CONDITIONAL USE PERMIT SUBMITTAL

NEW WORSHIP CENTER
WESTSIDE CHURCH
4657 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

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

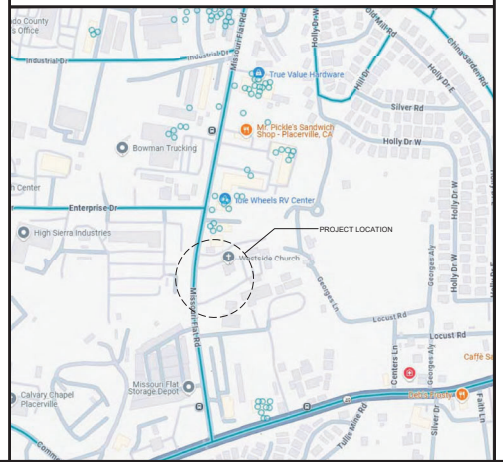
CIVIL ENGINEER:
GREGORY J. COOK
PO BOX 18442
SOUTH LAKE TAHOE, CA 96151

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

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ARCHITECT'S STAMP

LICENSED ARCHITECT
JOHN M. KRISTEDJA
C 22297
Exp. Date 09/30/21
STATE OF CALIFORNIA

CONSULTANT

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

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BOOK OF MAPS
BOW	BOTTOM OF WALL
CC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
ELV	ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GR	GRAVEL
INV	INVERT
MOW	CONCRETE MOW STRIP
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
ROW	RIGHT OF WAY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL

LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- FOUND 3/4" CAPPED IRON PIPE
- FOUND 3/4" OPEN IRON PIPE
- STREET LIGHT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- VARIOUS SIZED ELECTRICAL VAULT
- UTILITY POLE
- TRANSFORMER
- MISC SIGN
- FIRE HYDRANT
- HOSE BIBB
- IRRIGATION CONTROL VALVE
- **WATER VALVE**
- TELEPHONE RISER
- POST
- WATER METER
- STUMP
- PARCEL BOUNDARY
- CURB LINE
- EDGE OF ROAD
- FENCE
- OVERHEAD UTILITY LINE
- EDGE OF CONCRETE
- ASPHALT SURFACE
- CONCRETE SURFACE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE PARCEL MAP FILED IN BOOK 7, PAGE 79, BASED ON FOUND MONUMENTS AS SHOWN.

THE VERTICAL DATUM IS ASSUMED, WITH A BASE ELEVATION OF 1500.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

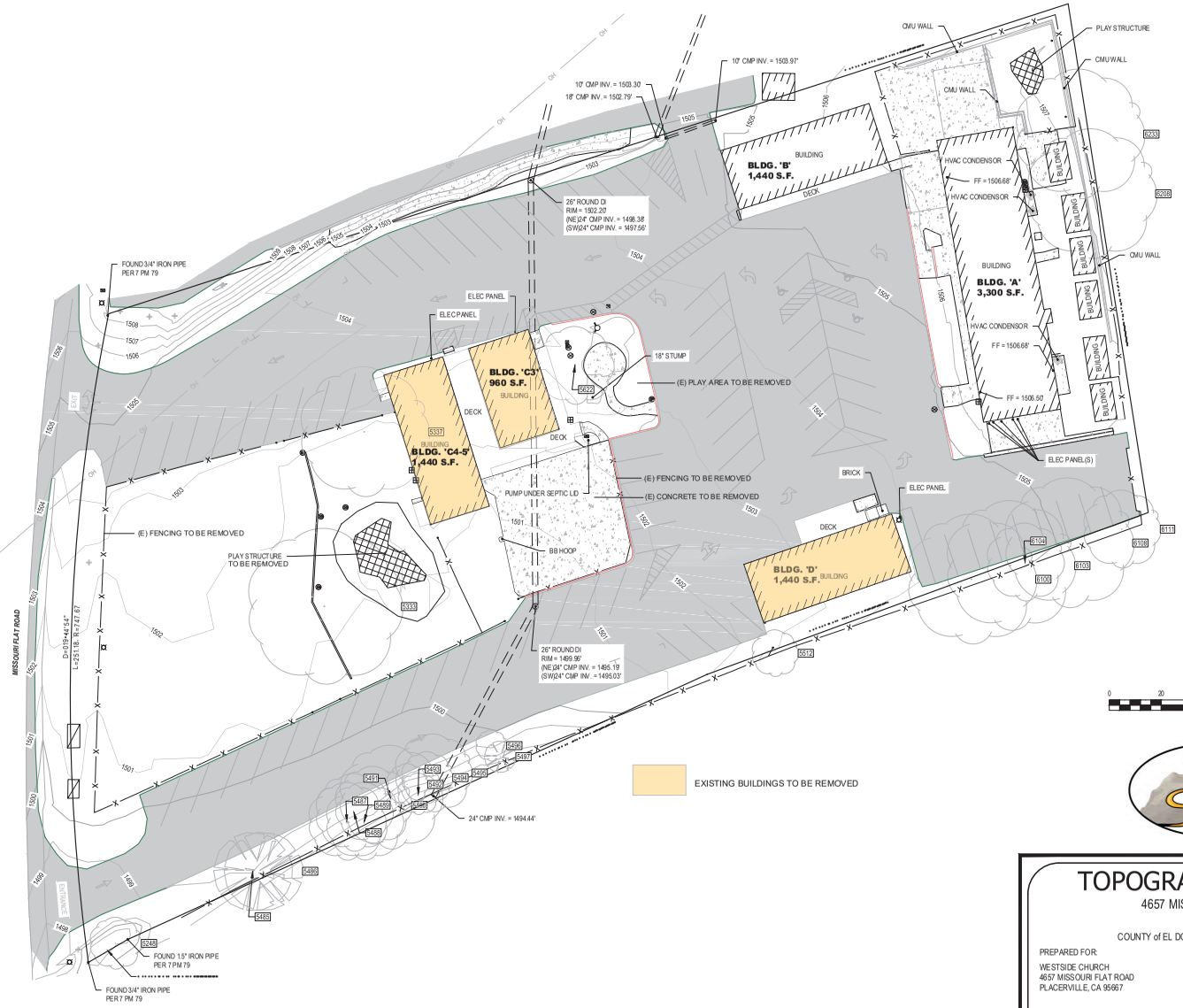
SURVEYOR'S STATEMENT

THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.

MATT VANDER DUSSEN, P.L.S. 9355

9/17/2023
DATE

LICENSED LAND SURVEYOR
MATTHEW VANDER DUSSEN
NO. 9355
STATE OF CALIFORNIA



EXISTING SITE CONDITIONS

Tree Table

Point #	Description
5248	12 Inch Diameter Oak 10 Foot Drip Radius
5333	36 Inch Diameter Oak 30 Foot Drip Radius
5337	36 Inch Diameter Oak 25 Foot Drip Radius
5485	16 Inch Diameter Pine 15 Foot Drip Radius
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5491	12 Inch Diameter Oak 20 Foot Drip Radius
5492	06 Inch Diameter Oak 08 Foot Drip Radius
5493	06 Inch Diameter Oak 08 Foot Drip Radius
5494	08 Inch Diameter Oak 10 Foot Drip Radius
5495	10 Inch Diameter Oak 15 Foot Drip Radius
5496	06 Inch Diameter Oak 06 Foot Drip Radius
5497	06 Inch Diameter Pine 06 Foot Drip Radius
5512	06 Inch Diameter Oak 09 Foot Drip Radius
5622	12 Inch Diameter Tree 15 Foot Drip Radius
6100	24 Inch Diameter Oak 25 Foot Drip Radius
6103	24 Inch Diameter Oak 25 Foot Drip Radius
6104	14 Inch Diameter Oak 15 Foot Drip Radius
6108	18 Inch Diameter Oak 25 Foot Drip Radius
6111	18 Inch Diameter Oak 15 Foot Drip Radius
6208	36 Inch Diameter Oak 25 Foot Drip Radius
6233	16 Inch Diameter Tree 25 Foot Drip Radius

