

CONDITIONAL USE PERMIT
SUBMITTAL
NEW WORSHIP CENTER
WESTSIDE CHURCH
4657 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667



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:
WESTSIDE CHURCH
4657 MISSOURI FLAT ROAD
PLACERVILLE, CA 95682

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

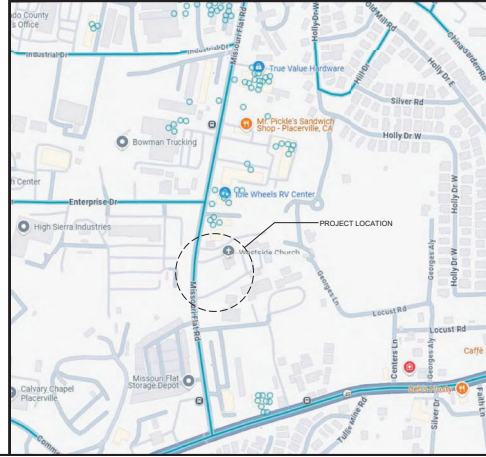
CIVIL ENGINEER:
GREGORY J. COOK
PO BOX 18442
SOUTH LAKE TAHOE, CA 96151

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

PROPERTY ADDRESS:

APN # 329-261-011-000
4657 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

VICINITY MAP



DRAWING INDEX:

ARCHITECTURAL

- A-0 TITLE SHEET
- TS TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
- A-1 SITE PLAN
- A-2.1 BUILDING ELEVATIONS
- A-2.2 BUILDING COLORS
- A-2.3 NEW BUILDING FLOOR PLAN

CIVIL

- 1 GRADING PLAN

LANDSCAPE

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

PROJECT NAME

WESTSIDE CHURCH
NEW WORSHIP CENTER

PROJECT ADDRESS

4657 MISSOURI FLAT RD.
PLACERVILLE, CA 95667

DRAWING NAME

TITLE SHEET

SUBMITTAL

DATE

NO	DATE	REVISION
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DRAWN BY: JK

CHECKED BY: JK

DATE: 6/14/25

SCALE: NOTED

PROJECT NUMBER: 241103

DRAWING NUMBER:

