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
N/E/W/S Street or Road
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 _____ 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 SCO Census 031502,1027
Zoning IL GPD I Supervisor District 3 Sec 25 Twn 10N Rng 10E

ACTION BY ____ **PLANNING COMMISSION**
____ **ZONING ADMINISTRATOR**
____ **PLANNING DIRECTOR**

Hearing Date _____
Approved _____ Denied _____
Findings and/or conditions attached

X _____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____
Approved _____ Denied _____
Findings and/or conditions attached

APPEAL
Approved _____ Denied _____

Calvary Chapel Placerville
People lifting up the Name of Jesus Christ

Nick Triveri
Senior Pastor
530-626-8484

RECEIVED
SEP 2 3 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 2 3 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:

- o The Applicant Yes____ No ___
- o Subcontractor Yes____ No ___
- o 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

Signature of Applicant

Print Firm Name if applicable

JOHN KRISTEDJA
Print Name of Applicant

CUP25-0014

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SEP 2 3 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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

El Dorado. County Recorder
William E. Schultz Co Recorder Office

DOC - 98-0073477-00
Acct 3-FIRST AMERICAN TITLE CO
Friday, DEC 11, 1998 08:00:00
Ttl Pd $653.50 Nbr-0000096536
ERS/C2/1-2

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 3-88812-XXX TITLE ORDER NO. 88812

GRANT DEED

PCOS FILED

THE UNDERSIGNED GRANTOR(S) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $_643.50
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] 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
_____
_____
_____

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

(This area for official notarial seal)

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

CUP25-0014

073477

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.

BARBARA MORLAN DE CARO
COMM. #1195784
Notary Public-California
SANTA CLARA COUNTY
My Comm. Exp. Oct. 19, 2002

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: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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98-0073477-00

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FIRST AMERICAN TITLE INSURANCE COMPANY
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Calvary Chapel of Placerville
P.O. BOX 1604
PLACERVILLE, CA 95667

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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

073477

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County of SANTA CLARA } ss.

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personally appeared JAMES M. SULLIVAN (Name(s) of Signer(s)),

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

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ESI1 BARBARA MORLAN DE CARO
COMM. #1196784
Notary Public-California
SANTA CLARA COUNTY
My Comm. Exp. Oct. 19, 2002 ESI1

WITNESS my hand and official seal.

Barbara Morlan De Caro
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Signer's Name: _____

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

Signer Is Representing: _____

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TITLE ORDER NO. 88812

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

(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 2 3 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

