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SEP 02 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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

APPLICATION TYPE: Conditional Use Permit **FILE#** CUP25-0012

ASSESSOR'S PARCEL NO.(s) 329-261-011

PROJECT NAME/REQUEST: (Describe proposed use) WESTSIDE CHURCH: NEW BUILDING

APPLICANT/AGENT CHUCK THEURING
Mailing Address 4657 MISSOURI FLAT ROAD PLACERVILLE CA 95667
P.O. Box or Street City State & Zip
Phone 916 996 0077 Email: CHUCK.THEURING@WESTSIDEINFO.COM

PROPERTY OWNER WESTSIDE CHURCH INTERNATIONAL
Mailing Address 4657 MISSOURI FLAT RD. PLACERVILLE CA 95667
P.O. Box or Street City State & Zip
Phone 530 626 5300 Email OFFICE@WESTSIDEINFO.COM

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 916 933 7633 Email JOHN@JK-ARCHITECTS.COM

LOCATION: The property is located on the EAST side of MISSOURI FLAT ROAD
N/E/W/S Street or Road
200 feet/miles SOUTH of the intersection with ENTERPRISE
N/E/W/S Major Street or Road
in the _____ area. Property Size: 2.0
acreage/square footage

X _____ Date _____
Signature of property owner or authorized agent

CUP25-0012

FOR OFFICE USE ONLY

Date 9/2/25 Fee 4,632.11 Receipt # R62574 Rec'd by DW Census 031502.2047
Zoning CG GPD C Supervisor District 3 Sec 10 Twn 10 Rng 25

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

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

X _____

ACTION BY BOARD OF SUPERVISORS

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

APPEAL
Approved _____ Denied _____

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CONDITIONAL / MINOR USE PERMIT

PURPOSE

Each zone district has land uses that are either permitted by right or require approval through a Conditional or Minor Use Permit.

Uses that require a Use Permit are not typically found in the applicable zoning district and may be harmful to the neighborhood if not properly regulated. Approval for a Use Permit involves public notice, a public hearing, and conditions that may limit or control the use.

Conditional Use Permit: The determination for a Conditional Use Permit shall be made by the Director based on the nature of the application and the policy issues raised by the project.

Minor Use Project: A Minor Use Permit is a process for reviewing uses and activities that are typically compatible with other allowed uses with a zone, but due to their nature require consideration of site design and adjacent uses.

Minor Use Permits provide for a discretionary review. Unless the project incorporates standards of conditions that are capable of mitigating potentially significant environmental impacts to a level less than significant or is determined to be exempt from CEQA, it will be processed as a Conditional Use Permit.

A Minor Use Permit shall also be necessary for permitting Oak Tree / Oak Woodland removal in association with ministerial development (e.g. building or grading permits) where replacement planting or Oak Woodlands conservation is requested.

- Sec. 130.39.060 - Oak Tree and Oak Woodland Removal Permits—Ministerial Development Projects

REQUIRED FINDINGS

In accordance with Section 130.52.020 and 130.52.021 of the Zoning Ordinance, the following findings must be made by the Zoning Administrator or Planning Commission before the Conditional / Minor Use Permit can be approved:

1. The issuance of the permit is consistent with the General Plan.
2. The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.
3. The proposed use is specifically permitted by Conditional / Minor Use Permit pursuant to this Title.

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PROCESS

1. Applicant or Agent prepares all Required Application Materials.

2. Applicant or Agent makes an appointment to submit the application to the Planning Division.
   Applications are accepted by appointment only:
   Schedule an appointment online or call (530) 621-5355
   Incomplete applications will not be accepted.

3. A Planner will be assigned, and the application will be distributed to affected agencies for consultation and comment.

4. If necessary, a Planner and/or a Transportation Representative will perform a site visit with the Applicant / Agent.

5. Applicant meets with the Technical Advisory Committee (TAC) – staff representatives of affected agencies – to discuss agency comments.
   NOTE: It is necessary for the Applicant or Agent to attend in person or virtually.

6. California Environmental Quality Act (CEQA) determinations will be published in the local newspaper, along with appropriate public review and comment periods.
   NOTE: Generally, a Negative Declaration is made (a finding that there will be no significant negative impacts caused by the project). However, if a determination is made that an Environmental Impact Report (EIR) is required, the direction and timing of the project changes dramatically.

7. Two (2) weeks prior to the Public Hearing, the Applicant will receive the Staff Report which includes the staff recommendation and proposed conditions of approval or mitigation measures.

8. A Public Hearing is held before the Zoning Administrator or Planning Commission where a final decision is made unless appealed by the Applicant or affected party.

9. An appeal of the Planning Commission decision may be filed by either the Applicant or affected party within ten (10) working days after their decision.

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FEES

Current application and revision fees are listed online: Current Fee Schedule.

NOTE: As per State Legislation (AB3158), a fee must be paid to the State Department of Fish and Wildlife after your application is approved.

Please refer to the current Planning and Building Policies & Procedures for the collection, administration, and refund of fees and/or charges associated with the Planning and Building department activities.

TIMING

Applications processed by the Planning Division require time for agency review, development of an environmental evaluation, staff report, hearing notice, and public hearing. If appealed, additional time is required for the Board of Supervisors to hear the matter.

ENVIRONMENTAL REVIEW

Certain projects may be listed in California Environmental Quality Act (CEQA) as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited.

Based upon the provisions set forth in CEQA, a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that will not have significant environmental impacts, or where those impacts can be mitigated to a less than significant level, respectively.

However, if the project will have significant environmental impacts that cannot be mitigated, an Environmental Impact Report (EIR) is required.