A-0

ARCHITECT'S STAMP



CONSULTANT

PROJECT NAME

WESTSIDE CHURCH
NEW WORSHIP CENTER

PROJECT ADDRESS

4657 MISSOURI FLAT RD.
PLACERVILLE, CA 95667

DRAWING NAME

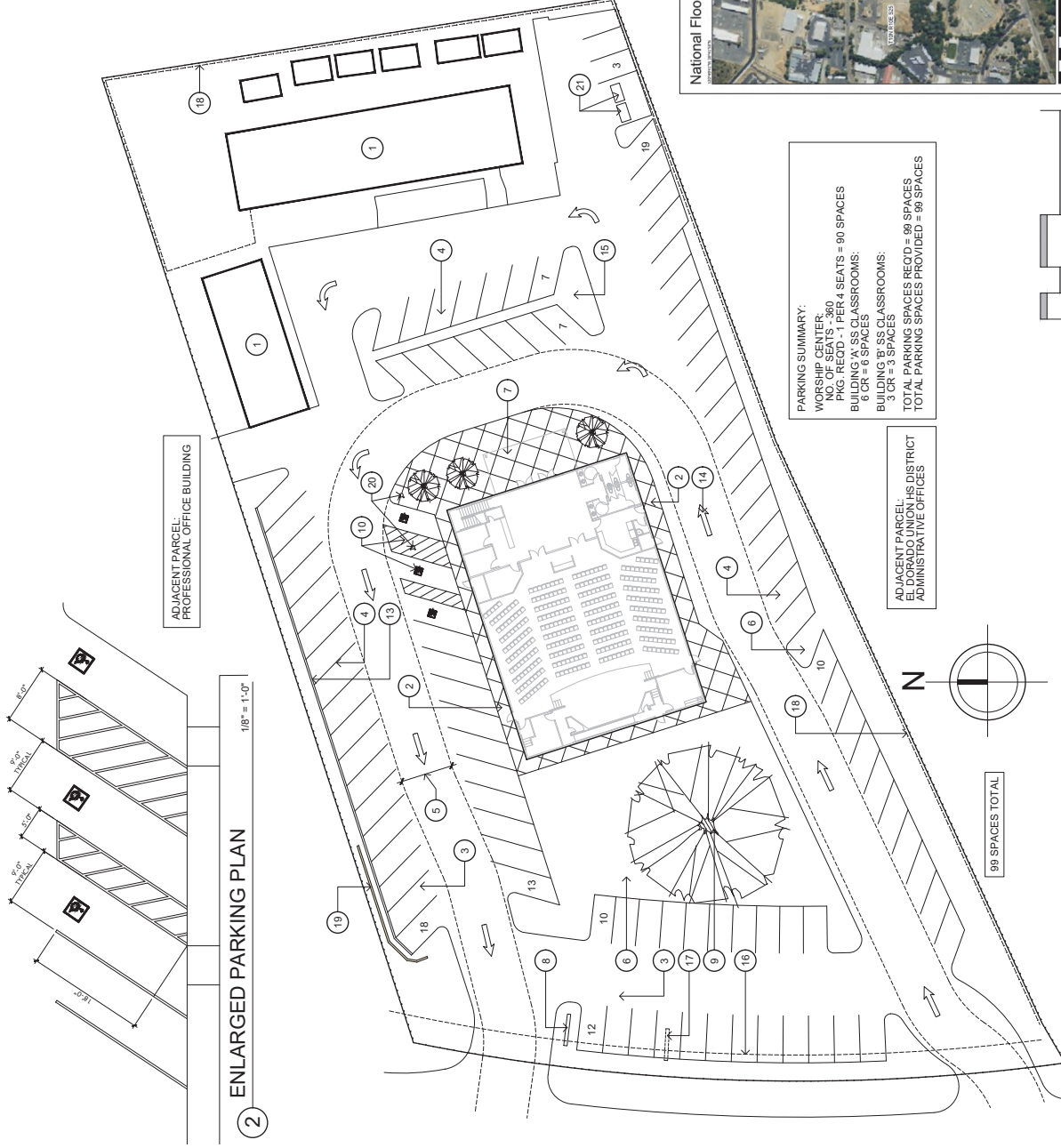
SITE PLAN

National Flood Hazard Layer FIRMette



KEYNOTE LEGEND

- 1 EXISTING BUILDINGS TO REMAIN
- 2 6" HIGH CONCRETE CURB / SIDEWALK - SEE CIVIL DWGS
- 3 A.C. PAVING @ DRIVEWAY AND PARKING AREAS
- 4 NEW PARKING SPACES
- 5 20' FIRE ACCESS LANE
- 6 LANDSCAPED AREA - SEE LANDSCAPE DRAWINGS
- 7 CONCRETE ENTRY COURT
- 8 EXISTING SIGNAGE TO BE RELOCATED HERE
- 9 EXISTING TREE TO REMAIN
- 10 ACCESSIBLE PARKING / LOADING AREA
- 11 PROPERTY LINE SETBACK
- 12 EXISTING ASPHALT DRIVEWAY
- 13 CURB / GUTTER PER CIVIL DRAWINGS
- 14 DIRECTIONAL TRAFFIC MARKING
- 15 PAINTED TRAFFIC ISLAND
- 16 10' FRONT SETBACK
- 17 EXISTING SIGNAGE LOCATION
- 18 EXISTING CHAIN LINK FENCING TO REMAIN
- 19 NEW CONCRETE RETAINING WALL PER CIVIL DRAWINGS
- 20 COLOR UNPAINTED CONCRETE
- 21 EXISTING FIRE HYDRANT TO BE RELOCATED
- 22 TRASH / RECYCLE COLLECTION AREA



PARKING SUMMARY:
WORSHIP CENTER:
NO. OF SEATS - 360
PKG. REQ'D - 1 PER 4 SEATS = 90 SPACES
BUILDING B' SEC CLASSROOMS:
3 CR = 3 SPACES
BUILDING B' SEC CLASSROOMS:
3 CR = 3 SPACES
TOTAL PARKING SPACES REQ'D = 90 SPACES
TOTAL PARKING SPACES PROVIDED = 99 SPACES