Rev. Aug 27, 2013

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

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

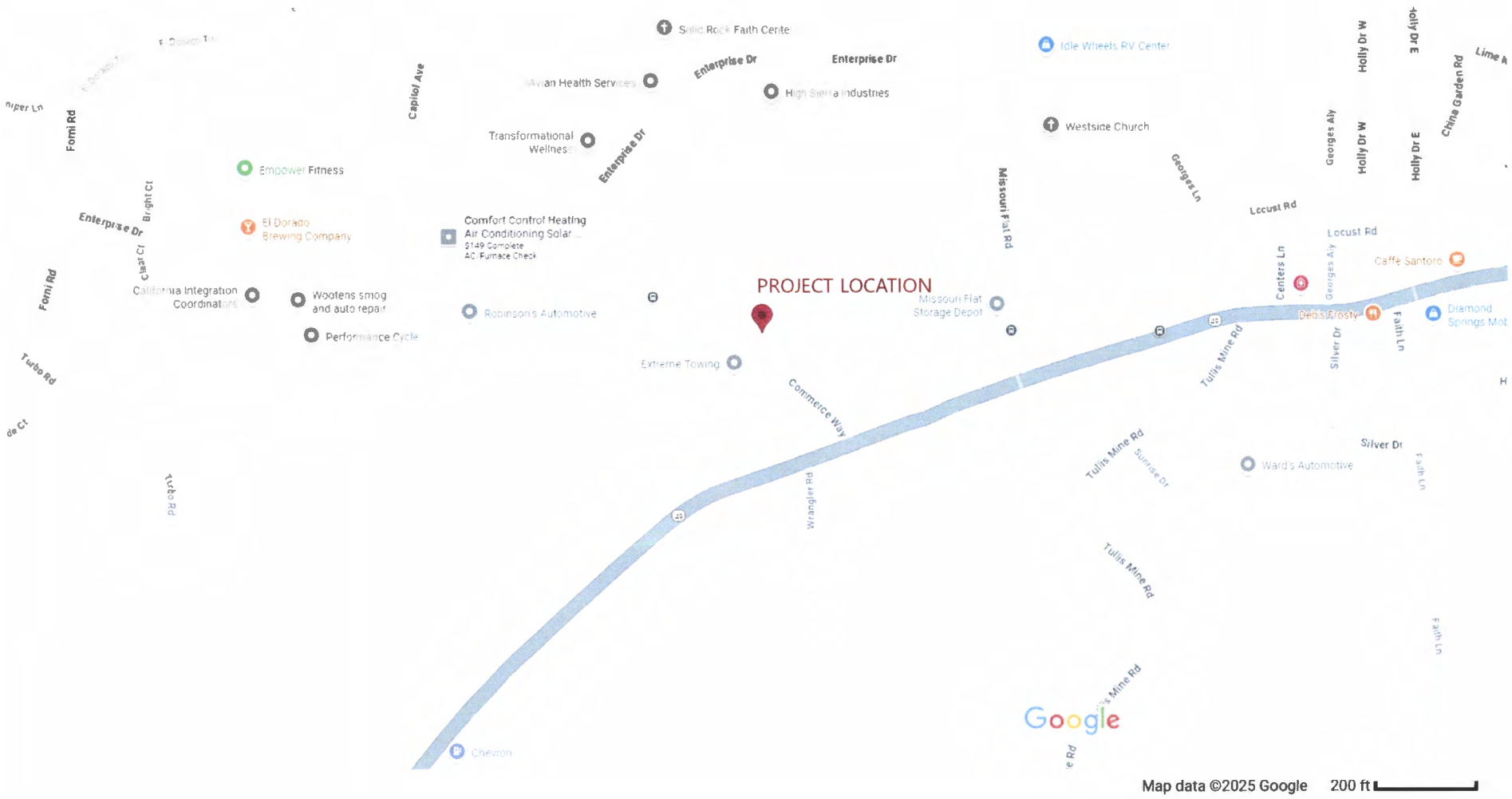
Acreages Are Estimates

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

CUP25-0014

Google Maps

6575 Commerce Way



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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 2 3 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

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
- ☐ 4 or less multi-family units
- ☐ 2,000 square feet or less for shopping center
- ☐ 6,000 square feet or less for general office
- ☐ 12,000 square feet or less for industrial
- ☒ 12,000 square feet or less for church
- ☐ 50,000 square feet or less for warehouse
- ☐ 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 — Date: 7/15/25 — ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee — Date: 7/17/25

DESIGN REVIEW SUBMITTAL

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

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

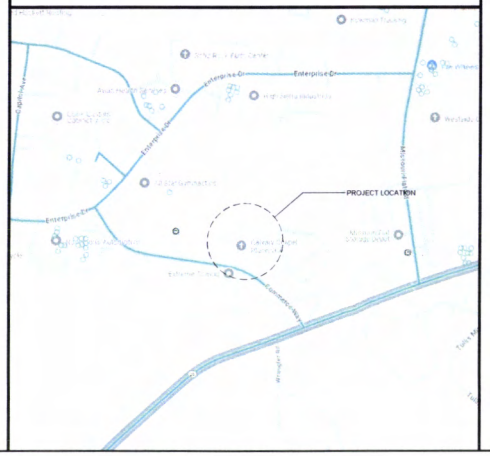
CIVIL ENGINEER:
GREGORY J. COOK
PO BOX 18442
SOUTH LAKE TAHOE, CA 96151

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 2 3 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

JOHN KRISTEDJA
ARCHITECT
ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE CA 95667
(916) 933-7833 T
(916) 933-7850 F