SIERRA LAND SURVEYING

TOPOGRAPHIC SURVEY

4657 MISSOURI FLAT ROAD

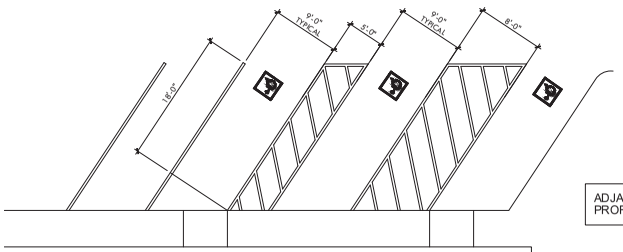
PLACERVILLE

COUNTY of EL DORADO STATE of CALIFORNIA

PREPARED FOR:
WESTSIDE CHURCH
4657 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

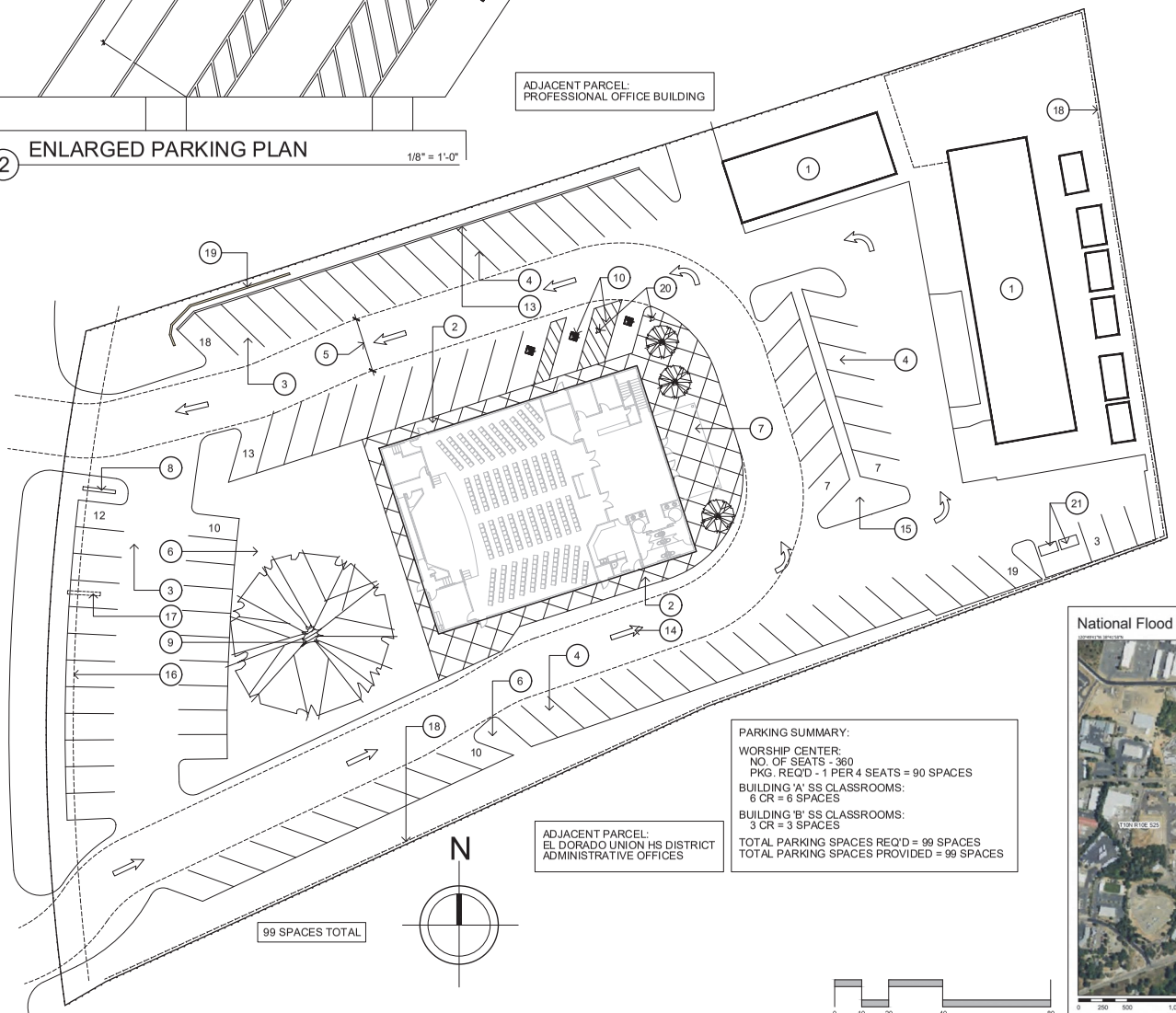
PREPARED BY:
SIERRA LAND SURVEYING
5825 FOREST LAKE ROAD
DIAMOND SPRINGS, CA 95619
(530) 409-0900

DRAWN MVD	DATE OF FIELD WORK SEPTEMBER 8, 2023	REVISIONS NONE
APPROVED MVD	DATE SEPTEMBER 17, 2023	
SCALE 1"=20'	SHEET SHEET 1 of 1 **TS**	PROJECT NO. 2311



2 ENLARGED PARKING PLAN

1/8" = 1'-0"



PARKING SUMMARY:

WORSHIP CENTER:
NO. OF SEATS - 360
PKG. REQ'D - 1 PER 4 SEATS = 90 SPACES

BUILDING 'A' SS CLASSROOMS:
6 CR = 6 SPACES

BUILDING 'B' SS CLASSROOMS:
3 CR = 3 SPACES

TOTAL PARKING SPACES REQ'D = 99 SPACES
TOTAL PARKING SPACES PROVIDED = 99 SPACES

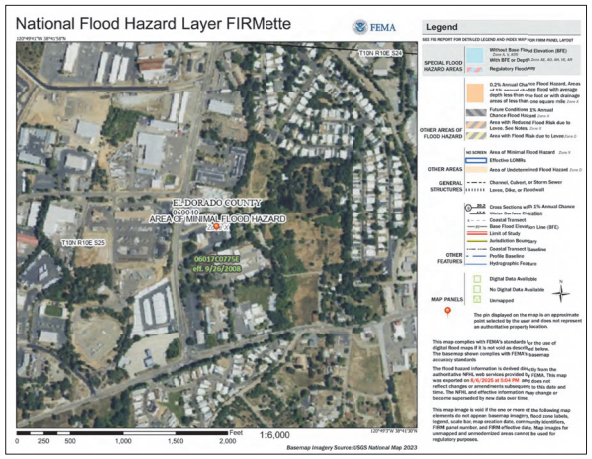
0 10 20 40 80
SCALE: 1" = 20'-0"

1 SITE PLAN

1" = 20'-0"

KEYNOTE LEGEND

1. EXISTING BUILDINGS TO REMAIN
2. 6" HIGH CONCRETE CURB / SIDEWALK - SEE CIVIL DWGS
3. A.C. PAVING at 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 AC PAVED ENTRY 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 COLOR: UNPAINTED CONCRETE
20. EXISTING FIRE HYDRANT TO BE RELOCATED
21. TRASH / RECYCLE COLLECTION AREA



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(916) 933-7650 F

ARCHITECT'S STAMP

LICENSED ARCHITECT
JOHN M. KRISTEDJA
C 22297
Exp. 09/30/21
STATE OF CALIFORNIA

CONSULTANT

PROJECT NAME

WESTSIDE CHURCH
NEW WORSHIP CENTER

PROJECT ADDRESS

4657 MISSOURI FLAT RD.
PLACERVILLE, CA 95667

DRAWING NAME

SITE PLAN

SUBMITTAL	DATE

NO	DATE	REVISION
△		
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△		

DRAWN BY: JK | CHECKED BY: JK

DATE: 6/14/25 | SCALE: NOTED

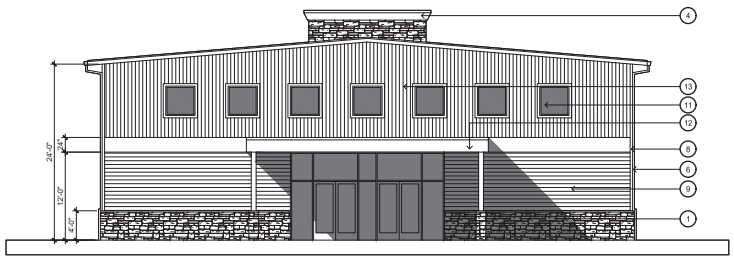
PROJECT NUMBER: 241103

DRAWING NUMBER:

