHECKED BY JK

DATE 4/17/2025

SCALE NOTED

PROJECT NUMBER

221001

DRAWING NUMBER

A1

CUP25-0014

RECEIVED

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



ARCHITECTURE ■ PLANNING
6289 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 4/17/2025 SCALE NOTED

PROJECT NUMBER 221001

DRAWING NUMBER

A2.1



- KEYNOTE LEGEND
- ① BHT, METAL PARAPET CAP
 - ② 7/8" EXTERIOR PLASTER FINISH
 - ③ ALUM. PLASTER REVEAL
 - ④ METAL ENTRY AWNING
 - ⑤ ALUMINUM STOREFRONT ENTRY
 - ⑥ ALUMINUM STOREFRONT WINDOWS
 - ⑦ METAL EXTERIOR DOOR
 - ⑧ TILE ACCENT TO MATCH (S) BUILDING

1 EXTERIOR ELEVATIONS

1/8" = 1'-0"

CUP25-0014

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



ARCHITECTURE ■ PLANNING
6286 BUTTERFIELD WAY
PLACERVILLE, CA 95667
(916) 933-7833 T
(916) 933-7850 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 4/17/2025 SCALE NOTED

PROJECT NUMBER 221001

DRAWING NUMBER

A-2.2



1 EXTERIOR ELEVATIONS

1/8" = 1'-0"

CUP25-0014

SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

[illegible]