ARCHITECT'S STAMP

CONSULTANT

PROJECT NAME
GRANADE BUSINESS PROPERTIES

PROJECT ADDRESS
4755 BUSINESS DRIVE
SHINGLE SPRINGS, CA

DRAWING NAME
TITLE SHEET

SUBMITTAL	DATE

NO	DATE	REVISION
△		
△		
△		
△		
△		
△		

DRAWN BY: JK | CHECKED BY: JK
DATE: 02/18/2022 | SCALE: NOTED
PROJECT NUMBER: 210801
DRAWING NUMBER
A-0

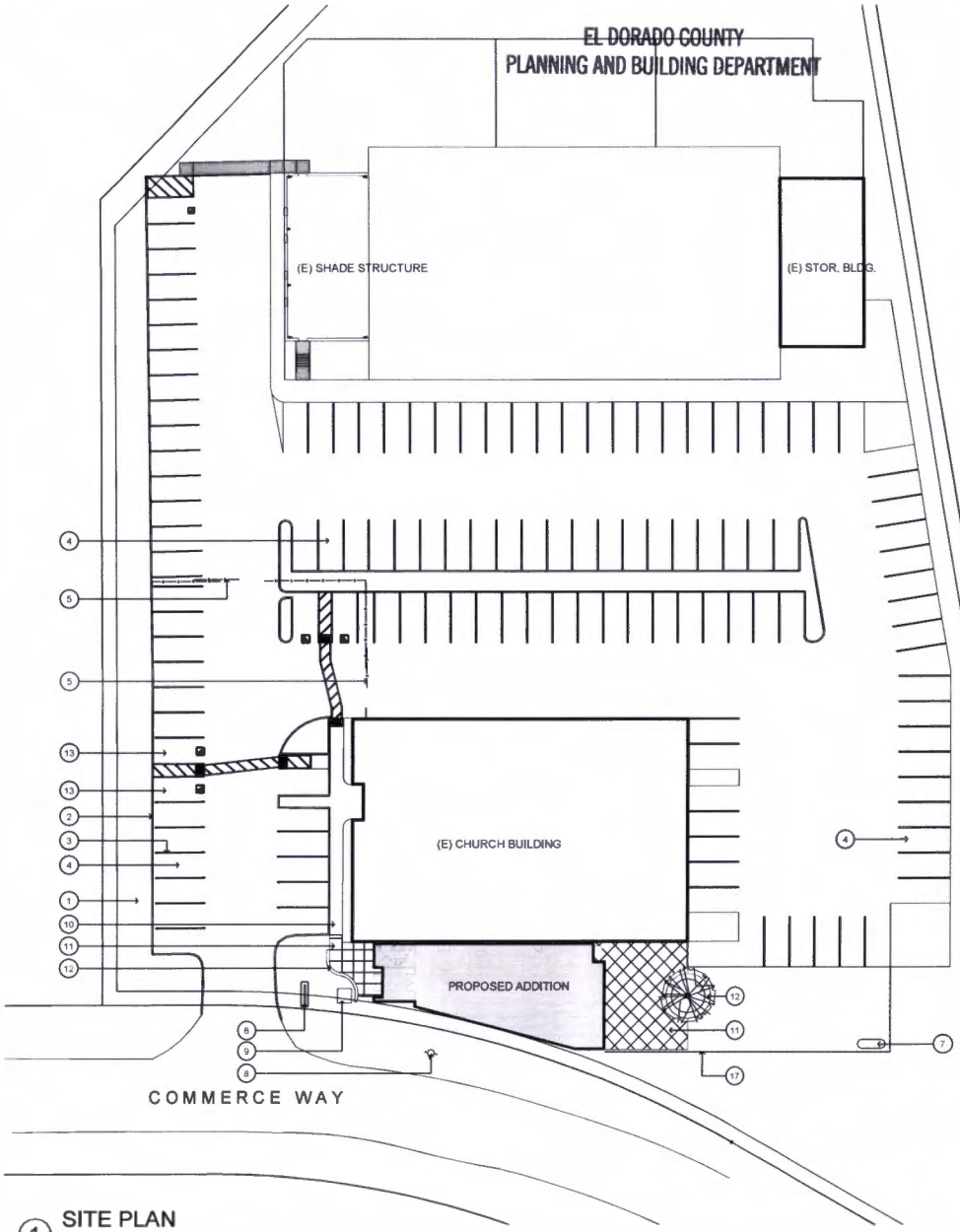
FILE COPY

CUP25-0014

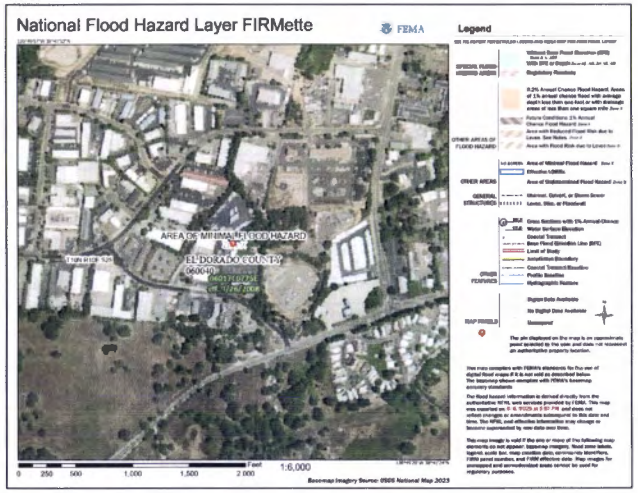
RECEIVED

SEP 2 3 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

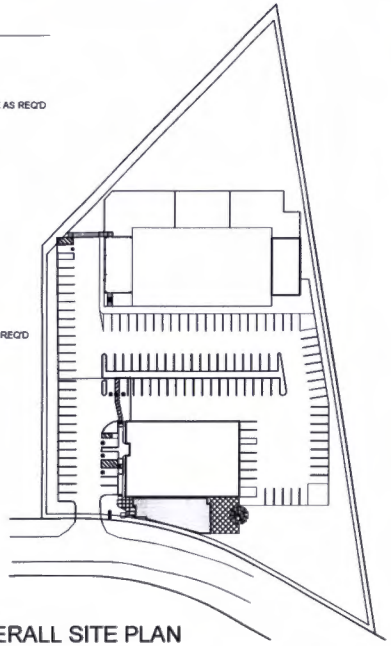


1 SITE PLAN



KEYNOTE LEGEND

1. (E) PLANTER AREA
2. (E) CONRETE 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
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"