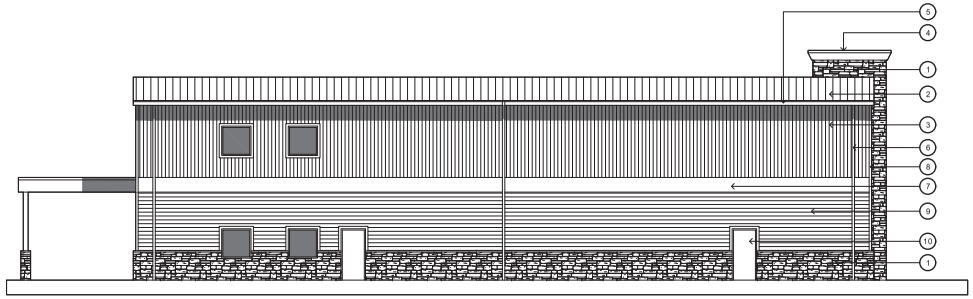
A-1

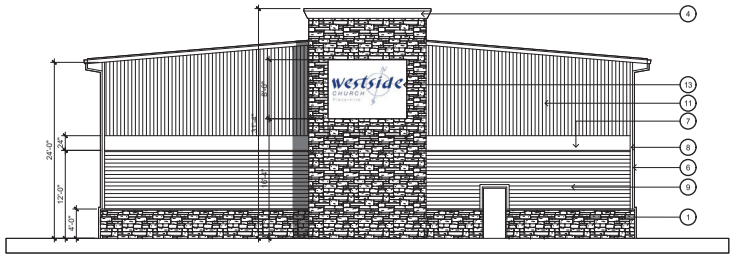
KEYNOTE LEGEND

1	STONE VENEER CLADDING	8	1X4 HARDIE TRIM BOARD
2	26 GA. R-PANEL STEEL ROOFING	9	HARDIE-PLANK CEMENTITIOUS LAP SIDING
3	METAL BUILDING METAL WALL PANEL	10	EXTERIOR METAL DOOR
4	RIGID FOAM PARAPET CAP	11	ALUMINUM WINDOW
5	METAL ROOF GUTTER	12	METAL ENTRY CANOPY
6	METAL GUTTER DOWNSPOUT	13	BUILDING SIGNAGE - UNDER SEPARATE PERMIT
7	2' WIDE METAL BANDING		

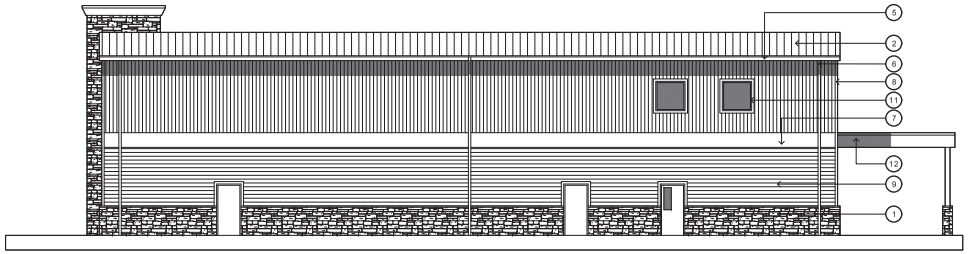


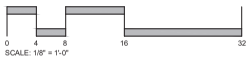
EAST ELEVATION


NORTH ELEVATION



WEST ELEVATION


SOUTH ELEVATION



1 EXTERIOR ELEVATIONS

1/8" = 8'-0"

JOHN KRISTEDJA
ARCHITECT

ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667

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LICENSED ARCHITECT
JOHN M. KRISTEDJA
C 22297
Ex.Date 09/30/21
STATE OF CALIFORNIA

CONSULTANT

PROJECT NAME

WESTSIDE CHURCH
NEW WORSHIP CENTER

PROJECT ADDRESS

4657 MISSOURI FLAT RD.
PLACERVILLE, CA 95667

DRAWING NAME

BUILDING ELEVATIONS

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-2.1

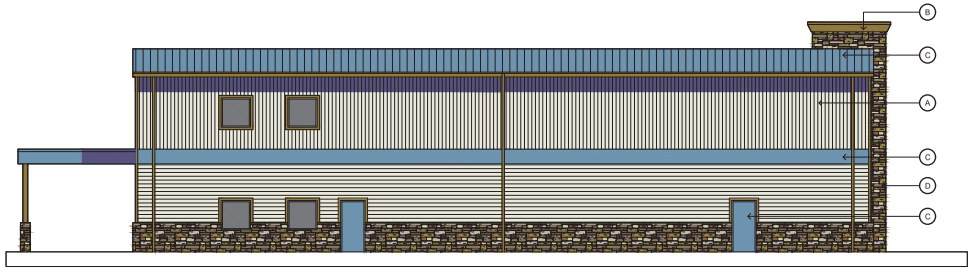
COLOR 'A'
AWIP "WARM WHITE"
DUNN EDWARDS COLOR TO MATCH

COLOR 'B'
DUNN EDWARDS DE6138 DARK SEPIA

COLOR 'C'
ASC METAL ROOF "TAHOE BLUE"
DUNN EDWARDS COLOR TO MATCH

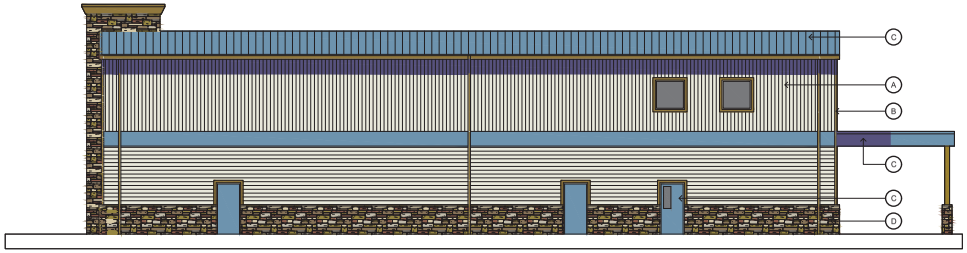
COLOR 'D'
EL DORADO STONE MT. LEDGE "YUKON"

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

0 4 8 16 32
SCALE: 1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

1/8" = 8'-0"

JOHN KRISTEDJA
ARCHITECT

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JOHN M. KRISTEDJA
C 22297
Lic.Exp. 09/30/21
STATE OF CALIFORNIA

CONSULTANT

PROJECT NAME

WESTSIDE CHURCH
NEW WORSHIP CENTER

PROJECT ADDRESS

4657 MISSOURI FLAT RD.
PLACERVILLE, CA 95667

DRAWING NAME

BUILDING ELEVATIONS

SUBMITTAL	DATE

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DRAWN BY: JK
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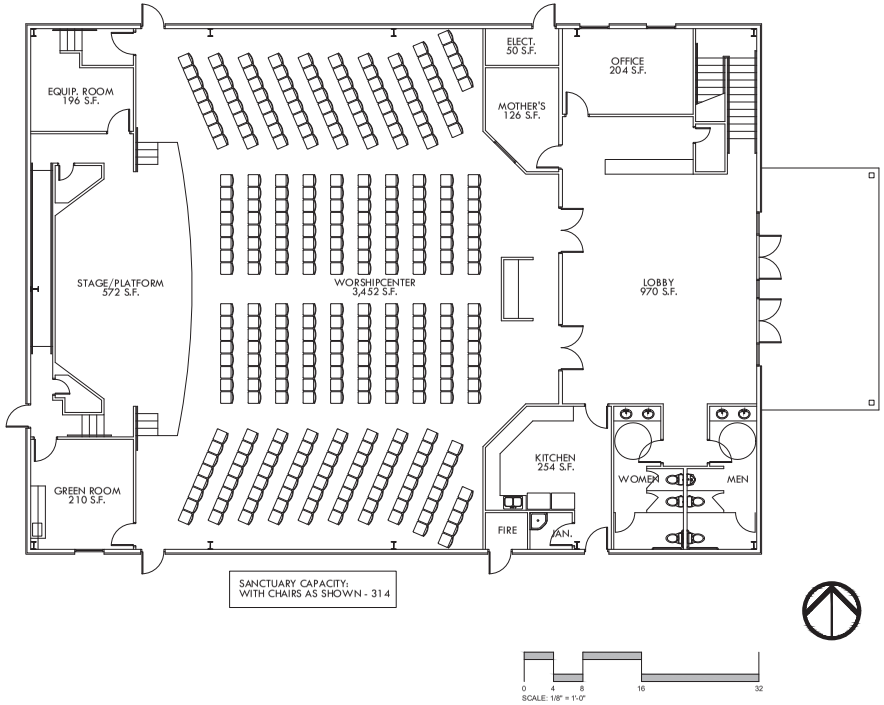
DATE: 6/14/25
SCALE: NOTED
PROJECT NUMBER: 241103
DRAWING NUMBER:

A-2.2



1 FLOOR PLAN - PROPOSED WORSHIP CENTER

1/8" = 8'-0"

PROJECT NARRATIVE

WESTSIDE CHURCH
4657 MISSOURI FLAT RD.
PLACERVILLE, CA 95667

PROPOSED USE:
The proposed project is a 7,200 s.f. addition of a new Worship Center for the Westside Church in Placerville. The new Worship Center will provide a larger worship facility that will accommodate the growth that the church has experienced over the past few years. The new Worship Center will provide non-permanent seating for up to 360 people and will be located at the center of the property where the existing 'C' Buildings are located that will be removed. In order to accommodate the required parking, Building 'D' will be removed as well.

