

FINDINGS

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