ADJACENT PARCEL:
PLACERVILLE DISTRICT
ADMINISTRATIVE OFFICES

ADJACENT PARCEL:
PROFESSIONAL OFFICE BUILDING

ENLARGED PARKING PLAN

SITE PLAN

1" = 20'-0"

A-1

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ARCHITECT'S STAMP



CONSULTANT

PROJECT NAME

WESTSIDE CHURCH
NEW WORSHIP CENTER

PROJECT ADDRESS

4657 MISSOURI FLAT RD.,
PLACERVILLE, CA 95667

DRAWING NAME

BUILDING ELEVATIONS

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DRAWING NUMBER

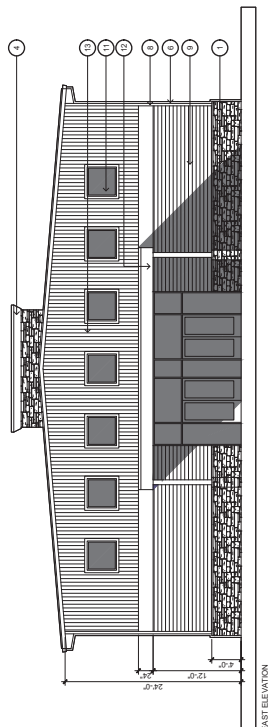
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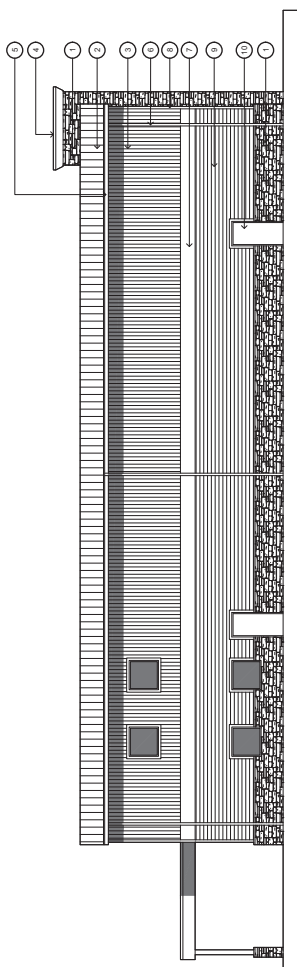
28-0257 C-1 of 10

KEYNOTE LEGEND

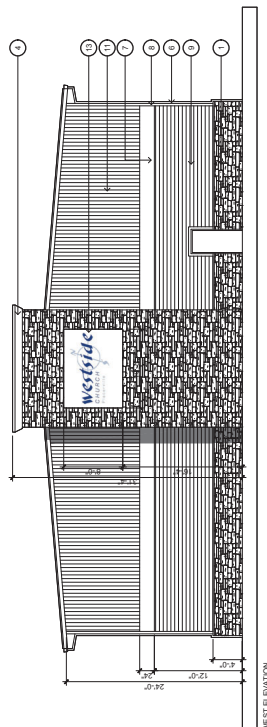
- 1 STONE VENER CLADDING
- 2 21 GA. RPANEL STEEL ROOFING
- 3 METAL BUILDING METAL WALL PANEL
- 4 RIGID FOAM PARAPET CAP
- 5 METAL ROOF GUTTER
- 6 METAL GUTTER DOWNSPOUT
- 7 2" WIDE METAL SIDING
- 8 1X4 HARDIE TRIM BOARD
- 9 HARDIE PLANK CEMENTITIOUS LAP SIDING
- 10 EXTERIOR METAL DOOR
- 11 ALUMINUM WINDOW
- 12 METAL ENTRY CANOPY
- 13 BUILDING SIGNAGE - UNDER SEPARATE PERMIT



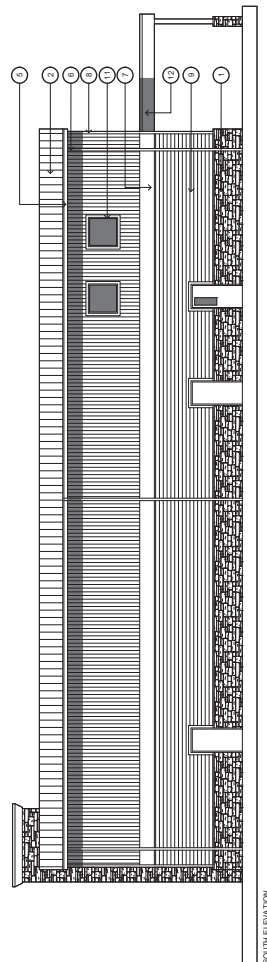
EAST ELEVATION



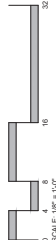
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