ENGINEER
GREGORY J. COOK
P.O. BOX 18442
SOUTH LAKE TAHOE, CA 96151
530-544-7774

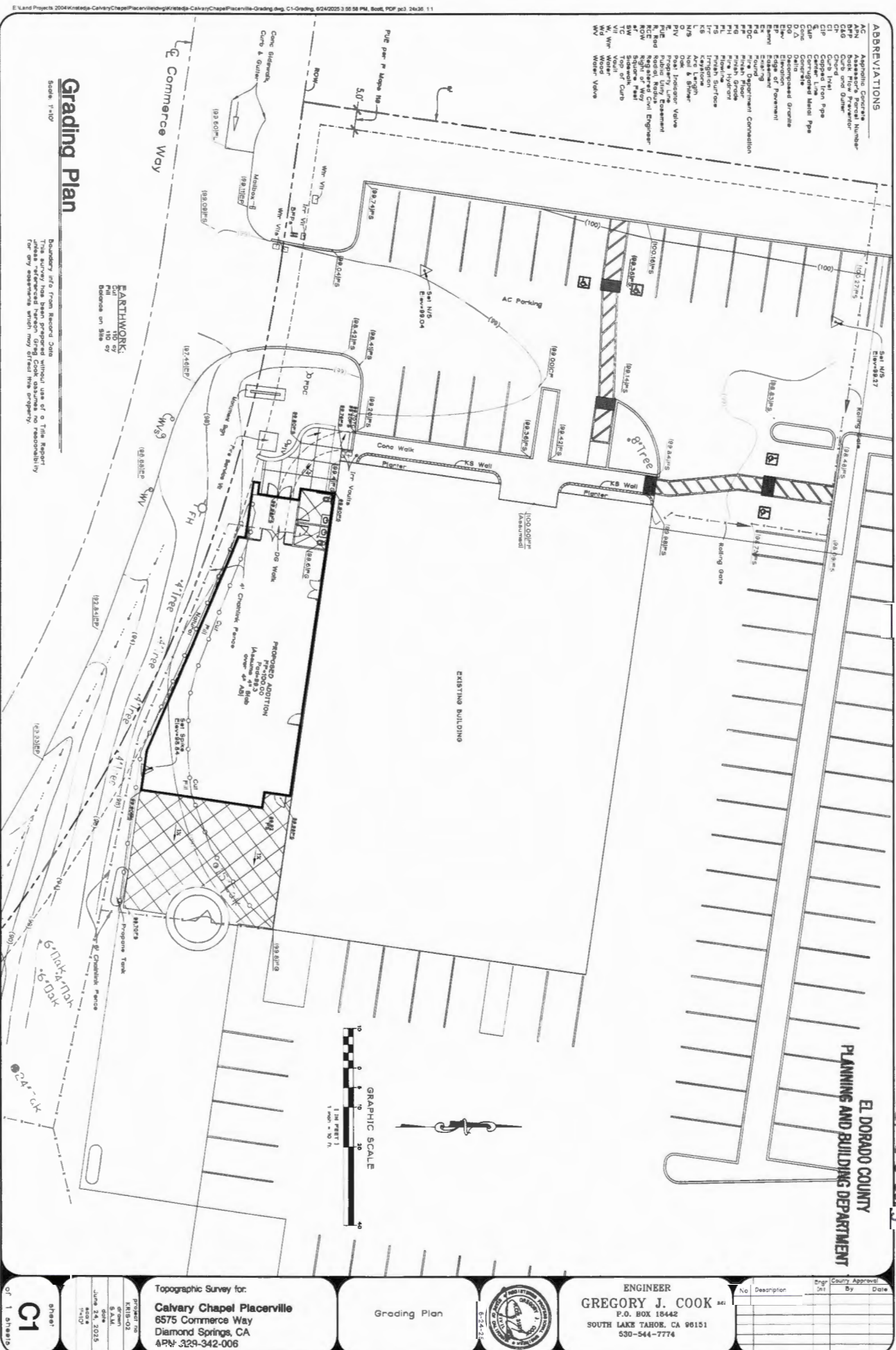


Grading Plan

Topographic Survey for:
Calvary Chapel Placerville
6575 Commerce Way
Diamond Springs, CA
APN: 329-342-006

project no
KRIS-02
of team
8 A.M.
date
June 24, 2025
area
P-10?
sheet
C1
of 1 sheets

CUP25-0014



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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ARCHITECT'S STAMP

CONSULTANT



PLACERVILLE, CA 95667
PHONE # (530) 622-6200
tadams@adamsdesign.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
1		
2		
3		
4		
5		

DRAWN BY: TERESA ADAMS
DATE: 09/10/2025
PROJECT NUMBER
DRAWING NUMBER



1" = 20'-0"

L1

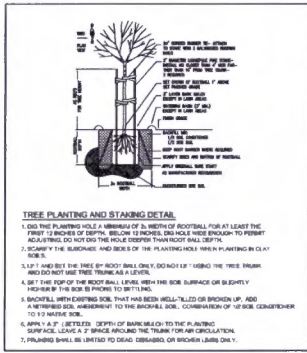
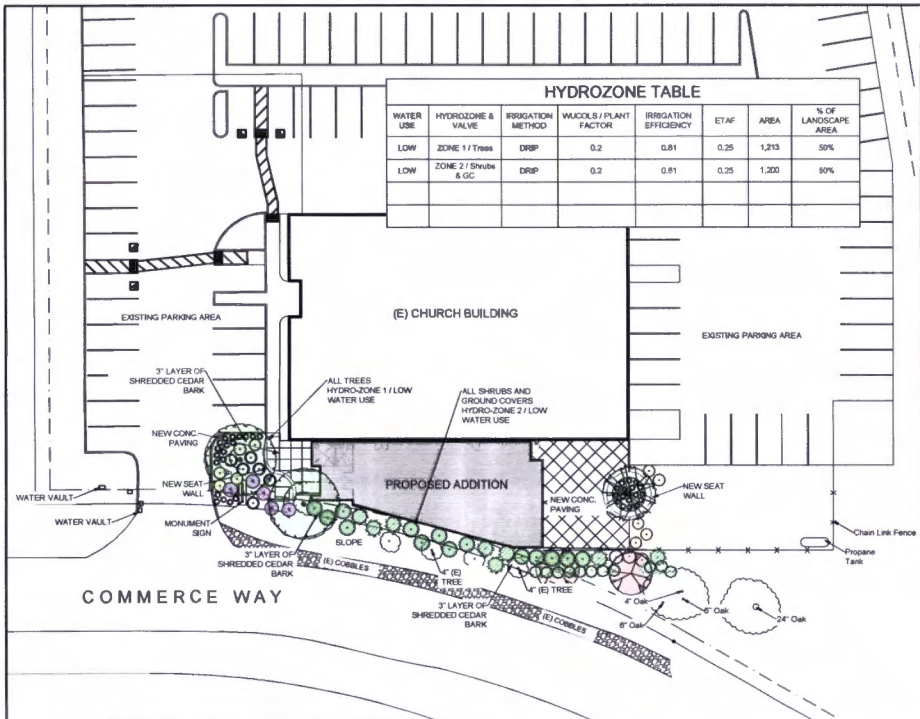
PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	REMARKS
TREES					
<i>Acer buergerianum</i>	Trident Maple	2	16 Gallon	Low	12% Deciduous
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Eastern Redbud	1	16 Gallon	Low	8% Deciduous
<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	10	5 Gallon	Low	88% Evergreen
<i>Lagerstroemia indica</i> 'Dynamite'	Dynamite Crape Myrtle	4	8 Gallon	Low	24% Deciduous
SHRUBS					
<i>Cistus x hybridus</i> 'Mickie'	Mickie Rock Rose	10	1 Gallon	Low	
<i>Cistus x pulverulentus</i> 'Sunset'	Magenta Rockrose	5	1 Gallon	Low	
<i>Mahonia aquifolium</i>	Oregon Grape Holly	12	8 Gallon	Low	
<i>Rhamnus californica</i> 'Eve Case'	Eve Case Compact Coffeeberry	12	1 Gallon	Low	
GROUND COVER AND GRASSES					
<i>Calamagrostis X acutiflora</i> 'Overdam'	Variegated Reed Grass	6	1 Gallon	Low	
<i>Lomandra confertifolia</i> 'Finescape'	Mat Rush	36	1 Gallon	Low	
<i>Rosmarinus officinalis</i> 'Irene'	Dwarf Rosemary	23	1 Gallon	Low	4' APART