HEARING

Applications must be heard by either the Zoning Administrator or the Planning Commission. More complex applications are typically heard by the Planning Commission. All public hearings are advertised in a local newspaper and a notice is mailed to all property owners within a minimum 1,000-foot radius of the subject property.

APPEALS

Decisions on applications may be appealed within ten working days of the decision. If an appeal is made, the matter is heard at a Board of Supervisors public hearing, with notice given as described above. If appealed, additional time is required for the Board of Supervisors to hear the matter.

CONDITIONS OF APPROVAL

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Applicants must be aware that environmental mitigation measures or other requirements will likely be conditions of approval. Depending on the nature of the application, these conditions might involve landscaping, protection of riparian areas, fencing, paving of parking or access roads, limited hours of operation, etc.

If your application involves a building permit, there will be additional costs as part of the building permit process. Besides normal building permit fees, you will likely need to pay traffic impact fees (TIF), school fees, fire fees, solid waste fees, and additional mitigation fees.

NOTE: It is beneficial to contact any relevant departments or agencies to determine estimated costs.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to ensure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits.

NOTE: County approval does not absolve your obligation to comply with deed restrictions.

REQUIRED APPLICATION MATERIALS

CONDITIONAL / MINOR USE PERMIT

REQUIRED FORMS AND MAPS

		Applicant	County
1	Completed and signed Application Form	O	✓
2	Completed and signed Agreement for Payment	O	✓
3	Completed and signed Campaign Contribution Disclosure Form	O	✓
4	Letter of Authorization from all property owners authorizing an Agent to act as Applicant (when applicable)	O	✓
5	Proof of ownership (grant deed) if the property has changed title since the last tax roll.	O	✓
6	List of name(s), mailing address(s) and phone number(s) of all property owners and their agents.	O	✓
7	A copy of an official Assessor's map, showing the property outlined in red.	A	✓
8	An 8 ½" x 11" Vicinity Map showing the location of the project in relation to major roads, intersections, and town sites.	A	✓
9	Completed and signed Environmental Questionnaire	O	✓
10	Completed and signed Transportation Impact Study (TIS) – Initial Determination NKRO OSTR JOHNSTON FLECKER	O	
11	The applicant shall request a record search for archaeological resources to be conducted through the North Central Information Center (NCIC) located at California State University Sacramento, 7667 Folsom Boulevard., Folsom Hall, Suite 2042, Sacramento, CA 95826, phone number (916) 278-6217, email ncic@csus.edu. Email is preferred. If the record search identifies a need for a field survey, a survey shall be required. Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors. *NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project.*	O/A	✓

REQUIRED APPLICATION MATERIALS

CONDITIONAL / MINOR USE PERMIT

WHERE APPLICABLE: REQUIRED FORMS AND MAPS

		Applicant	County
1	~~Name and address of Homeowner's Association~~ N/A	○	
2	County Service Area (CSA) 9 Zone of Benefit, or other road maintenance entity if it exists in the project area. MAY 14.2025	○	
3	If public sewer or water service is proposed: RECEIVED JUNE 20 Provide a Facilities Improvement Letter if the project is located within the El Dorado Irrigation District (EID) service area, or a similar letter if located in another sewer/water district. FIRE FLOW LETTER FROM FIRE APP SUBMITTED APRIL 3	●/A	✓
4	If off-site sewer or water facilities are proposed: Provide four copies, folded to 8½" x 11," of a map showing the location and size of proposed facilities.	○	
5	If ground water is to be used for domestic water: Submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology	○	
6	In an accompanying report, provide the following data for any area, on each proposed parcel, that is to be used for sewage disposal:	○	
	a. Percolation rate and location of test on 4.5 acres or smaller	○	
	b. Depth of soil and location of test	○	
	c. Depth of groundwater and location of test	○	
	d. Direction and percent of slope of the ground	○	
	e. If present, location(s) of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements.	○	
	f. Identify the area to be used for sewage disposal.	○	
	g. Such additional data and information as may be required by the Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control.	○	
	h. Any preceding parcel map, final map, and/or record of survey if they exist.	○	
7	If Grading is proposed: Preliminary grading, drainage plan, and report if grading proposed. The plan should be of sufficient detail to identify the scope of grading, including quantities,	C	

	depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14 of County Grading Ordinance for submittal detail).	C	

WHERE APPLICABLE: REQUIRED FORMS AND MAPS (Continued)

		Applicant	County
8	If located within one of the five Ecological Preserves (EP): The State Department of Fish & Wildlife requires an on-site biological survey to determine the extent and location of rare plants. This survey can only occur between March 15 and August 15 when the plants are visible. If required, this survey could substantially delay your application. To avoid delays, provide the survey with your application.	N/A	
9	If potential for special status plant and/or animal habitats are identified on the parcel(s): Conduct an on-site biological study to determine if the site contains special status plants or animal species or natural communities and habitats.	O/A	
10	If any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Sec. 130.39.030 - Definitions will be impacted by the project the following supplemental information is required:	O	NA
	a. Oak Resources Code Compliance Certificate	O	
	b. Oak Resources Technical Report prepared by a Qualified Professional consistent with the Oak Resources Management Plan.	O	NA
	c. Completed Oak Resources Technical Report Checklist, to include supplemental data for impacted Individual Native Oak Trees within Oak Woodlands when applicable.	O	
11	If identified wetlands are present: A site-specific wetland investigation is required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands.	N/A	

WHERE APPLICABLE: REQUIRED FORMS AND MAPS (Continued)