The new Worship Center will not only contain the principal worship space, but will also house administrative offices as well as a small prep kitchen and other ancillary support spaces. The current Buildings 'A' and 'B' will serve as Sunday School classrooms.

The church does not anticipate having outdoor events such as concerts or festivals on the church premises. They will have special events on a regular basis that will take place inside the new Worship Center and other buildings. The times for these indoor events will vary from week to week and event to event.

The current parking will be expanded to 99 spaces on-site with the potential for up to 30 more spaces, should the need arise, by an agreement that the church has with the professional office neighbors to the north.

EXISTING USE:
There are currently 5 separate building located on the church grounds:

- BUILDING 'A' is a 3,300 s.f. building that is used currently for the main worship center. This building will be used for Sunday School classrooms.
- BUILDING 'B' is a 1,440 s.f. building which houses the church offices which will be turned to Sunday School classrooms.
- BUILDING 'C3' is a 960 s.f. building which houses Sunday School classrooms which will be removed.
- BUILDING C4-5' is a 1,440 s.f. building which houses Sunday School classrooms which will also be removed.
- BUILDING 'D' is a 1,440 s.f. building which houses Sunday School classrooms which will be removed.

HOURS OF OPERATION:
Tuesday – Thursday 9:00am – 4:00pm
Friday 9:00am – 2:00pm
Sunday 7:30am – 1:00pm

2 PROJECT NARRATIVE

JOHN KRISTEDJA
ARCHITECT
ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
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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

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:

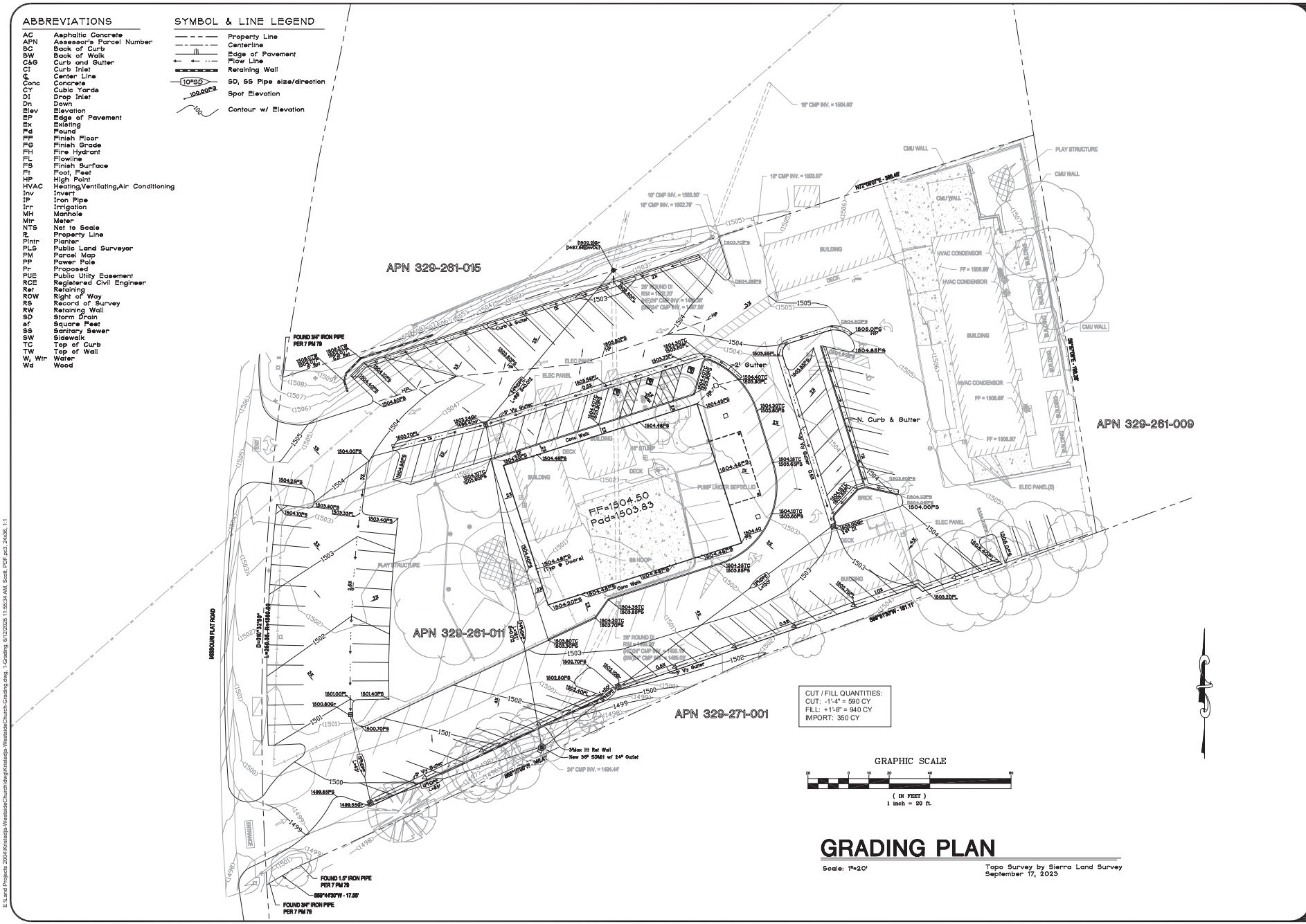
A-2.3

ABBREVIATIONS

AC	Asphaltic Concrete
APN	Assessor's Parcel Number
BC	Back of Curb
BW	Back of Walk
C&G	Curb and Gutter
CI	Curb Inlet
℄	Center Line
Conc	Concrete
CY	Cubic Yards
DI	Drop Inlet
Dn	Down
Elev	Elevation
EP	Edge of Pavement
Ex	Existing
Fd	Found
FF	Finish Floor
FG	Finish Grade
FH	Fire Hydrant
FL	Flowline
FS	Finish Surface
Ft	Foot, Feet
HP	High Point
HVAC	Heating,Ventilating,Air Conditioning
Inv	Invert
IP	Iron Pipe
Irr	Irrigation
MH	Manhole
Mtr	Meter
NTS	Not to Scale
PL	Property Line
Pltr	Planter
PLS	Public Land Surveyor
PM	Parcel Map
PP	Power Pole
Pr	Proposed
PUE	Public Utility Easement
RCE	Registered Civil Engineer
Ret	Retaining
ROW	Right of Way
RS	Record of Survey
RW	Retaining Wall
SD	Storm Drain
sf	Square Feet
SS	Sanitary Sewer
SW	Sidewalk
TC	Top of Curb
TW	Top of Wall
W, Wtr	Water
Wd	Wood

SYMBOL & LINE LEGEND

- Property Line
- Centerline
- Edge of Pavement
- Flow Line
- Retaining Wall
- 10"SD — SD, SS Pipe size/direction
- 100.00FG — Spot Elevation
- 100 — Contour w/ Elevation



GRADING PLAN

Scale: 1"=20'