JOHN KRISTEDJA
ARCHITECT
ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
(916) 933-7833 T
(916) 933-7850 F

ARCHITECT'S STAMP

LICENSED ARCHITECT JOHN M. KRISTEDJA C-22797 STATE OF CALIFORNIA

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
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DRAWN BY JK | CHECKED BY JK
DATE 4/17/2025 | SCALE NOTED
PROJECT NUMBER 221001
DRAWING NUMBER
A1

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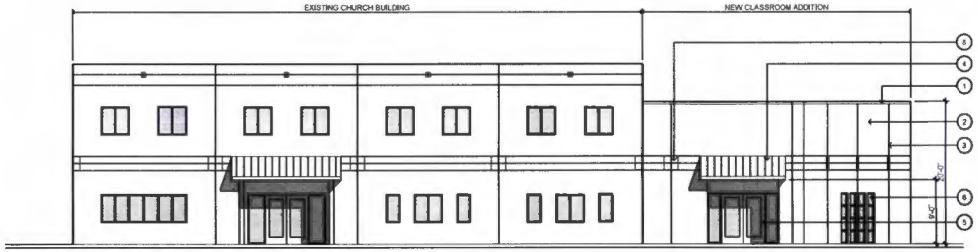
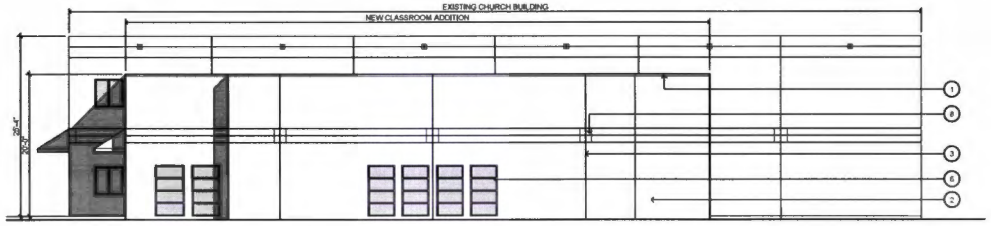
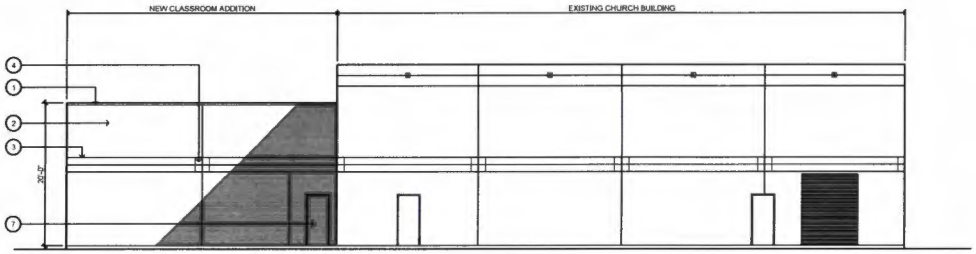
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT







KEYNOTE LEGEND

1. SHT. 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 (E) BUILDING

1 EXTERIOR ELEVATIONS

1/8" = 1'-0"

JOHN KRISTEDJA
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ARCHITECT'S STAMP

LICENSED ARCHITECT JOHN M. KRISTEDJA C-27297 STATE OF CALIFORNIA

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
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DRAWN BY JK	CHECKED BY JK
DATE 4/17/2025	SCALE NOTED
PROJECT NUMBER 221001	
DRAWING NUMBER	