		Applicant	County
12	If a noise sensitive (residences, hospitals, churches, libraries) land use is proposed adjacent to a major transportation source, or adjacent or near existing stationary noise source: Provide an acoustical analysis. The analysis shall define the existing and projected	O	NA

	noise levels and define how the project will comply with standards set forth in the General Plan.		
13	If required, an air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's Guide to Air Quality Assessment.	N/A	

SITE PLAN REQUIREMENTS

		Applicant	County
1	(5) Site Plan copies on paper sized up to 24" x 36" and folded to 8 ½ "x 11". (no rolled drawings will be accepted)	A	
2	(1) 8 ½" x 11" copy of Site Plan	A	
3	An Electronic copy of the Site Plan (USB drives not accepted)	A	
4	Project Name, Applicant Name, Address, Designer (if applicable), and date	A	
5	Plan is drawn to Scale, and the Scale is indicated	A	
6	North arrow	A	
7	Entire parcel showing the perimeter and dimensions.	A	
8	All Roads, Alleys, and Streets including names	A	
9	Location of any Easements with dimensions and a statement of purpose	A	
10	All existing structures at the time of application *and* proposed uses (buildings, driveways, dwellings, utility transmission lines, etc.)	A	
11	Parking and loading stalls with dimensions. • CHAPTER 130.35. • Parking and Loading Standards	A	

REQUIRED APPLICATION MATERIALS

CONDITIONAL / MINOR USE PERMIT

SITE PLAN REQUIREMENTS (Continued)

		Applicant	County
12	Location(s) for trash/litter storage or collection areas	A	
13	Propane / Gas tanks(s)	A	
14	Total gross square footage of proposed buildings	A	
15	Proposed/existing fences or walls.	A	
16	Sign locations and sizes, if proposed (refer to Zoning Ordinance 130.16)	A	
17	Pedestrian walkways, courtyards, etc., if proposed.	A	
18	Exterior lighting plan, if proposed. Include a Photometric Study and fixture specifications (refer to Zoning Ordinance 130.35 and the Community Design Standards - Outdoor Lighting Standards)	A/E	
19	Existing/proposed water, sewer, septic systems, and wells, if applicable.		
20	Existing/proposed fire hydrants	A	
21	Tentative subdivision or parcel map (if applicable)	N/A	
22	Public uses (schools, parks, etc.)	N/A	
23	Location of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands, if present. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed	N/A	
24	Identify areas subject to a 100-year flood on perennial streams or creeks and show high water level (100 year) on map. Refer to the Federal Emergency Management Agency (FEMA) website.	A	
25	Note any proposed trails or connection to existing/proposed trail systems.	N/A	

REQUIRED APPLICATION MATERIALS

CONDITIONAL / MINOR USE PERMIT

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or at planner's discretion

		Applicant	County
1	(5) Copies of Landscape Plan folded to 8 ½" x 11"	L	
2	(1) 11" x 17" copy of Landscape Plan	L	
3	An electronic copy of Landscape Plan (USB drives not accepted)	L	
4	Location, quantity, and amount (in gallons) of proposed plant material. CHAPTER 130.33. - LANDSCAPING STANDARDS	L	
5	Quantity and type of any trees to be removed	L	
6	Location, general type (pine, oak, etc.), and size or all existing trees in areas subject to grading or may be otherwise removed/affected by the proposed improvements.	L	
7	List of common and botanical names of plant material. *NOTE: Drought Tolerant species are required. A list is available from the Planning Division.*	L	
8	Location and type of irrigation proposed	L	

NOTE: The Final Landscaping Plan will be required to meet the County's Landscape and Irrigation Standards and Model Water Efficient Landscape Ordinance Model Water Efficient Landscape Ordinance (MWELO)

PRELIMINARY GRADING AND DRAINAGE PLAN REQUIREMENTS

Required whenever any grading is proposed

		Applicant	County
1	(5) Copies of Grading and Drainage Plan folded to 8 ½" x 11"	C	
2	(1) 8 ½" x 11" copy of Grading and Drainage Plan	C	
3	An electronic copy of Grading and Drainage Plan (USB drives not accepted)	C	
4	Contour or slope data CHAPTER 110.14. - GRADING, EROSION, AND SEDIMENT CONTROL	C	
5	Drainage improvements, culverts, drains, etc.	C	
6	Limits of cut and fill	C	

REQUIRED APPLICATION MATERIALS

CONDITIONAL / MINOR USE PERMIT

PLAN OF BUILDING ELEVATIONS REQUIREMENTS

Required whenever a new structure or addition is proposed

		Applicant	County
1	(5) Copies of Building Elevations folded to 8 ½" x 11"	A	
2	(1) 8 ½" x 11" copy of Building Elevations	A	
3	An electronic copy of Building Elevations (USB drives not accepted)	A	
4	Building design, elevations of all sides	A	
5	Exterior materials, finished, and colors	A	
6	Existing/proposed signs showing location, height, and dimensions. *NOTE: Projects with multiple businesses must include a sign plan*	A	

The Planning Division reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

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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.