Topo Survey by Sierra Land Survey
September 17, 2023

No.	Description	By	Date

Engr Title | County Approval

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

REGISTERED PROFESSIONAL ENGINEER GREGORY J. COOK No. C 31501 CIVIL STATE OF CALIFORNIA
6-11-25

Grading Plan

Grading Plan for:
Westside Church International
4657 Missouri Flat Road
Placerville, CA
APN: 329-261-011

project no.	KRIS-03
drawn	S.A.M.
date	June 11, 2025
scale	1"=20'

sheet 1 of 1 sheets

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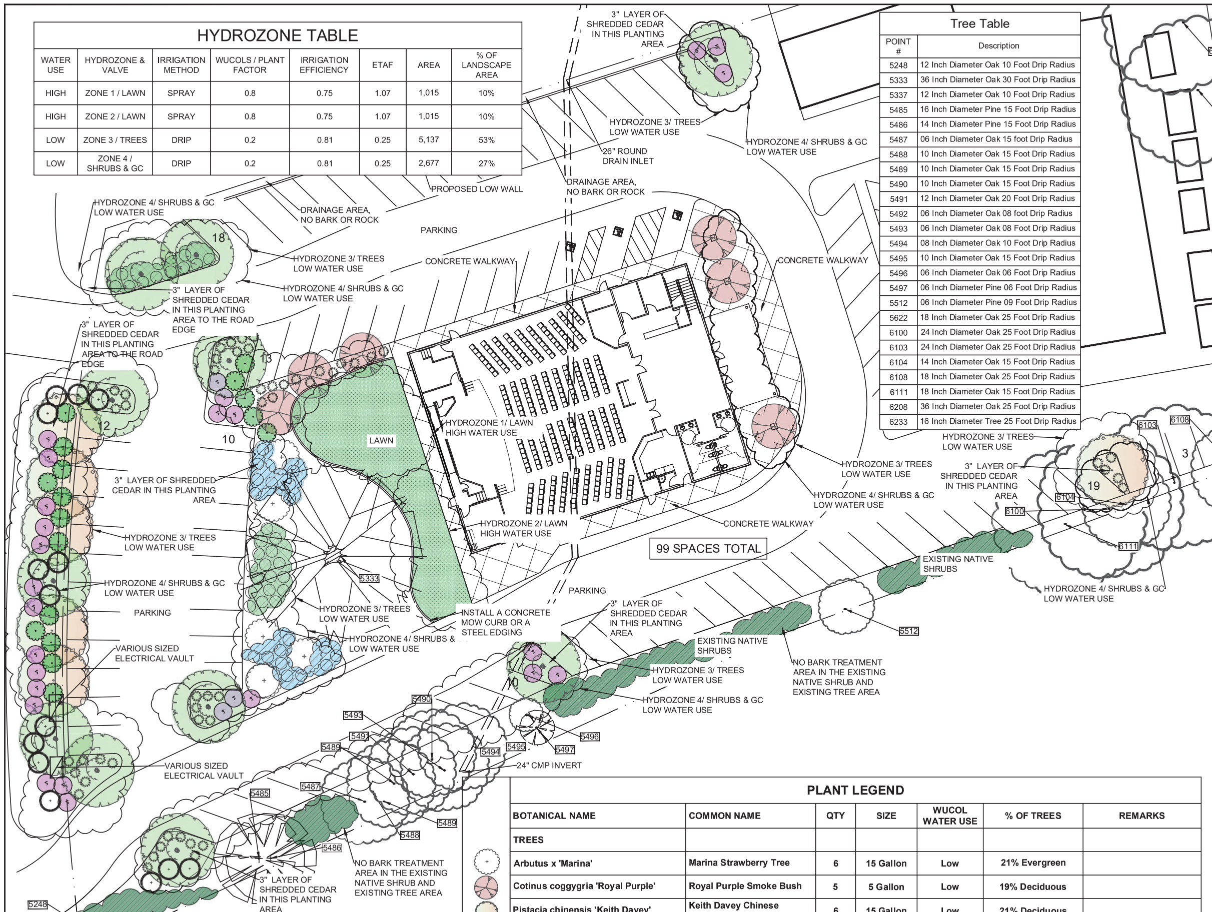
26-0257 C 7 of 10

HYDROZONE TABLE

WATER USE	HYDROZONE & VALVE	IRRIGATION METHOD	WUCOLS / PLANT FACTOR	IRRIGATION EFFICIENCY	ETAF	AREA	% OF LANDSCAPE AREA
HIGH	ZONE 1 / LAWN	SPRAY	0.8	0.75	1.07	1,015	10%
HIGH	ZONE 2 / LAWN	SPRAY	0.8	0.75	1.07	1,015	10%
LOW	ZONE 3 / TREES	DRIP	0.2	0.81	0.25	5,137	53%
LOW	ZONE 4 / SHRUBS & GC	DRIP	0.2	0.81	0.25	2,677	27%



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5493	06 Inch Diameter Oak 08 Foot Drip Radius
5494	08 Inch Diameter Oak 10 Foot Drip Radius
5495	10 Inch Diameter Oak 15 Foot Drip Radius
5496	06 Inch Diameter Oak 06 Foot Drip Radius
5497	06 Inch Diameter Pine 06 Foot Drip Radius
5512	06 Inch Diameter Pine 09 Foot Drip Radius
5622	18 Inch Diameter Oak 25 Foot Drip Radius
6100	24 Inch Diameter Oak 25 Foot Drip Radius
6103	24 Inch Diameter Oak 25 Foot Drip Radius
6104	14 Inch Diameter Oak 15 Foot Drip Radius
6108	18 Inch Diameter Oak 25 Foot Drip Radius
6111	18 Inch Diameter Oak 15 Foot Drip Radius
6208	36 Inch Diameter Oak 25 Foot Drip Radius
6233	16 Inch Diameter Tree 25 Foot Drip Radius

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOL WATER USE	% OF TREES	REMARKS
TREES						
Arbutus x 'Marina'	Marina Strawberry Tree	6	15 Gallon	Low	21% Evergreen	
Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Bush	5	5 Gallon	Low	19% Deciduous	
Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	6	15 Gallon	Low	21% Deciduous	
Quercus wislizenii	Interior Live Oak	11	15 Gallon	Low	39% Evergreen	
SHRUBS AND PERENNIALS						
Arctostaphylos 'Sunset'	Sunset Manzanita	17	1 Gallon	Low		
Cistus x pulverulentus 'Sunset'	Magenta Rockrose	27	1 Gallon	Low		
Rosmarinus officinalis 'Ken Taylor'	Ken Taylor Rosemary	14	1 Gallon	Low		
GROUND COVER AND GRASSES						
Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Bearberry	29	1 Gallon	Low		
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	18	1 Gallon	Low		
Lomandra 'Lime Tuff'	Lime Tuff Lomandra	52	1 Gallon	Low		
Delta Bluegrass Sod Co. Bolero Plus Sod	90% Bolero Dwarf Fescue	2030 Sq. Ft. of Sod		High		
	10% Bluegrass					

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

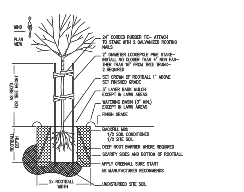
Date: 8.25.2025

John C. Courtney, ASLA
Landscape Architect CA# 4476

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

Date: 8.25.2025

John C. Courtney, ASLA
Landscape Architect CA# 4476



TREE PLANTING AND STAKING DETAIL

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

1 LANDSCAPE PLANTING PLAN

1" = 20'-0"

	INSTRUCTIONS FROM SOIL REPORT
1)	Apply 1 yard per 1,000 sq. ft. of ground fir bark that is approximately 75% Organic matter in all planting areas.
2)	For grass or sod preparation; till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed on page 4.
	Smooth soil surface and follow seed or sod procucers directions for moisture and product application.
	neat and consistent appearance.
3)	Tree and shrub preparation; Excavate holes for planting shrubs and trees to at least twice the volume of the container.
	Prepare backfill for tree and shrub planting holes by mixing three part of native soil (or imported top soil) with one part organic amendment
	For extended fertilization, place slow release fertilizer tablets in each hole per manufactrrers instructions.
	If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers,
	2.5 oz per 5 gallons, 6 oz per 24 inch boxes.
5)	Soil Recommendations for Landscape Gardening, summary and Sequence of Soil Improvements (#/1000 Sq. FT.)
	a) Soil is moderately acid and should be modified for non acid-tolerant plants. Apply Ag Lime 29 # /1000 sq. ft. Instructions located on page #3.
	b) Organic Amendment 1 Yd./1000 Sq. Ft. Bulk organic amendment (nitrified).
	c) N-P-K Fertilizer (See above Chart in soil report)
6)	Maintenance Fertilization; Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 Sq. Ft. every month until plants become established.
	After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.
	ADDITIONAL NOTES FROM SOIL REPORT
1)	Infiltration Rate of soil analysis is .54 in/hr.
2)	Organic Matter of soil is 7.7 percent.
3)	Infiltration rate of soil sample decreases from 0.54 to 0.43, 0.32, 0.22, 0.14, respectively. Infiltration rate also decreases with percet of ground
	cover and by compaction.
4)	pH of the soil is 5.95, which indicates the soil is in a range for normal growth of most plants. No Modification is required.
5)	Saturation percentage is 50.
6)	Soil Texture Loam.