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%



SEP 23 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CONSULTANT



PROJECT NAME

CALVARY CHAPEL

PROJECT ADDRESS

6575 Commerce Way
Diamond Springs, CA 95619

DRAWING NAME:

IRRIGATION PLAN

SUBMITTAL

DAT

NO	DATE
----	------

--	--

DRAWN BY: TERESA ADAM

CHECKED BY:

DATE 08/10/2025

SCALE NOTES

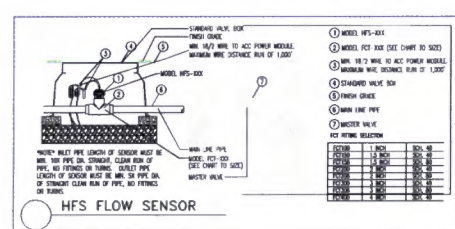
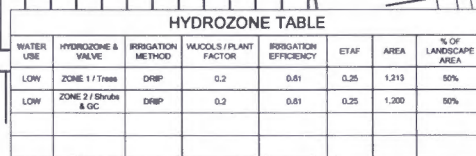
PROJECT NUMBER

DRUGS USED

L2



1" = 20'-0"



"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: _____

IRRIGATION LEGEND

	ITEM	DESCRIPTION	QTY.	REMARKS
	DRIP TUBING	3/4" POLYTUBING DRIP TUBING		
	FORMULA FOR EMITTERS	1 GAL. PLANTS / 1 - 1 GPH EMITTER PER PLANT 5 GAL. PLANTS / 2 1/2 EMITTER GPH PER PLANT 15 GAL. PLANTS / 4-2 GPH EMITTERS PER TREE	180-10PH 24-10PH 68-3GPH	
+	HUNTER IGV VALVE	HUNTER DRIP CONTROL ZONE KIT (JC-101) W/ ISOLATION VALVE	2	SEE DETAIL / INSTALL PER MANUFACTURER'S SPECIFICATIONS
o	RAIN SENSOR	HUNTER RAIN-CLK	1	SEE DETAIL / INSTALL PER MANUFACTURER'S SPECIFICATIONS
C	FLOW SENSOR	HUNTER FLOW-CLK W/ FCT-100	1	SEE DETAIL / INSTALL PER MANUFACTURER'S SPECIFICATIONS
(	CONTROLLER	HUNTER PPC-400 OUTDOOR CONTROLLER ON REGBLOCK	1	SEE DETAIL / INSTALL PER MANUFACTURER'S SPECIFICATIONS
-	MAINLINE	1" SCH. 40 PVC PIPE / 1/2" BELOW SUBGRADE		
-	LATERAL PIPE 3/4" AND 1" SIZE	CLASS 200 PVC PIPE		
	BLEEDING	2" to 4" SCHEDULE 40 PVC		
▲	DRIP WYE FILTER	3/4" DRIP WYE FILTER	PART OF KIT	
●	DRIP IN-LINE PRESSURE REDUCER	3/4" DRIP IN-LINE PRESSURE 30 PSI BR IN BOX	PART OF KIT	
⊖	BALL VALVE	SHUT OFF VALVE	2	
⊕	BACK FLOW PREVENTER	WILKENS 1" 975M62 BACK FLOW PREVENTER	1	
T	POINT OF CONNECTION	POINT OF CONNECTION		
F	PRESSURE REDUCING VALVE IF NEEDED	WATTS 1" 25AUB-23 PRESSURE REDUCING VALVE	1	EXISTING ON PROPERTY
MF	MASTER VALVE	1" HUNTER IGV MASTER VALVE	1	SEE DETAIL / INSTALL PER MANUFACTURER'S SPECIFICATIONS
MI	3/4" WATER METER			EXISTING ON PROPERTY

MWELO Notes:

- 1) A diagram of the irrigation plan showing hydro-zones shall be kept with the irrigation controller for subsequent management purposes, with the irrigation controller for subsequent management purposes.
- 2) A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- 3) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.
- 4) Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices
- 5) The irrigation system has been designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, or structures
- 6) Rain Sensor integral or auxiliary, that suspend or alter irrigation operations during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigations should be avoided during windy or freezing weather of during rain.
- 7) Sprinkler heads and other emissions devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's information on the Reference Evapotranspiration (ET0) used for the water budget calculations in El Dorado County is 47.3 (ET0)

Irrigation Notes

- | | |
|-----|---|
| 1) | The Irrigation plan is schematic in nature. The Landscape contractor shall make adjustments as necessary based on actual field conditions to guarantee adequate irrigation coverage to all plant material. |
| 2) | 120 volt electrical power outlet at the automatic controller location shall be provided. It shall be the responsibility of the landscape contractor to make the final hook-up from the electrical outlet to the automatic controller. |
| 3) | Addition to the control wire necessary for the remote control valves shown on the drawing, the Landscape contractor shall provide a minimum of 18 inches of a complete set of spare control wires, looped, within each valve box. |
| 4) | Contractor shall verify water pressure prior to constructions, and report any difference between the water pressure, irrigation point of connection to the owner's authorized representative. In the event that pressure differences are not reported prior to the start of construction, the irrigation contractor shall assume full responsibility for any revisions necessary. |
| 5) | Responsibility of the irrigation contractor to be familiarized with all grade differences, location of driveways, walkways, retaining walls, etc. Contractor shall coordinate his work with the general contractor and other sub-contractors for the locations and the installations of pipe sleeves through walls, under roadways, paving, structures, etc. |
| 6) | Schedule 40 PVC pipe sleeving (2X the size of pipe to be sleeved) is required for all irrigation lines that run under hardscape. Landscape contractor is responsible to coordinate placement of sleeving prior to paving operations. |
| 7) | Threaded plastic pipe jointing; do not use solvent cement on threaded joints, wrap male plastic threaded joints with Teflon tape. |
| 8) | Contractor shall program irrigation controller to operate as follow post-construction. |
| 9) | All planting areas have friable soil to maximize water retention and infiltration. |
| 10) | As-Built or record drawings shall be included with the project completion and certification. |
| 11) | Landscape contractor is responsible for all coverage. |
| 12) | All irrigation emissions devices must meet the requirements set in the ANSI standard, "Landscape Irrigation Sprinkler and Emitters Standard." |

LANDSCAPE IRRIGATION PLAN

②

 $1'' = 20' - 0''$



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

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SEP 23 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ENVIRONMENTAL QUESTIONNAIRE

File Number _____ Date Filed _____

Project Title	Calvary Chapel Placerville New Classroom	Lead Agency	_____
Name of Owner	Calvary Chapel Placerville	Telephone	(415) 810-7935
Address	6575 Commerce Way, Diamond Springs, CA 95619		
Name of Applicant	John Kristedja	Telephone	(530) 401-1813
Address	6288 Butterfield Way, Placerville, CA 95667		
Project Location	6575 Commerce Way, Diamond Springs, CA 95619		

Assessor's Parcel Number(s) 329-342-006-000 Acreage 3.18 Zoning IL

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Classroom addition of 2,256 s.f. to an existing church facility.
Classroom addition of 2,256 s.f. to an existing church facility.
2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%
100%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream, or year-round drainage channel?
1 MILE Name of the water body? PATTERSON LAKE
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers, or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes, or other perennially wet areas?
NO

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:

90% GRASS, 10% BRUSH
12. How many trees of 6-inch diameter will be removed when this project is implemented?
NONE

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EL DORADO COUNTY FIRE
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? 50' TO A FIRE HYDRANT IN FRONT OF BUILDING
15. What is the distance to the nearest fire station? 1 MILES TO ED FS #49
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees, and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway, or airport? NO
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? MODERATE DURING CONSTRUCTION AND LOW AFTER CONSTRUCTION

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust, or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source ☒ public or ☐ private, ☐ treated or ☐ untreated?
22. What is the water use (residential, agricultural, industrial, or commercial)? COMMERCIAL

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NO

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district
Name of district: EL DORADO IRRIGATION
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? NO
28. Will the project reduce or restrict access to public lands, parks, or any public facilities?
NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
NO
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?
Will the project require the extension of existing public utility lines? NO If so, identify and give distances: _____

GENERAL

31. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO
32. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?
NO
33. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
34. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents, and other disease vectors)? NO
35. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attach additional sheets if necessary)

MITIGATION MEASURES (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: JOHN KRISTEDJA, ARCHITECT Date: 7/9/2025