DECEMBER 5, 2024
Date

Signature of Applicant

_____
Print Firm Name if applicable

CHARLES T. THEURING JR.
Print Name of Applicant

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Westside Church International
PO Box 975
Placerville, CA 95667

Space Above This Line for Recorder's Use Only

A.P.N.: 329-261-011-000

File No.: 3427-6243035 (LK)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX IS EXEMPT R&T 11911 NO CONSIDERATION - CHANGE IN MANNER OF WHICH TITLE IS BEING HELD ONLY

[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[X] unincorporated area of **Placerville**, and

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

Westside Church International, a Nonprofit Religious Corporation who acquired title as Westside Church International, a California corporation

hereby GRANTS to

Westside Church International, a Nonprofit Religious Corporation

the following described property in the unincorporated area of the County of **El Dorado**, State of **California**:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 10 EAST, MDM, DESCRIBED AS FOLLOWS:

PARCEL 2, AS SAID PARCEL IS DESIGNATED AND SO DELINEATED ON THAT CERTAIN PARCEL MAP ENTITLED "A PORTION OF THE NE 1/4 OF SEC. 25, T.10N., R.10E., MDM., BEING PARCEL F P.M. 5-18", FILED MARCH 24, 1975 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 7 OF PARCEL MAPS AT PAGE 79.

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PLANNING AND BUILDING DEPARTMENT

Mail Tax Statements To: **SAME AS ABOVE**

20209003145400003
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2020-0031454-00
Acct 1048-First American Title-Sacramento
Monday, JUN 29, 2020 13:22:07
Ttl Pd $97.00 Nbr-0002106044
RAB/C1/1-3

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Westside Church International
PO Box 975
Placerville, CA 95667

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Mail Tax Statements To: **SAME AS ABOVE**

Date: **06/23/2020**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF Placer)

On June 26 2020, before me, Charles Mitch Morrow, Notary Public, personally appeared **Joseph Moore; Matthew J. Frost;** and **Steven Barr**, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal

Notary Signature

CHARLES MITCH MORROW
COMM. #2232195
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SACRAMENTO
MY COMM. EXP. MAR. 10, 2022

Date: **06/23/2020**

A.P.N.: 329-261-011-000

File No.: 3427-6243035 (LK)

✓ Dated: 6/26/20

Westside Church International, a Nonprofit
Religious Corporation

✓ By: _____
~~Name: Joseph~~ Moore - Joseph Moore
Title: Secretary/Treasurer

✓ By: _____
Name: Matthew J. Frost
Title: Board Member

✓ By: _____
Name: Steven Barr
Title: President

4657 Missouri Flat Road

Placerville, Ca. 95667

(530) 626 – 5300

December 4, 2024

To Whom it May Concern,

The following are the governing board (Owners) of Westside Church International:

Joseph Moore

4565 Panorama Drive, Placerville, Ca. 95667; (530) 417 – 3111

Matt Frost

2908 Camino Heights Drive, Camino, CA 95709; (530) 919-6767

Chuck Theuring

6570 Lindberg Ave, Placerville, CA 95667-6714; (916) 996-0077

Ty Beekman

1678 Covey Drive, Placerville, CA 95667; (530) 710-9718

Chris Swarbrick

5321 Canchalagua Drive, Pollock Pines, CA 95726; (530) 489-8078

The following are the authorized agents of Westside Church for the means of filing a conditional use permit:

John Kristedja

6288 Butterfield Way, Placerville, Ca. 95667; (916) 933 -7633

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Respectfully submitted,

Joseph Moore

Westside Church

RECEIVED

SEP 02 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Westside Church International

Letter of Authorization

We, the undersigned, being the property owners of Westside Church International, agree that the following resolution was made on July 18, 2025 at 5:00 pm at Westside Church International.

It is resolved that the property owners have authorized, in regards to the Agent to act as the applicant:

- The following individual is authorized to act as the agent for Westside Church (when applicable) in filing for a Conditional Use Permit with the County of El Dorado:
  - Chuck Theuring

Signature Date 7/20/25

Joe Moore: Property Owner

Signature Date 7/20/25

Chuck Theuring: Property Owner/Authorized Agent to act as Applicant

Signature

Matt Frost: Property Owner Date 7/20/25

Signature

Chris Swarbrick: Property Owner Date 7/20/25

Westside Church

4657 Missouri Flat Road

Placerville CA 95667

(530) 626-5300

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Property Owners

Joseph Moore

4565 Panorama Drive, Placerville, CA 95667; (530) 417-3111

Matt Frost

2908 Camino Heights Drive, Camino, CA 95709; (530) 919-6767

Chuck Theuring

6570 Lindberg Ave, Placerville, CA 95667; (916) 996-0077

Chris Swarbrick

5321 Canchalagua Drive, Pollock Pines, CA 95726 (530) 489-8078

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

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

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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: _____

Applicant Information:

Name: CHUCK THEURING
Phone #: 916 996 0077
Address: 4657 MISSOURI FT RD
Email: CHUCK.THEURING@WESTSIDEINFO.COM

Project Information:

Name of Project: WESTSIDE CHURCH
Planning Number: _____
Project Location: 4657 MISSOURI FLAT RD.
Bldg Size: 7200 SQ FT
APN(s): 329261011
Project Planner: _____
Number of units: _____

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

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

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 _____ ADH TS _____

OSTR waiver approved by:

Department of Transportation Director or Designee _____ Date _____

Flecker Associates
Transportation Engineers

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PLANNING AND BUILDING DEPARTMENT

April 21, 2025

Mr. Chuck Theuring
Westside Church
4657 Missouri Flat Road
Placerville, CA 95667

RE: **WESTSIDE CHURCH, ON-SITE TRANSPORTATION REVIEW, 4657 MISSOURI FLAT ROAD, PLACERVILLE, EL DORADO COUNTY, CA**

Dear Mr. Theuring:

Flecker Associates has prepared this analysis for your proposed new worship center at the Westside Church in Placerville, El Dorado County. The site is located at 4657 Missouri Flat Road north of Pleasant Valley Road (Figure 1). Access to site will be via two existing driveways, an inbound driveway located on the south side of the site and an outbound driveway located on the north side of the site.