	Planting Plan Notes:
1)	Recirculating water systems shall be used for water features.
2)	9,844 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.

ARCHITECT'S STAMP

LICENSED LANDSCAPE ARCHITECT ★ JOHN COURTNEY No. 4476 ★ STATE OF CALIFORNIA — SIGNATURE 08/25/2025 DATE — 07/31/2027 RENEWAL DATE

CONSULTANT

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

PROJECT NAME: WESTSIDE CHURCH

PROJECT ADDRESS: 4657 MISSOURI FLAT RD PLACERVILLE, CA

DRAWING NAME: LANDSCAPE PLANTING PLAN

SUBMITTAL	DATE

NO	DATE	REVISION
△		
△		
△		
△		
△		
△		

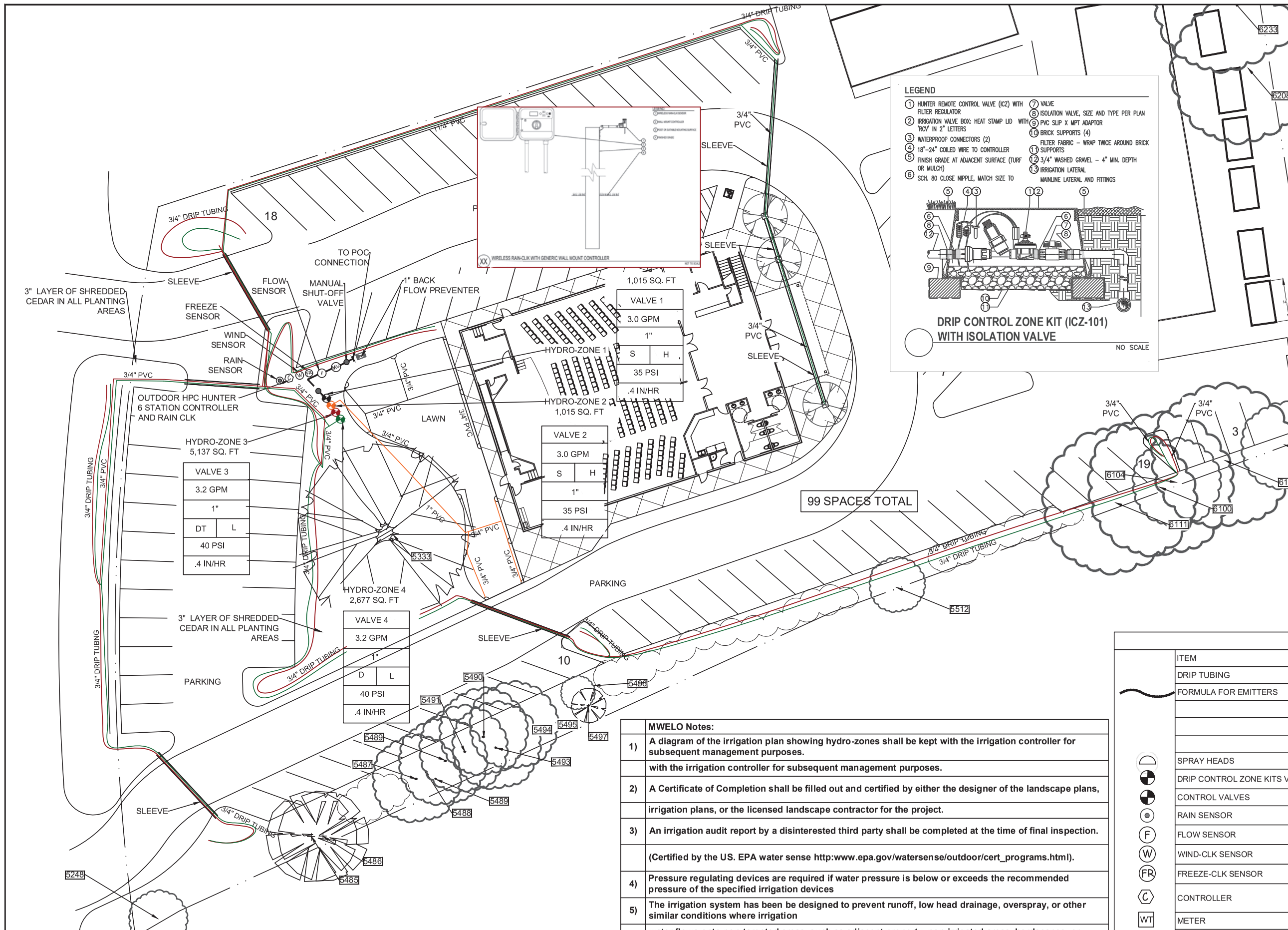
DRAWN BY: TERESA ADAMS | CHECKED BY:

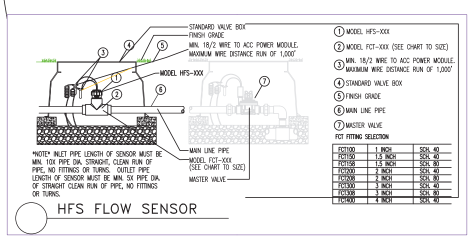
DATE: 08/14/2025 | SCALE: NOTED

PROJECT NUMBER:

DRAWING NUMBER:

L1





HFS FLOW SENSOR

2 LANDSCAPE IRRIGATION PLAN

	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.

VALVE ZONE KEY

VALVE	INDICATES CONTROLLER LETTER DESIGNATION AND STATION NUMBER
2 GPM	INDICATES FLOW IN GALLONS PER MINUTE
1"	INDICATES ELECTRIC CONTROL VALVE SIZE
D / L	INDICATES TYPEO PLANT MATERIAL BEING IRRIGATED D=DRIP FOR SHRUBS / GROUND COVERS / DT=TREES / S=SPRAY
30 PSI	INDICATES HYDROZONE AREA L=LOW, M=MODERATE, H=HIGH
.68	INDICATES REGULATED AT VALVE BY PRESSURE REDUCER
	PERCIPITATION RATE

IRRIGATION LEGEND

ITEM	DESCRIPTION	QTY.	
DRIP TUBING	3/4" POLYTUBING DRIP TUBING		
FORMULA FOR EMITTERS	1 GAL. PLANTS / 1 - 1 GPH EMITTER PER PLANT	157-1PH	
	5 GAL. PLANTS / 2-2 EMITTER GPH PER PLANT	2-2 GPH	
	15 GAL. TREES / 3-2 EMITTER GPH PER TREE	69-2 GPH	
SPRAY HEADS	HUNTER MP-2000-90 W/ SWING JOINTS - HALF SPRAY	13	
DRIP CONTROL ZONE KITS VALVES	HUNTER ICZ-101-40 (40 PSI REGULATOR)	2	see detail / install per manufacturers specifications.
CONTROL VALVES	HUNTER ICV 1" VALVE	2	
RAIN SENSOR	HUNTER RAIN-CLK (SEE DETAIL)	1	see detail / install per manufacturers specifications.
FLOW SENSOR	HUNTER FLOW-CLK (SEE DETAIL)	1	see detail / install per manufacturers specifications.
WIND-CLK SENSOR	HUNTER WIND-CLK (SEE DETAIL)	1	see detail / install per manufacturers specifications.
FREEZE-CLK SENSOR	HUNTER FREEZE-CLK (SEE DETAIL)	1	see detail / install per manufacturers specifications.
CONTROLLER	HUNTER HPC HYDRAWISE CONTROLLER ON METAL PEDESTAL / WIRE SIZING ACCORDING TO INSTRUCTION FOR THE CONTROLLER	1	see detail / install per manufacturers specifications.
METER	1" WATER METER (METER TO BE RELOCATED)	1	
MAINLINE PVC	1"SCH. 40 PVC PIPE / 12" BELOW SUBGRADE		
LATERAL PVC	3/4" - 1 1/4" SIZE CLASS 200 PVC PIPE		
SLEEVING	3" to 4" SCHEDULE 40 PVC		
DRIP WYE FILTER	INCLUDED WITH DRIP CONTROL ZONE KIT		
DRIP IN-LINE PRESSURE REDUCER	40 PSI INCLUDED IN CONTROL ZONE KIT		
BALL VALVE	SHUT OFF VALVE	2	
BACK FLOW PREVENTER	1" WILKINS BACK FLOW PREVENTER	1	
POINT OF CONNECTION		1	
MASTER VALVE	1" HUNTER ICV MASTER VALVE	1	SEE DETAIL / INSTALL PER MANUFACTURERS SPECIFICATIONS