1/8" = 5'-0"

EXTERIOR ELEVATIONS

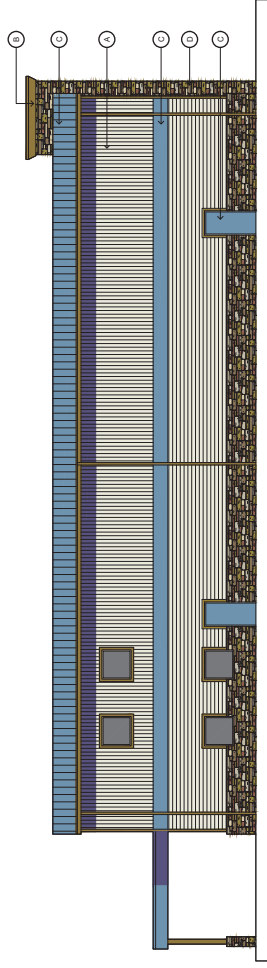
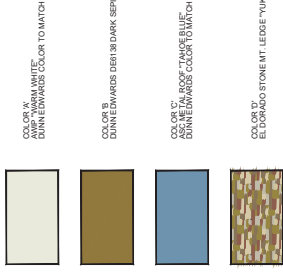
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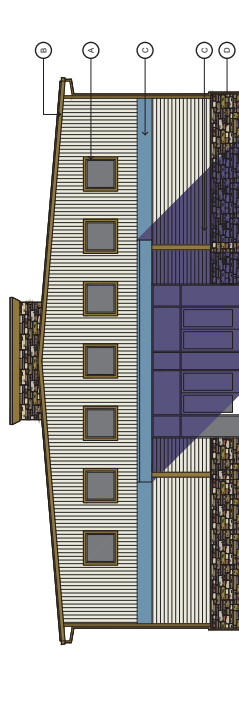
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PLACERVILLE, CA 95667

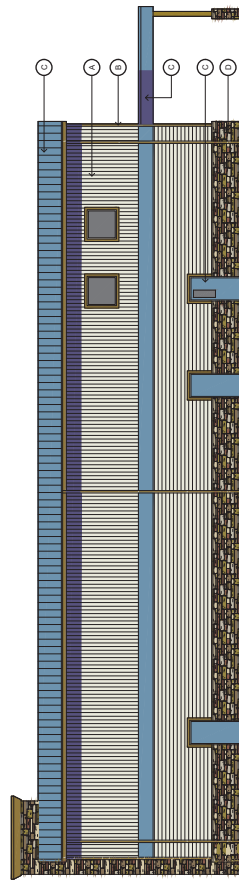
BUILDING ELEVATIONS



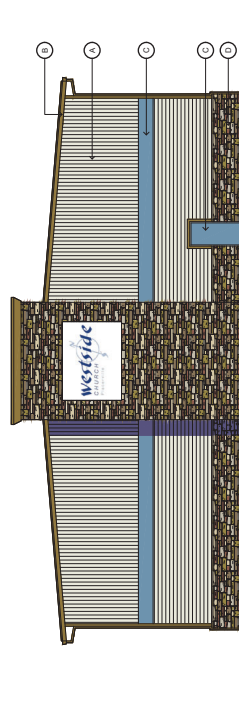
NORTH ELEVATION



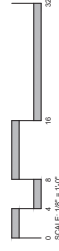
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