Project Description

The site is an approximately 2-acre parcel with an existing 3,300 square foot church on the east side of Missouri Flat Road. The project intends to construct an approximately 314-seat worship facility. The building will be located in the center of the site, within the existing playground area. The project will modify the existing parking layout by shifting existing spaces to the perimeter of the site and adding new parking along the project frontage (Figure 2). The site currently has about 64 parking spaces. 35 additional spaces are proposed for a total of 99 spaces to be provided at completion of the project. The church also has an informal agreement with the property to the north that allows access on Sundays for additional overflow parking.

Trip Generation. The trip generation for this project was calculated using trip generation rates published in the *Trip Generation Manual* (Institute of Transportation Engineers, 11th Edition, 2021). Land Use 560, Church was sued to project estimated trips during the a.m. and p.m. peak hours.

Table 1 displays the a.m. peak hour and p.m. peak hour trip generation for the site. The project is expected to generate 22 'new' a.m. peak hour trips and 31 'new' p.m. peak hour trips.

TABLE 1 TRIP GENERATION CHURCH SITE								
			Trips Per Unit					
	Unit		AM Peak Hour			PM Peak Hour		
Land Use	Quantity	Size	Total	In	Out	Total	In	Out
Church (LU 560)[1]	Seats	314	0.07	60%	40%	0.10	45%	55%
Mini-Warehouse (LU 151)			22	13	9	31	14	17
		Net New Trips	22	13	9	31	14	17
[1]ITE *Trip Generation*, 11th Edition								

Technical Approach

El Dorado County requires an On-Site Transportation Review (OSTR) on all projects. The eight tasks that are part of the OSTR are identified and listed below; however, not all tasks are required depending on the site usage.

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 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' 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.

EXISTING ROADWAYS

Missouri Flat Road is the lone roadway that provides access to the project site. The County General Plan identifies the segment of roadway along Missouri Flat Road in the project vicinity as a multi-lane highway. The roadway extends from Pleasant Valley Road in the south and continues north across US 50 past El Dorado Road. Near the Folsom Lake College - El Dorado Center campus Missouri Flat Road becomes Green Valley Road which extends to the Sacramento County line.

In the project vicinity the roadway generally consists of two 12-foot wide travel lanes with a two-way-left-turn-lane (TWLTL) lanes with variable width paved shoulders varying between about 1 foot and 6 feet. South of the project the road widens to accommodate a left turn lane and a right turn lane to access Pleasant Valley Road. Additionally, the north departure of Pleasant Valley Road includes two lanes which merge into a single lane about 400 feet north of the intersection. The shoulder also widens up to about

FA

13 feet due to frontage improvements of adjacent properties. The roadway is generally flat with Missouri Flat Road curving from a southwest direction to a southerly alignment in the project vicinity.

On-Site Transportation Review.

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.

   SWITRS crash data through the California Highway Patrol (CHP) database was reviewed for the previous five-year period, 2020 – 2024 to determine whether there is any history of crashes in the driveway vicinity. During this period there were 12 reported crashes between the Pleasant Valley Road intersection to the south and the Enterprise Drive intersection to the north. The two prominent crash types were failure to yield the right-of-way upon entry to a roadway and speed. Table 2 presents a synopsis of the crashes.

   Of the 12 crashes seven involved vehicles entering Missouri Flat Road six occurred at the Enterprise Drive intersection, These occurred prior to signalization of the Missouri Flat Road / Enterprise Drive intersection. There were no reported crashed at this intersection since April 2023. In the direct vicinity of the project one crash was reported in 2023 and was speed related resulting in a rear end crash.

   After considering these crashes the remaining crashes include a DUI, an improper lane change south of the site and a right-of-way crash just north of Pleasant Valley Road.

TABLE 2
2020-2024 COLLISION HISTORY
MISSOURI FLAT ROAD NEAR WESTSIDE CHURCH

Crash Type	2020	2021	2022	2023	2024	Total
DUI	-	-	-	1[1]	-	1
Speed	-	1[2]	1[3]	1[4]	-	3
Failure to Yield Right of Way	-	2[5]	2[6]	1[7]	-	5
Improper Turn	2[7]	-	-	-	-	2
Unsafe Lane Change	-	-	1[8]	-	-	1
Total Crashes	2	3	4	3	-	12

[1]rear end crash150' north of Pleasant Valley Rd
[2]rear end crash at Enterprise Dr
[3] rear end crash 35' north of Pleasant Valley Rd
[4]rear end crash 290' south of Enterprise
[5]sideswipe and broadside at Enterprise Dr
[6]side broadside at Enterprise Dr and driveway 110' north of Pleasant Valley Rd
[7]side street broadside at Enterprise Dr
[8]sideswipe513' north of Pleasant Valley Rd

FA

2. Proximity of proposed site driveway(s) to other driveways or intersections.

   A driveway exists adjacent to the north driveway proving access to the parking lot of a small commercial retail site. The church has an informal agreement with the property owners that allows them to use the parking lot on Sundays. To the north of this driveway is the Enterprise Drive intersection, about 250 feet north of the church's north driveway. The intersection was recently signalized.