	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)	An irrigation audit report by a disinterested third party shall be completed at the time of final inspection.
	(Certified by the US. EPA water sense http:www.epa.gov/watersense/outdoor/cert_programs.html).
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)	Sensors (rain, freeze, wind, etc.) Either 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)	Relevant information as typical soil type, infiltration rate and site conditions has been utilized when the irrigation system was designed.
8)	Sprinkler heads and other emissions devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's
9)	Head to head coverage is recommended. How ever, sprinkler spacing is designed and installed to achieve the highest possible distribution
	uniformity using the manufacturer's recommendations.
10)	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.
11)	Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
12)	Prevention of runoff and erosion must be confirmed during the irrigation audit.
13)	Information on the Reference Evapotranspiration (ETO) used for the water budget calculations in El Dorado County is 47.3 (ETO)

HYDROZONE TABLE

WATER USE	HYDROZONE & VALVE	IRRIGATION METHOD	WUCOLS / PLANT FACTOR	IRRIGATION EFFICIENCY	ETAF	AREA	% OF LANDSCAPE AREA
HIGH	ZONE 1 / LAWN	SPRAY	0.8	0.75	1.07	1,015	10%
HIGH	ZONE 2 / LAWN	SPRAY	0.8	0.75	1.07	1,015	10%
LOW	ZONE 3 / LAWN	DRIP	0.2	0.81	0.25	5,137	53%
LOW	ZONE 4 / LAWN	DRIP	0.2	0.81	0.25	2,677	27%

NORTH

1" = 20'-0"

"I agree to comply with the requirements of the Model Water Efficiency Ordinance and submit a complete Landscape Documentation Package."
Date: 8.25.2025
John C. Courtney, ASLA Landscape Architect CA# 4476

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Landscape design plans."
Date: 8.25.2025
John C. Courtney, ASLA Landscape Architect CA# 4476

ARCHITECT'S STAMP
LICENSED LANDSCAPE ARCHITECT ★ JOHN C. COURTNEY No. 4476 ★ STATE OF CALIFORNIA
SIGNATURE 08/25/2025 DATE 07/31/2027 RENEWAL DATE

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

PROJECT NAME
WESTSIDE CHURCH

PROJECT ADDRESS
4657 MISSOURI FLAT RD
PLACERVILLE, CA

DRAWING NAME
IRRIGATION PLAN

SUBMITTAL	DATE

NO	DATE	REVISION
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△		
△		
△		

DRAWN BY: TERESA ADAMS
CHECKED BY:
DATE: 08/14/2025
SCALE: NOTED
PROJECT NUMBER:
DRAWING NUMBER:
L2

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

Model Water Efficient Landscape Ordinance (MWELO)
Submittal Form

Applicant Information:

Name: Westside Church

Phone: ____ Email: ____

Address: 4657 Missouri Flat Rd, Placerville, CA 95667

Project Information:

Site Address: 4657 Missouri Flat Rd, Placerville

Assessor's Parcel Number(s) (APNs): ____

Project Type: ____ 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.): 9,844 Turf Area (sq. ft.): 2,030

Non-Turf Plan Area (sq. ft.): 7,814 Special Landscape Area (sq. ft.): none

Water Type (potable, recycled, well): potable

Name of water purveyor (if not served by private well): EID

Compliance Method:

☐ Less than 500 square feet for new construction, or less than 2,500 square feet for rehabilitated landscaping.

☐ Prescriptive (500 – 2,500 square feet), See Prescriptive Compliance Appendix D Checklist.

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

Signature:

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

[signature] 19 AUG 25

Signature of property owner or authorized representative Date

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[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
# 1 / Lawn	.8	Spray	.75	1.07	1,015	1,086	31,850
# 2 / Lawn	.8	Spray	.75	1.07	1,015	1,086	31,850
#3 / Trees	.2	Drip	.81	.25	5,137	1,284	37,662
#4 / shrubs & GC	.2	Drip	.81	.25	2,677	669	19,626
				Totals	9,844	4,125	
Special Landscape Areas							
							n/a
						ETWU Total	120,988
				Maximum Allowed Water Allowance (MAWA)[e]			129,914

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

[b]*Irrigation Method* overhead spray or drip

[c]*Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d]*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.

[e]*MAWA (Annual Gallons Allowed)* = (Eto) (0.62) [(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

Regular Landscape Areas

Total ETAF x Area	(B)	4,125
Total Area	(A)	9,844
Average ETAF	**B ÷ A**	.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

All Landscape Areas

Total ETAF x Area	(B+D)	4,125
Total Area	(A+C)	9,844
Sitewide ETAF	**(B+D) ÷ (A+C)**	.42

PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

https://www.edcgov.us/Government/Planning

PLACERVILLE OFFICE: PLANNING 2850 Fairlane Court, Placerville, CA 95667 621-5355 / (530) 642-0508 Fax planning@edcgov.us
LAKE TAHOE OFFICE: 924 B Emerald Bay Rd South Lake Tahoe, CA 96150 (530) 573-3330 (530) 542-9082 fax

Model Water Efficient Landscape Ordinance (MWELO) PERFORMANCE APPROACH CHECKLIST
(Mandatory for landscape areas over 2,500 square feet)

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 (Title 23, Chapter 2.7 §492.3)	Location on Plans
1	The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.	L1, L2, L3
2	Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the Model Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package."	L1, L2, L3
3	Water Efficient Landscape Worksheet that includes each hydrozone information table and water budget calculations shall be submitted for plan check.	L3
4	A separate soil management report, landscape design plan, and irrigation design plan shall be submitted for plan check.	L1, L2, L3
5	A grading design plan consistent MWELO Section 492.8 and with Section 110.14 of the El Dorado County Ordinance Code (Grading, Erosion, and Sediment Control) shall be submitted for plan check.	

	Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)	Location on Plans
6	Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU). Irrigation efficiency is calculated for each hydrozone.	L3
7	The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas.	L3
8	The plant factor used shall be from Water Use Classification of Landscape Species (WUCOLS) or from horticultural researchers with academic institutions WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/.	L3
9	Hydrozone Information Table listing each hydrozone by valve number and square feet irrigated. Trees shall be listed as a separate hydrozone using the area of the TPZ of each tree at maturity.	L1, L2, L3
10	All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.	n/a
11	All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non- rehabilitated) Special Landscape Areas shall not exceed 1.0.	n/a
12	For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices. Irrigation Efficiency (IE) is calculated for each hydrozone.	L3
13	Information on the Reference Evapotranspiration (ETO) used for water budget calculations in El Dorado County can be found by visiting https://cimis.water.ca.gov/App_Themes/images/etozonemap.jpg	L3

	Soil Management Report (Title 23, Chapter 2.7 § 492.5)	Location on Plans
14	Soil samples shall be submitted to a laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.	L3
15	The soil analysis shall include:	L3
	a) Soil texture; N-P-K and minor trace elements BORON ONLY	L3
	b) Infiltration rate determined by laboratory test or soil texture infiltration rate table	L3
	c) pH	L3
	d) Total soluble salts	L3
	e) Sodium	L3
	f) Percent organic matter	L3
	g) Recommendations	L3
16	The soil management report shall be both integrated into the plans and submitted as a separate document. In projects with multiple landscape installations (i.e. production home developments) a soil sampling of 15% will satisfy this requirement.	L3