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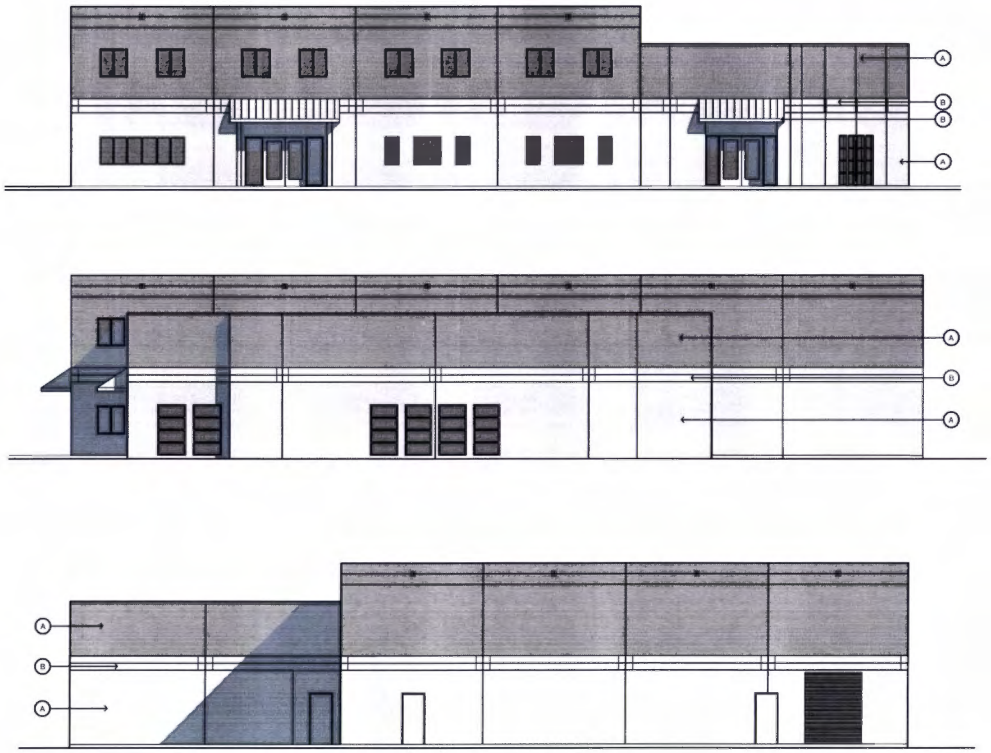

COLOR 'A'
BENJAMIN MOORE
'HC-172 REVERE PEWTER'
(MATCH EXISTING)

COLOR 'B'
BENJAMIN MOORE
'1469 EAGLE ROCK'
(MATCH EXISTING)

1 EXTERIOR ELEVATIONS

1/8" = 1'-0"

JOHN KRISTEDJA
JK
ARCHITECT
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(916) 933-7850 F

ARCHITECT'S STAMP

LICENSED ARCHITECT
JOHN M. KRISTEDJA
C-27297
Exp. 09-30-25
STATE OF CALIFORNIA

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
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DRAWN BY JK
CHECKED BY JK
DATE 4/17/2025
SCALE NOTED
PROJECT NUMBER 221001
DRAWING NUMBER
A-2.2

CUP25-0014

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SEP 2 3 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

No	Description	By	Date

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

6-24-25

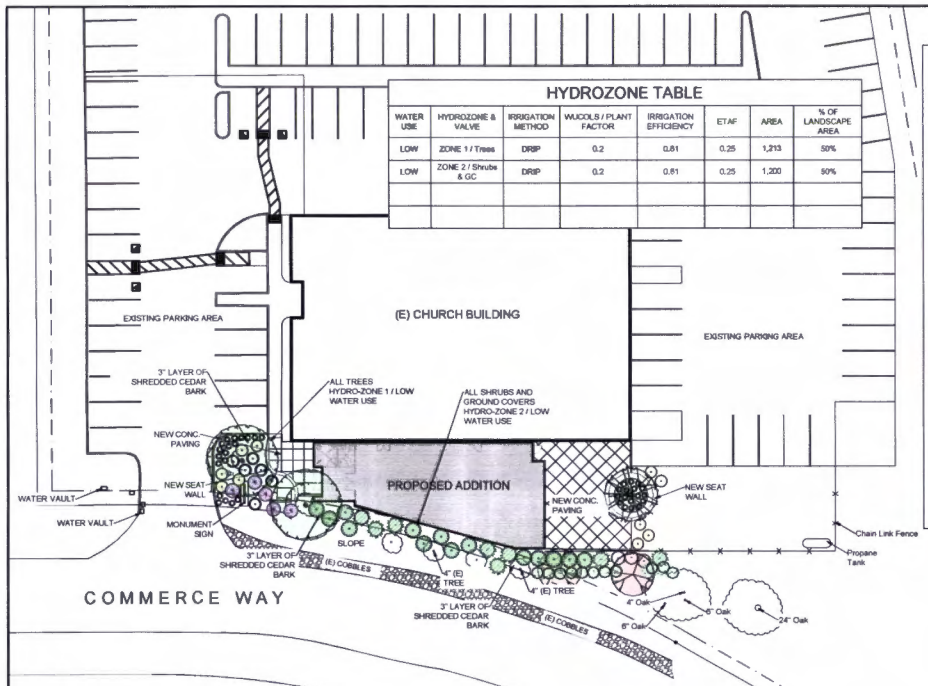
Grading Plan

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

project no EKIS-02
drawn S.A.M.
date June 24, 2025
scale 1"=10'