   To the south two driveways exist for the El Dorado High School District offices. The northerly driveway is adjacent to the church's inbound driveway while the southerly driveway is about 100 feet further south. On the west side of Missouri Flat Road is a secondary access gated driveway to Missouri Flat Self Storage and is located between the School District's driveways. The existing TWLTL that continues from Enterprise Road is discontinued just south of the School District's south driveway. The church's driveway alignment minimizes turning conflicts at the driveways when considering the TWLTL. Motorists entering the church from the north pass the outbound driveway and can queue between the driveways. Southbound School District traffic does have a short distance to maneuver between the church driveway and the School District driveway, although the differing peak hours of operation of the two uses reduce same-way conflicts. Southbound traffic departing the church can perform a two-stage turn, entering the TWLTL and queuing until a gap in through traffic allows merging. Conflicts between inbound and outbound church traffic would likely occur between services on Sundays when inbound and outbound vehicles may be in the TWLTL. However, based on a review of the SWITRS data, there is no indication this has been an issue.

3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.

   Chapter 130.35.030 of the County's zoning code identifies parking requirements for church facilities. Churches should provide one parking space per four seats plus one space for each classroom. Based on the number of seats and the three existing classrooms a total of 82 spaces are required. The realigned site will include 99 spaces, providing a surplus of 17 spaces. This is illustrated in Table 3.

TABLE 3
PARKING REQUIREMENTS PER ZONING CODE

Use Type	Parking Space Requirement	Size	Parking Required
Church	1 per 4 seats; plus	314	79
	1 per Sunday school classroom.	3	3
		Total Stalls Required	**82**
		Total Stalls Provided	**99**
		Net Surplus (Deficit)	**17**

FA

4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.

   There are no daily truck deliveries anticipated for the site; therefore, review of truck access is not required.

5. Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways.

   The project is a church and required parking for its members. The MRTD between the edge of the roadway and the first parking aisle is about 40 feet and meets the County requirement. This is illustrated in Figure 2.

6. Adequacy of the project site design to convey all vehicle types.

   The proposed project is a church. The largest design vehicles would likely include a fire truck or garbage truck. *AutoTURN* software by Transoft was used to determine whether the design vehicle can complete turns throughout the site. The spatial database used in the analysis includes aerial photography acquired from Google Earth. Figures 3, 4 and 5 illustrate the turning movements for an aerial ladder truck, a pumper style fire truck and a front-end loading garbage truck. It is assumed the ladder truck would respond from the Diamond Springs-El Dorado Fire Protection District Station 49 on Pleasant Valley Road while a pumper truck may arrive from the north. It was also assumed that the garbage truck would arrive and depart from the north. The AutoTurn analysis shows that the design vehicles can be accommodated on the site.

7. Adequacy of sight distance on-site.

   Corner sight distance at the proposed driveway access was compared to the requirements of the Caltrans Highway Design Manual (HDM), Chapters 2 and 4. At the project driveway, Missouri Flat Road has a slight downgrade to the south with a horizontal curve; the site is located on the inside of the curve. The speed limit on Missouri Flat Road in the project vicinity is 45 mph. It was assumed that Missouri Flat Road is a rural road in this area. A TWLTL exists which allows a left turning motorist to enter the roadway using a two-stage turn; a motorist enters the TWLTL in the first stage and then merge from the TWLTL into the through travel lane in the second stage. The CSD equation adds ½ second when a 12-foot median is present; however, the time gap was reduced by ½ second because of the ability to store in the median. Based on a 45 mph speed the Corner Sight Distance (CSD) for right turning automobiles is about 430 feet while about 465 feet is needed for the first stage of a left turn.

   Figure 6 illustrates the sight lines needed for a vehicle exiting the project driveway. A motorist has about 465 feet of visibility looking south which meets the sight distance for 45 mph for left and right turn movements. If a motorist wants to complete the left turn in a single stage about 500 feet of visibility is required. The available sight distance looking north is about 410 feet and extends beyond the signal at Enterprise Drive. The signal provides gaps in traffic and may make entry into the southbound lane simpler.

Figure 6 also shows the Stopping Sight Distance (SSD) for a vehicle traveling on Missouri Flat Road. The Stopping Sight Distance (SSD) is the distance visible to a driver on the roadway. The SSD is 360 feet for a 45 mph speed and is measured from the driver's eyes, which are assumed to be 3 ½ feet above the pavement surface, to an object ½-foot high on the road. The approaches along Missouri Flat Road exceed the 360-foot SSD.

8. Queuing analysis of "drive-through" facilities.

   This project does not include drive-through facilities; therefore, a queuing analysis was not completed.

CONCLUSIONS

The proposed project will develop an approximate 314-seat worship facility at the existing Westside Church site in Placerville. Access is at two driveways, with the south driveway providing inbound access and the north driveway providing outbound movements.

There are no on-site traffic issues identified with completion of the project. A review of sight distance criteria indicates that adequate sight distance is available for right turning movements. Adequate sight distance is available for left turning vehicles entering the TWLTL.