	Landscape Design Plan (Title 23, Chapter 2.7 § 492.6)	Location on Plans
17	The landscape design plans, at a minimum, shall:	L1
	a) Include a plant list that identifies all plant material by botanic names and common names, their WUCOLS rating, the total quantity of each plant, percentage of total trees for each tree species and the size of each specified plant using ANSI standards.	Type text here L1
	b) Delineate and label each hydrozone by number, letter, or other method.	L1
	c) Identify each hydrozone as very low, low, moderate, high water, or mixed water use.	L1
	d) Identify recreational areas; areas solely dedicated to edible plants; areas irrigated with recycled water; type of mulch and application depth; identify soil amendments, type, and quantity; type and surface area of water features; impermeable and permeable hardscape; and any infiltration systems.	L1
	e) Identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements.	L1
18	For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones may only contain a mix of adjacent ratings. For example: Very Low and Low may be mixed but Very Low and Moderate shall not be mixed. Low and Moderate may be mixed but Low and High shall not.	L1
19	Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.	L1
20	Graywater and storm retention components must be indicated on the landscaping plan.	L1
21	Add note to plans: "Recirculating water systems shall be used for water features."	L1
22	Add note to plans: "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."	L1
23	Add note to plans: "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."	L1

	Irrigation Design Plan (Title 23, Chapter2.7 § 492.7) All irrigation emission devices must meet the American National Standards Institute standard, American Society of Agricultural and Biological Engineers/International Code Council's 802- 2014 "Landscape Irrigation Sprinkler and Emitter Standard." Flow sensors that detect and report high flow conditions due to broken pipes and/or popped sprinkler heads are required for landscape areas greater than 5,000 square feet. Master shut off valves that prevent water waste in case of large failures of irrigation systems due to breakage or vandalism are required on all landscapes except where sprinklers can be individually controlled.	Location on Plans
24	The irrigation plans, at a minimum, shall contain the following:	L2
	a) Location and size of separate water meters for landscape.	L2
	b) Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.	L2
	c) Static water pressure at the point of connection to the public water supply	L2
	d) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station., type, and quantity, type and surface area of water features; impermeable and permeable hardscape; and any infiltration systems.	L2
25	A dedicated water service meter or private submeter shall be installed for all non- residential irrigated landscapes of at least 1,000 sq. ft., but not more than 5,000 sq. ft. (the level at which Water Code 535 applies), and residential irrigated landscapes of 5,000 sq. ft. or greater.	L2
26	Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems. Irrigation schedules shall be consistent with the requirements of Section 492.10 of the MWELO.	L2
27	Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."	L2
28	Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.	L2
29	Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.	L2
30	Backflow prevention devise shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.	L2
31	Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5,000 sq. ft. or larger.	L2
32	Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.	L2
33	The irrigation system shall 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, roadways, or structures.	L2
34	Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designed irrigation systems.	L2
35	The design of the irrigation system shall conform to the hydrozones of the landscape design plan.	L2
36	The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 492.4 of the MWELO regarding Maximum Applied Water Allowance.	L2
37	In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.	L2
38	Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.	L2
39	Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.	L2
40	Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.	L2
41	Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."	L2
42	Areas less than 10 feet in width in any direction shall be irrigated with subsurface or drip irrigation.	L2
43	Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface unless specially designed to prevent runoff onto non-permeable surface.	L2
44	Slopes greater than 25% shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designed specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.	L2

	Graywater Systems (Title 23, Chapter 2.7 § 492.15, and § 490.1(d))	Location on Plans
45	Landscapes area less than 2,500 square feet that are irrigated entirely with graywater or captured rainwater are subject only to the irrigation system requirements of Appendix D, Prescriptive Compliance Option.	n/a

	Stormwater and Rain water Retention (Title 23, Chapter 2.7 § 492.16)	Location on Plans
46	All planted landscape areas are required to have friable soil to maximize water retention and infiltration.	L1, L2, L3

Required Statements and Certification (Title 23, Chapter 2.7 § 492.6, § 492.7, and § 492.9)	Location on Plans
Add the following statement, signed by the designer, on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape designplans."	L1, L2, L3
The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner (as allowed by the CA Business and Professions code, see https://www.latc.ca.gov/docs/publications/consumer_guide.pdf).	L2
Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."	L2
Add note to plans: "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."	L2
Add note to plans: "An irrigation audit report by a disinterested third party shall be completed at the time of final inspection" (certified by U.S. EPA water sense http://www.epa.gov/watersense/outdoor/cert_programs.html).	L2

Public Education (Title 23, Chapter 2.7 § 492.17)	Location on Plans
All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in the MWELO.	n/a

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 07/23/2025
Date Submitted 07/18/2025

To: Chuck Theuring
West Side Info
4657 Missouri Flat Rd
Placerville, CA 95667

From: Gene Oliphant, Ph.D. \ Ty Bui
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : 4657 MISSOURI FLAT Site ID : .
Thank you for your business.

* For future reference to this analysis please use SUN # 95109-196670.

SOIL ANALYSIS

Saturation Percent (SP)	50		Soil Texture Loam
pH	5.95		
E.C.	1.26	mmho/cm	
Tot.Dissolved Salts	806.4	ppm	
Infiltration Rate (0% Slope)	0.54	in/hr	
% Organic Matter	7.7		
C.E.C.	13.9	meq/100g	
Sodium Absorption Ratio (SAR)	3.3		
Exchangeable Sodium Percent (ESP)	3.5		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	2.3	#/1000 sq.ft.	

			Very Low / Low / Adequate / Excessive
Nitrate	97.27	ppm	***************************
Phosphorus	0.82	ppm	*
Potassium	93.60	ppm	***********************
Sulfur	26.26	ppm	***************************
Chloride	31.94	ppm	************
Carbonates	103.55	ppm	*******************
Sodium	111.27	ppm	
Calcium	2329.10	ppm	*******************
Magnesium	187.46	ppm	********
Boron	No Test		
Copper	1.08	ppm	**********
Iron	46.74	ppm	******************
Manganese	34.06	ppm	**********************
Zinc	5.79	ppm	****************************

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11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

PAGE #2

DATE 07/23/2025
SUN NUMBER 196670

Information requested by: Chuck Theuring, West Side Info
Information for: 4657 MISSOURI FLAT, Sample ID:

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Test for Boron was not requested.

SOIL MICRONUTRIENTS
Micronutrients, Copper, Iron, Manganese and Zinc, in soil are present in small amounts. However, they play a necessary role in plant metabolism. Without appropriate amounts plants will not thrive. Soil has adequate amounts - no application needed.
SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	N/A	N/A	N/A	30	N/A	N/A	N/A

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

DATE 07/23/2025
SUN NUMBER 196670

Information requested by: Chuck Theuring, West Side Info
Information for: 4657 MISSOURI FLAT, Sample ID:

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 29 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.54 to 0.43, 0.32, 0.22, 0.14, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 1 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWELO ordenance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a higly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

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11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
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PAGE #3

DATE 07/23/2025
SUN NUMBER 196670

Information requested by: Chuck Theuring, West Side Info
Information for: 4657 MISSOURI FLAT, Sample ID:

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Dolomite Lime	29	#
Organic Amendment	1	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer		See above chart
Boron - not analyzed		

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

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

Date: 8.25.2025 [signature]
John C. Courtney, ASLA Landscape Architect CA# 4476

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

Date: 8.25.2025 [signature]
John C. Courtney, ASLA Landscape Architect CA# 4476

(3) MWELO REPORT

1" = 20'-0"

ARCHITECT'S STAMP

LICENSED LANDSCAPE ARCHITECT JOHN COURTNEY No. 4476 SIGNATURE 08/25/2025 DATE 07/31/2027 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT

Adams Landscape DESIGN & CONSULTING

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

PROJECT NAME

WESTSIDE CHURCH

PROJECT ADDRESS

4657 MISSOURI FLAT RD
PLACERVILLE, CA

DRAWING NAME

MWELO REPORT

SUBMITTAL	DATE

NO	DATE	REVISION
△		
△		
△		
△		
△		
△		

DRAWN BY: TERESA ADAMS | CHECKED BY:

DATE: 08/14/2025 | SCALE: NOTED

PROJECT NUMBER:

DRAWING NUMBER:

L3