sheet **C1** of 1 sheets

CUP25-0014



HYDROZONE TABLE

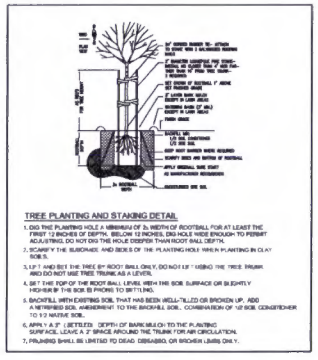
WATER USE	HYDROZONE & VALVE	IRRIGATION METHOD	WUCOLS / PLANT FACTOR	IRRIGATION EFFICIENCY	ETAF	AREA	% OF LANDSCAPE AREA
LOW	ZONE 1 / Trees	DRIP	0.2	0.81	0.25	1,213	50%
LOW	ZONE 2 / Shrubs & GC	DRIP	0.2	0.81	0.25	1,200	50%

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	REMARKS
TREES					
Acer buergerianum	Trident Maple	2	15 Gallon	Low	12% Deciduous
Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	1	15 Gallon	Low	8% 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	36	1 Gallon	Low	
Rosmarinus officinalis 'Irene'	Dwarf Rosemary	23	1 Gallon	Low	4' APART

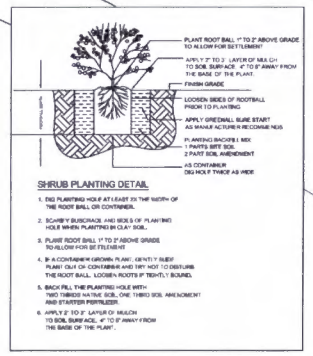
Planting Plan Notes:

1) Recirculating water systems shall be used for water features.
2) 2,386 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.
    Shrubs and ground covers: Trees:
    15 Gal. size / 36-42" High and 36-42" Wide — 15 Gal. size / 8'-11' High and 30-36" Wide / Caliper 1" -1-1 1/4"
    5 Gal. size / 18-24" High and 15-18" Wide
    15 Gal. size / 36-42" High and 36-42" Wide
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.



TREE PLANTING AND STAKING DETAIL

1. DIG THE PLANTING HOLE A MINIMUM OF 3x 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 IN THE SOIL IS PRONE TO SETTLING.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. ADD A NETRIFIED SOIL AMENDMENT TO THE BACKFILL SOIL. COMBINATION OF 1/2 SOIL COMPOSTHER 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 3X 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 PARTS NATIVE SOIL, ONE PARTS 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"

NORTH

RECEIVED
SEP 23 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ARCHITECT'S STAMP

CONSULTANT

Adams Landscape
DESIGN & CONSULTING
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
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DRAWN BY TERESA ADAMS | CHECKED BY
DATE 09/10/2025 | SCALE NOTED
PROJECT NUMBER
DRAWING NUMBER
L1

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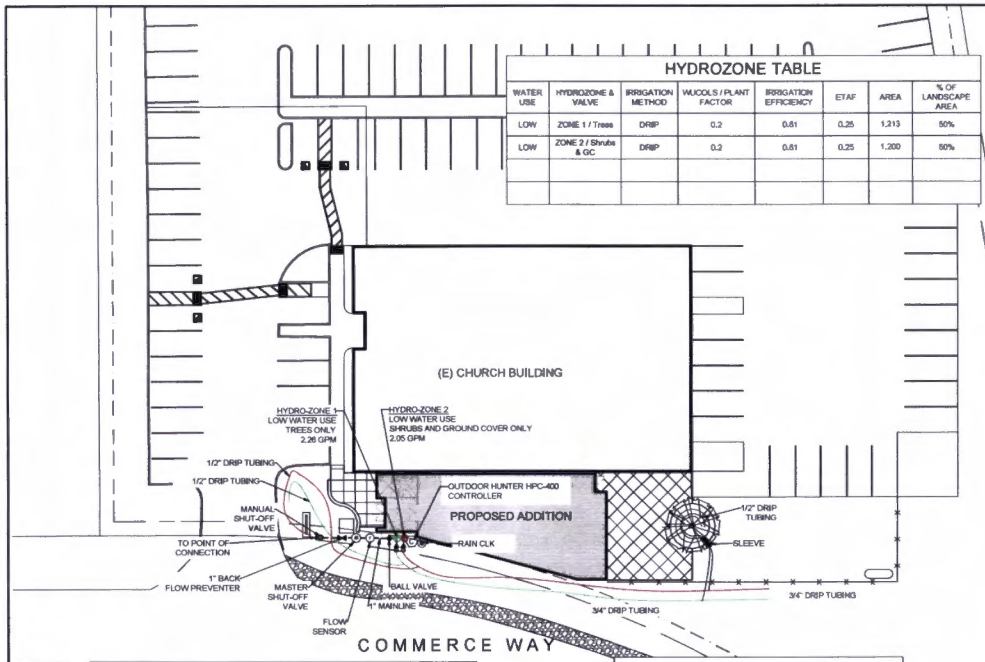
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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%