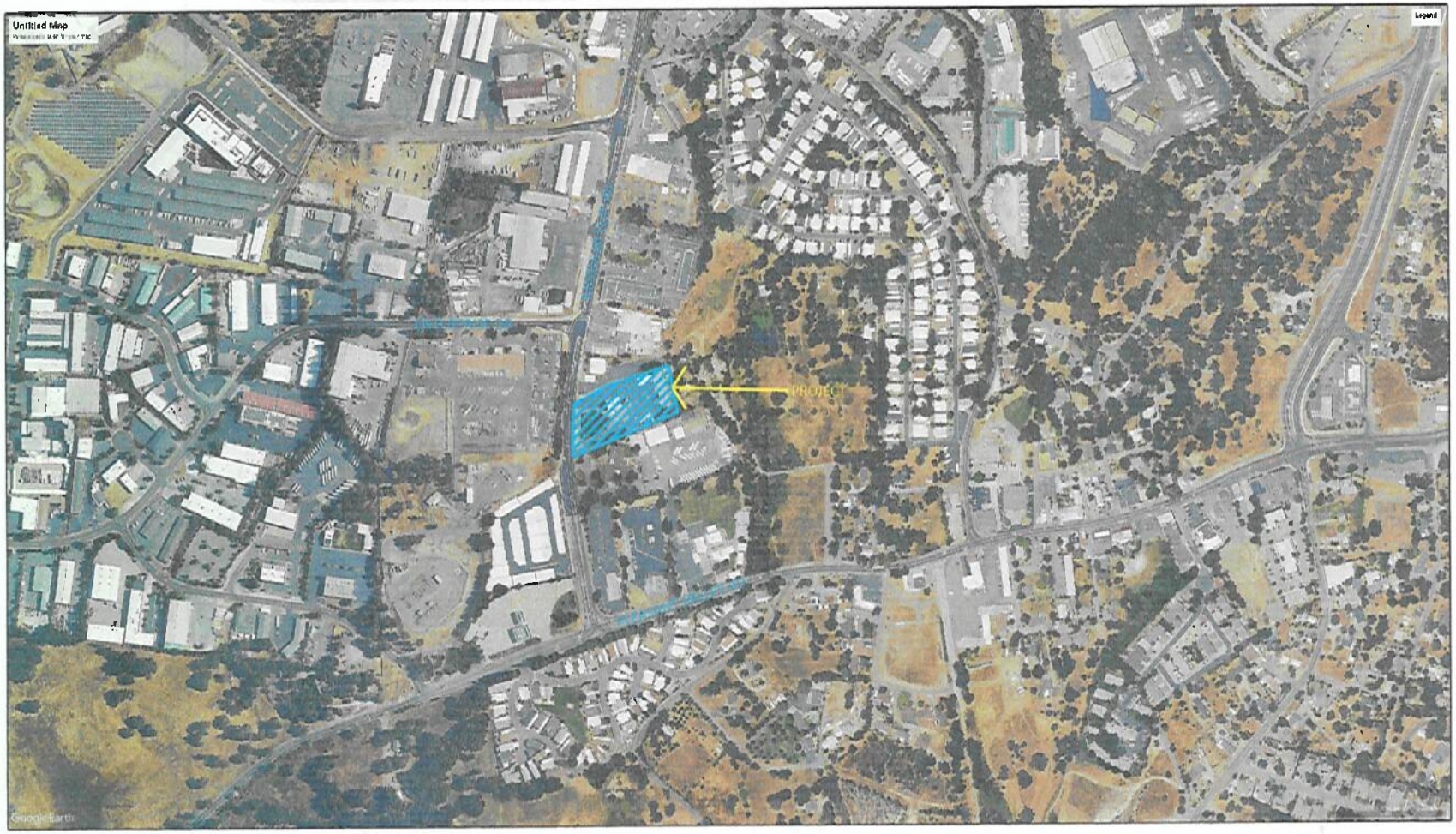
A review of a 5-year crash history in the project area noted that there were 12 crashes over this period. Half of the crashes occurred at the Enterprise Drive intersection which is now signalized. The last reported crash occurred in April 2023. Four other crashes were either speed related or driving while intoxicated. The remaining crashes occurred just north of the Pleasant Valley Road intersection.

Should you have any questions please free to contact me at (916) 501-7513 or you may reach me via e-mail at jonathan@fa-transportation.com.

Flecker Associates.

Jonathan D. Flecker, P.E., T.E.
President

Attachments



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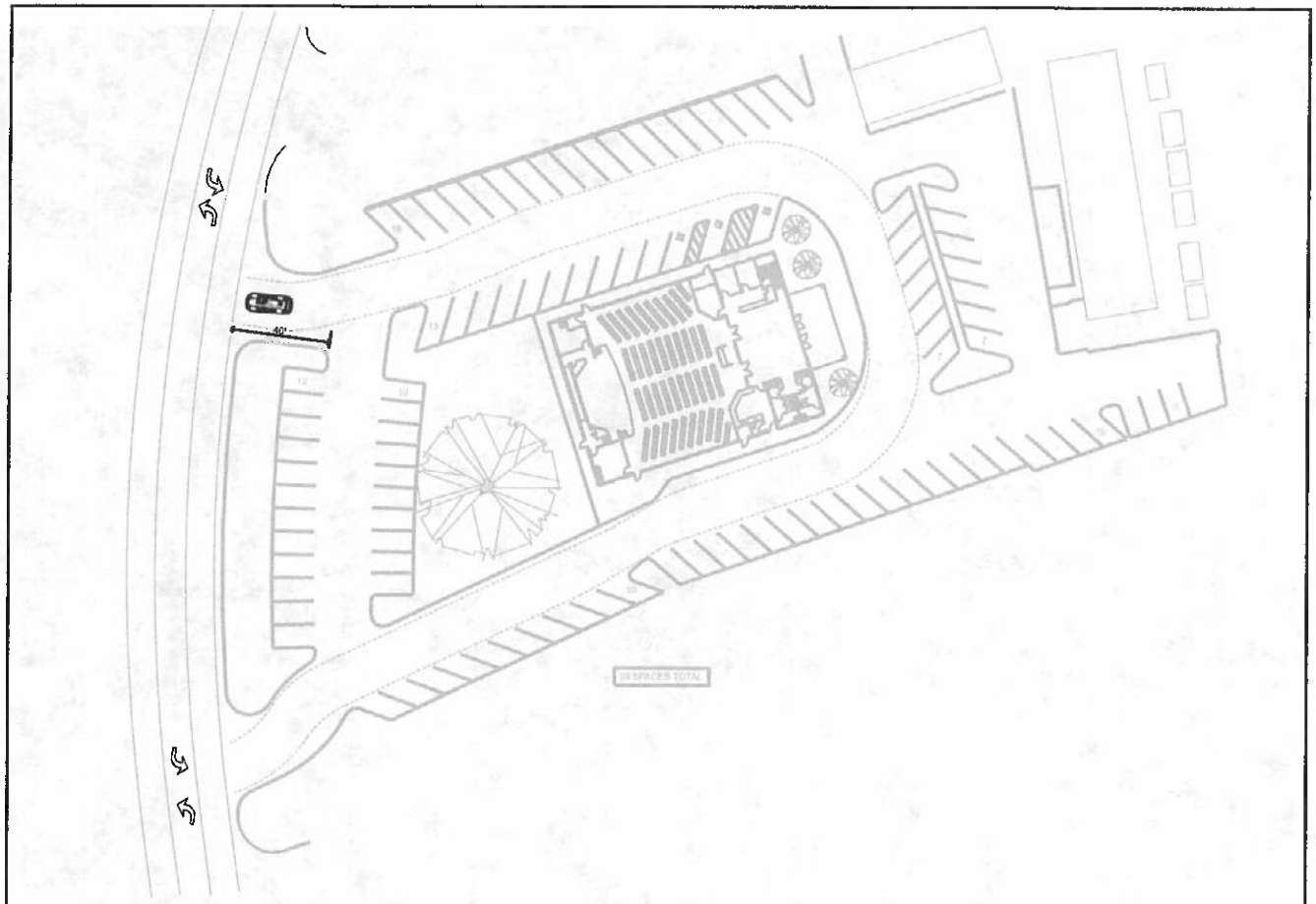
FLECKER ASSOCIATES