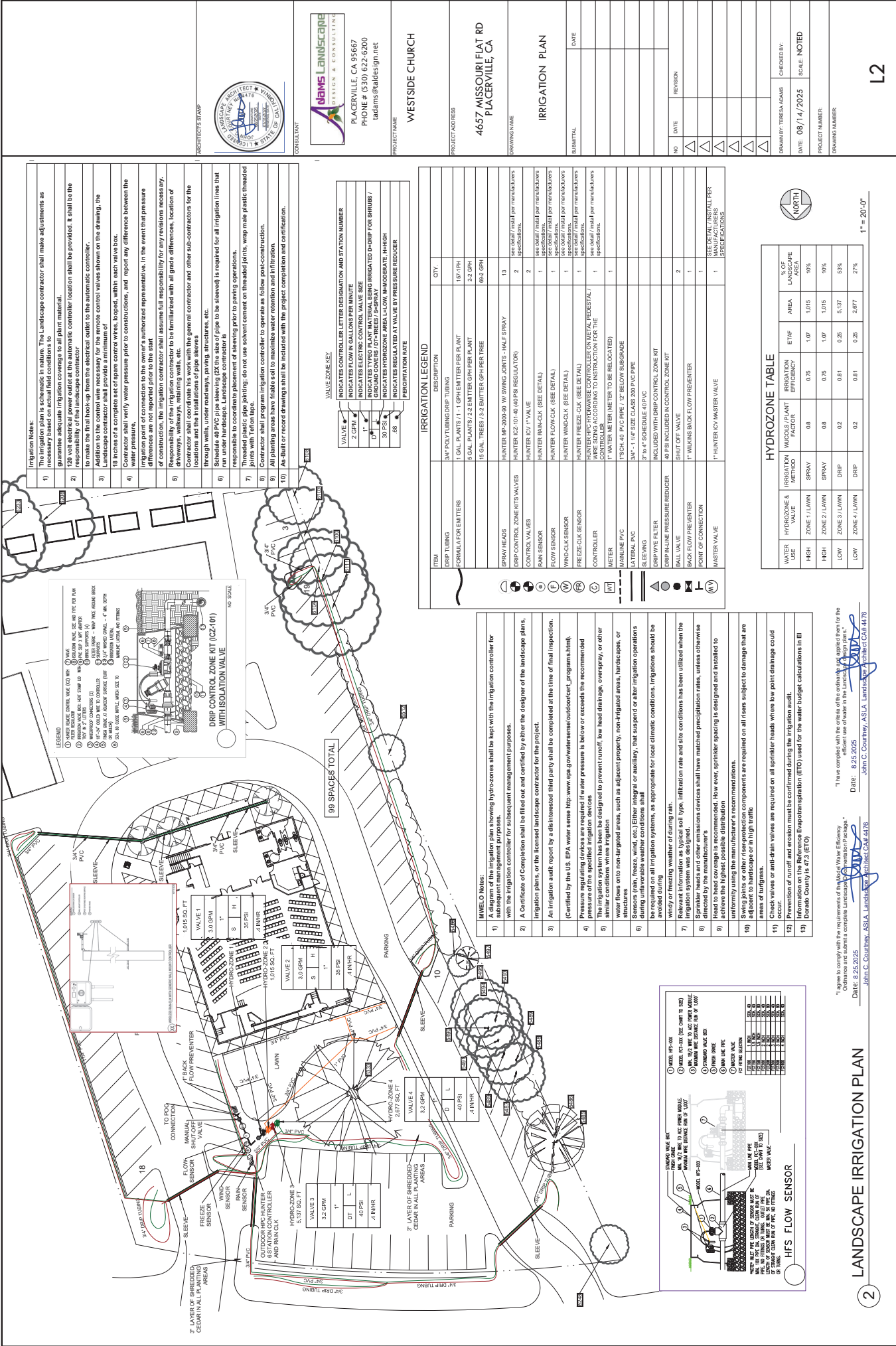


SCALE: 1/8" = 1'-0"

1/8" = 5'-0"

EXTERIOR ELEVATIONS

1



- Irrigation Notes:**
- 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.
 - 120 volt electrical power outlet at the automatic controller location shall be provided. It shall be the responsibility of the Landscape contractor to have the electrical outlet installed by a licensed electrician.
 - 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.
 - Contractor shall verify water pressure prior to construction, and report any difference between the water pressure.
 - Contractor shall coordinate with the general contractor and other sub-contractors for the installation of the irrigation system. In the event that pressure is not adequate for the system, the contractor shall be responsible for any revisions necessary.
 - 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 installation of pipe sleeves through walls, under roadways, paving, structures, etc.
 - Contractor shall be responsible for the installation of the irrigation system, including the installation of the mainline PVC, backflow preventer, and all other components.
 - Contractor shall program irrigation controller to operate as follows post-construction.
 - All planting areas have adequate soil to maximize water retention and infiltration.
 - As-Built or record drawings shall be included with the project completion and certification.