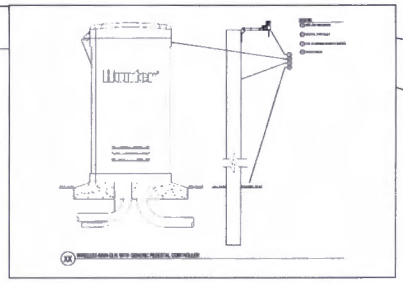


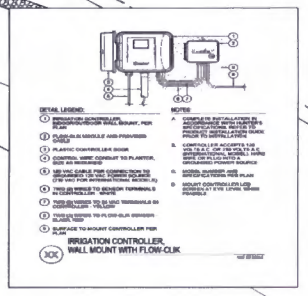
IRRIGATION LEGEND

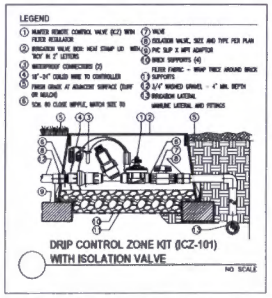
	ITEM	DESCRIPTION	QTY.	REMARKS
	DRIP TUBING	3/4" POLYTUBING DRIP TUBING		
	FORMULA FOR EMITTERS	1 GAL. PLANTS / 1 - 1 GPH EMITTER PER PLANT	100-1GPH	
		5 GAL. PLANTS / 2-1 EMITTER GPH PER PLANT	24-1GPH	
		15 GAL. PLANTS / 4-2 GPH EMITTERS PER TREE	68-2GPH	
	HUNTER ICV VALVE	HUNTER DRIP CONTROL ZONE KIT (ICZ-101) W/ ISOLATION VALVE	2	SEE DETAIL / INSTALL PER MANUFACTURERS SPECIFICATIONS
	RAIN SENSOR	HUNTER RAIN-CLK	1	SEE DETAIL / INSTALL PER MANUFACTURERS SPECIFICATIONS
	FLOW SENSOR	HUNTER FLOW-CLK W/ FCT-100	1	SEE DETAIL / INSTALL PER MANUFACTURERS SPECIFICATIONS
	CONTROLLER	HUNTER HPC-400 OUTDOOR CONTROLLER ON PEDESTEL	1	SEE DETAIL / INSTALL PER MANUFACTURERS SPECIFICATIONS
	MAINLINE	1" SCH. 40 PVC PIPE / 12" BELOW SUBGRADE		
	LATERAL PIPE 3/4" AND 1" SIZE	CLASS 200 PVC PIPE		
	SLEEVING	3" 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 IN BOX	PART OF KIT	
	BALL VALVE	SHUT OFF VALVE	2	
	BACK FLOW PREVENTER	WILKENS 1" 975XB2 BACK FLOW PREVENTER	1	
	POINT OF CONNECTION	POINT OF CONNECTION	1	
	PRESSURE REDUCING VALVE IF NEEDED	WATTS 1" 25AUB-Z3 PRESSURE REDUCING VALVE	1	EXISTING ON PROPERTY
MV	MASTER VALVE	1" HUNTER ICV MASTER VALVE	1	SEE DETAIL / INSTALL PER MANUFACTURERS SPECIFICATIONS
M	3/4" WATER METER			EXISTING ON PROPERTY

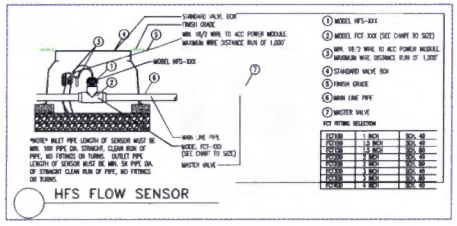
	MWELO Notes:
1)	A diagram of the irrigation plan showing hydro-zones shall be kept with the irrigation controller for subsequent management purposes.
	with the irrigation controller for subsequent management purposes.
2)	A Certificate of Completion shall be filled out and certified by either the designer 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 be 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 (ETO) used for the water budget calculations in El Dorado County is 47.3 (ETO)

	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, wallways, 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 Emitter Standard."