VALVE ZONE KEY

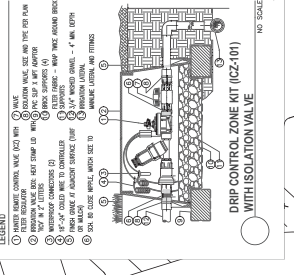
VALVE	INDICATES FLOW IN GALLONS PER MINUTE
2 GPM	INDICATES ELECTRIC CONTROL VALVE SIZE
1/2" NPT	INDICATES TYPED PLANT MATERIAL BEING BRIGATED CH-DRIP FOR SHRUBS / TREES
3/4" NPT	INDICATES TYPED PLANT MATERIAL BEING BRIGATED CH-DRIP FOR SHRUBS / TREES
1" NPT	INDICATES TYPED PLANT MATERIAL BEING BRIGATED CH-DRIP FOR SHRUBS / TREES
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100" NPT	INDICATES TYPED PLANT MATERIAL BEING BRIGATED CH-DRIP FOR SHRUBS / TREES

IRRIGATION LEGEND

ITEM	DESCRIPTION	QTY.
DRIP TUBING	3/4" POLY TUBING DRIP TUBING	157' LBS
FORMULA FOR EMITTERS	1 GAL PLANTS 11.1 GPH EMITTER PER PLANT	157' LBS
5 GAL PLANTS 2.2 EMITTER GPH PER PLANT		32 GPM
15 GAL TREES 3.2 EMITTER GPH PER TREE		80.3 GPM
SPRAY HEADS	HUNTER MP-200-90 W/ SWING JOINTS - HALF SPRAY	13
DRIP CONTROL ZONE KITS VALVES	HUNTER IC2-101-40 (40 PSI REGULATOR)	2
CONTROL VALVES	HUNTER ICV 1" VALVE	1
RAIN SENSOR	HUNTER RAIN-CLK (SEE DETAIL)	1
FLOW SENSOR	HUNTER FLOW-CLK (SEE DETAIL)	1
WIND-CLK SENSOR	HUNTER WIND-CLK (SEE DETAIL)	1
FREEZE-CLK SENSOR	HUNTER FREEZE-CLK (SEE DETAIL)	1
CONTROLLER	WIRE SENSING CONTROLLER (SEE DETAIL) WIRE SENSING CONTROLLER FOR THE CONTROLLER	1
METER	1" WATER METER (METER TO BE RELOCATED)	1
MAINLINE PVC	3/4" - 1 1/4" SIZE CLASS 200 PVC PIPE	1
RELIEF VALVE	3/4" - 1 1/4" SCHEDULE 40 PVC	1
DRIP WYE FILTER	INCLUDED WITH DRIP CONTROL ZONE KIT	1
DRIP IN-LINE PRESSURE REDUCER	40 PSI INCLUDED IN CONTROL ZONE KIT	2
BACK FLOW PREVENTER	1" WILKINS BACK FLOW PREVENTER	1
POINT OF CONNECTION	"HUNTER CV MASTER VALVE	1
MASTER VALVE	"HUNTER CV MASTER VALVE	1

HYDROZONE TABLE

WATER USE	HYDROZONE & VALVE	IRIGATION METHOD	WILCOUS PLANT FACTOR	ET/AF	AREA	% OF LANDSCAPE AREA
HIGH	ZONE 1 LAWN	SPRAY	0.8	0.75	1,015	10%
HIGH	ZONE 2 LAWN	SPRAY	0.8	0.75	1,015	10%
LOW	ZONE 3 LAWN	DRIP	0.2	0.81	5,137	53%
LOW	ZONE 4 LAWN	DRIP	0.2	0.81	2,677	27%

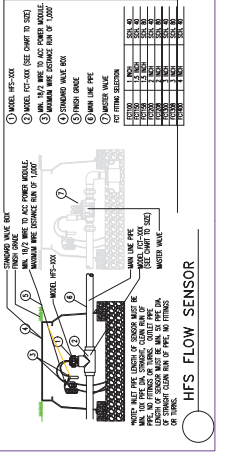


- WATER NOTES:**
- A diagram of the irrigation plan showing hydro-zones shall be kept with the irrigation controller for subsequent management purposes.
 - A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
 - An irrigation audit report by a disinterested third party shall be completed at the time of final inspection. (Certified by the US EPA water sensor <http://www.epa.gov/watersense/outdoor/irrigation.htm>).
 - Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
 - The irrigation system has been designed to prevent runoff, low head drainage, overspray, or other water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, or structures.
 - Sensors (rain, freeze, wind, etc.) Either integral or auxiliary, that suspend or alter irrigation operations during unfavorable weather conditions shall be provided.
 - Relevant information at typical soil type, infiltration rate and site conditions has been utilized when the irrigation system was designed.
 - Sprinkler heads and other emitters devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's instructions.
 - How ever, sprinkler spacing is designed and installed to achieve the highest possible distribution.
 - Uniformity using the manufacturer's recommendations.
 - Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscape or in high traffic areas of turfgrass.
 - Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
 - The location of wind and erosion must be confirmed during the irrigation audit.
 - Information on the Reference Evapotranspiration (ETO) used for the water budget calculations in E1 (Dorados County is 47.3 (ETO)).

"I agree to comply with the requirements of the Model Water Efficiency Ordinance and submit a complete landscape irrigation system design package."

Date: 8/25/2025

John C. Courtney, ASLA, Landscape Architect C-4476



LANDSCAPE IRRIGATION PLAN

PLANNING AND BUILDING DEPARTMENT

PERMIT APPLICATION

2500 Indiana Court, Portland, OR 97205
Phone: 503.588.2200 Fax: 503.588.2201
Email: permits@portland.gov

www.portland.gov/development and www.portland.gov/building for Building and Safety Permitting Division

Multi Water Efficient Landscape Ordinance (MWLEO)

Submital Form

Additional Information

Project Name: _____

Phone: _____ Email: _____

Address: 4657 Missouri Flat Rd, Eugene, OR 97407

Permit Number: _____

Address: 4657 Missouri Flat Rd, Eugene

Assessor's Parcel Number(s) (APN): _____

Project Type: _____

Water Use: ☐ No; ☐ Yes

Water Use: ☐ No; ☐ Yes ☐ L1, L2, L3

Landscape design and/or landscape installation may be required to comply with the Revised Water Efficient Landscape Ordinance (MWLEO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.2.

☒ This project does incorporate landscape design. Please provide the information below specific to this landscape area which will be completed in part or in whole. Proprietor/owner specify a compliance method.

Water landscape area (in ft²): 5,844

Special Area (in ft²): 2,000

Water landscape area (in ft²): 5,844

Special Area (in ft²): 2,000

Water type (partial, recirculate, wet): _____

Water type (partial, recirculate, wet): _____

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Water type (partial, recirculate, wet): _____

Water type (partial, recirculate, wet): _____

Water type (partial, recirculate, wet): _____

Water type (partial, recirculate, wet): _____

Water type (partial, recirculate, wet): _____

Water type (partial, recirculate, wet): _____

☐ Less than 500 square feet new construction, or less than 2,000 square feet for rehabilitation landscape

☐ Perceptually 500 – 2,000 square feet or less, see [Perceptual Conditions Appendix D: Checklist](#)

☐ Perceptually 2,000 – 5,000 square feet or greater, see [Performance Appendix E: Checklist](#)

☐ Performance 5,000 square feet or greater, see [Performance Appendix E: Checklist](#)

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I certify the above information and signs to comply with the requirements of the MWLEO.

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Signature of property owner or authorized representative

Date

19 AUG 25

City of Portland Planning Division | Planning Division | MWLEO Submital Form

08/20/2019

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ARCHITECT'S STAMP 	CONSULTANT  PLACERVILLE, CA 95667 PHONE # (530) 622-6200 tadams@adamsdesign.net	PROJECT NAME WESTSIDE CHURCH	PROJECT ADDRESS 4657 MISSOURI FLAT RD PLACERVILLE, CA	DRAWING NAME MWVELO REPORT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SUBMITTAL</td> <td style="width: 50%;">DATE</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	SUBMITTAL	DATE																																		
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