"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:

2 LANDSCAPE IRRIGATION PLAN

1" = 20'-0"

ARCHITECT'S STAMP

CONSULTANT

Adams Landscape
DESIGN & CONSULTING
PLACERVILLE, CA 95667
PHONE # (530) 622-6200
tadams@taldesign.net

PROJECT NAME

CALVARY CHAPEL

PROJECT ADDRESS

6575 Commerce Way
Diamond Springs, CA 95619

DRAWING NAME

IRRIGATION PLAN

SUBMITTAL	DATE

NO	DATE	REVISION
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DRAWN BY TERESA ADAMS | CHECKED BY

DATE 09/10/2025 | SCALE NOTED

PROJECT NUMBER

DRAWING NUMBER

L2

CUP25-0014

PLANNING AND BUILDING DEPARTMENT

2880 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

Model Water Efficient Landscape Ordinance (MWELO)
Submittal Form

Applicant Information:
Name: Calvary Chapel Church
Phone: _____ Email: _____
Address: 6575 Commerce Way Diamond Springs, CA 95619

Project
Site Address: 6575 Commerce Way Diamond Springs, CA 95619
Assessor's Parcel Number(s) (APNs): 329-342-006
Project Type: Building Addition Permit # _____
Master Plan ☐ Yes ☐ No; Lot # _____ Landscape Design # L1,L2,L3

☐ Currently, this project does not include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

■ This project does incorporate landscaping. Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used:

Total Landscape Area (sq. ft.): 2,398 Turf Area (sq. ft.): none
Non-Turf Plant Area (sq. ft.): 2,398 Special Landscape Area (sq. ft.): _____
Water Type (potable, recycled, well): Potable
Name of water purveyor (*If not served by private well*): _____

Compliance Method

☐ Less than 500 square feet

■ Prescriptive (500 - 2,500 square feet). See Prescriptive Compliance Appendix D Checklist.

☐ Performance (2,500 square feet or greater). See Performance Checklist.

Signature
I certify the above information is correct and agree to comply with the requirements of the MWELO.

Signature of property owner or authorized representative — Date: 9/15/2025

Revised 3/13/2020

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 47.3

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
# 1 / Trees	.2	Drip	.81	.25	1,213	303	8,893
# 2 / Shrubs & GC	.2	Drip	.81	.25	1,200	300	8,798
				Totals	2,413	603	
Special Landscape Areas							
							n/a
						ETWU Total	17,691
					Maximum Allowed Water Allowance (MAWA)*		31,848

*Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

*Irrigation Method
overhead spray
or drip

*Irrigation Efficiency
0.75 for spray head
0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

*MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet
and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

PLANNING AND BUILDING DEPARTMENT

2880 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

Model Water Efficient Landscape Ordinance (MWELO)

PRESCRIPTIVE COMPLIANCE APPENDIX D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Please be advised that you are required to comply with the California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance (MWELO). This checklist is a guide and is not intended as a substitute for the regulations. The Planning and Building Department will review and comment on your submittal documents for compliance with this state mandated regulation.

Landscape Documentation Package Requirements

Landscape Parameter	Design Measures (Title 23, Chapter 2.7, Appendix D)	Location on Plans
Compost	Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test). ((b)(2))	L1
Plant Water Use	For residential areas, install climate adapted plants that require occasional little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. ((3)(A))	L1
	For non-residential areas, install climate adapted plants that require occasional little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water. ((3)(A))	L1
Mulch	A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. ((3)(B))	L1
Turf	Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas. ((4)(A))	E
	Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length. ((4)(B))	E
	Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff. ((4)(C))	E
Irrigation System	Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor. ((5)(A))	L2
	Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted. ((5)(B))	L2
	Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range. ((5)(C))	L2
	Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply. ((5)(D))	L2
	All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014. ((5)(E))	L2
	Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray. ((5)(F))	L2
	For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed. (6)	L2

Please Note: 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 (Title 23, Chapter 2.7, Appendix D (c))

Signature
I agree to comply with the requirements of the prescriptive compliance option to the MWELO

Signature of property owner or authorized representative — Date: 9/15/2025

Revised 7/29/2019

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

"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:

WATER EFFICIENT LANDSCAPE WORKSHEET, PERFORMANCE CHECKLIST, AND SOIL REPORT

3 MWELO REPORT

1" = 20'-0"

ARCHITECT'S STAMP

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

PROJECT NAME
CALVARY CHAPEL

PROJECT ADDRESS
6575 Commerce Way
Diamond Springs, CA 95619

DRAWING NAME
MWELO REPORT

SUBMITTAL	DATE

NO	DATE	REVISION

DRAWN BY TERESA ADAMS — CHECKED BY
DATE 09/10/2025 — SCALE NOTED
PROJECT NUMBER
DRAWING NUMBER
L3

CUP25-0014

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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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 fa

   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% 100% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%

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