8200-01

VICINITY MAP

FIGURE 1

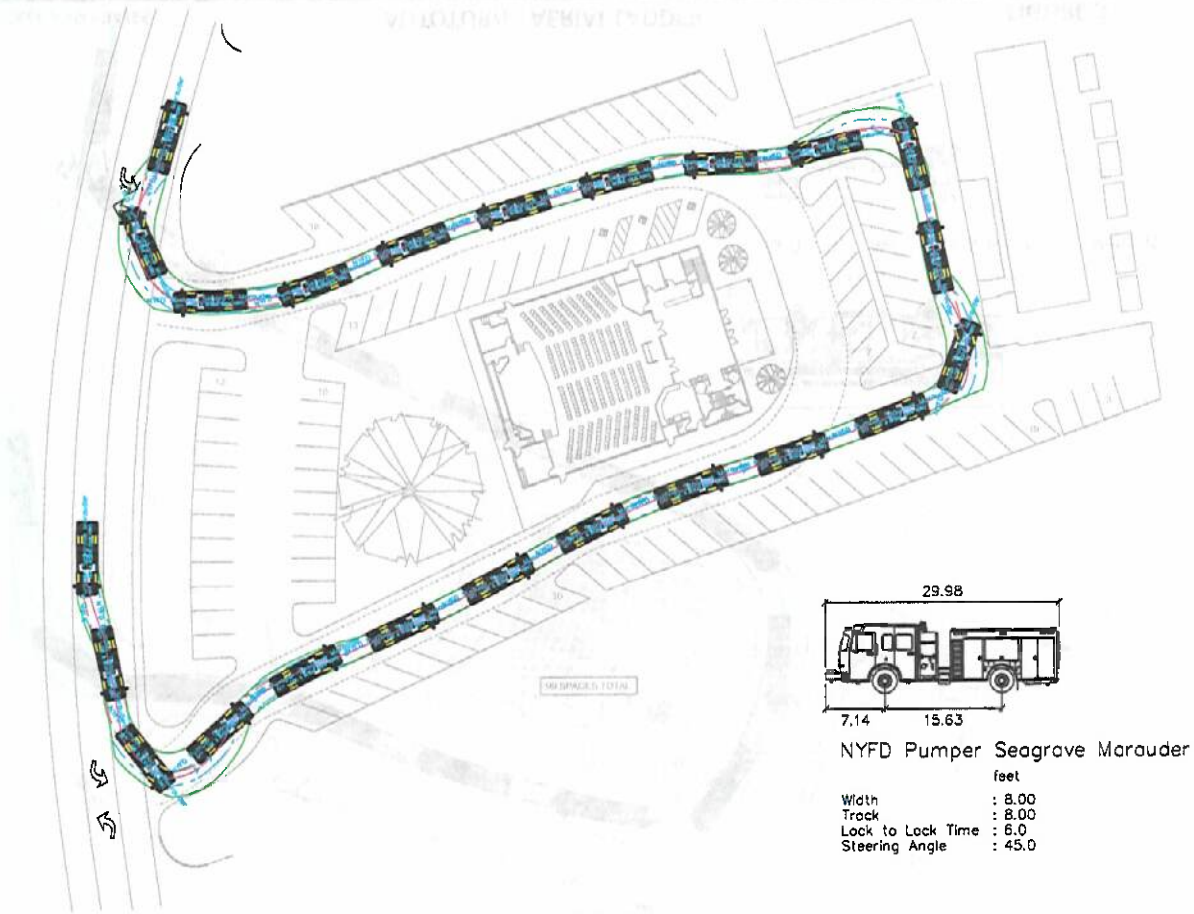


FLECKER ASSOCIATES

SITE PLAN

FIGURE 2

8200-01



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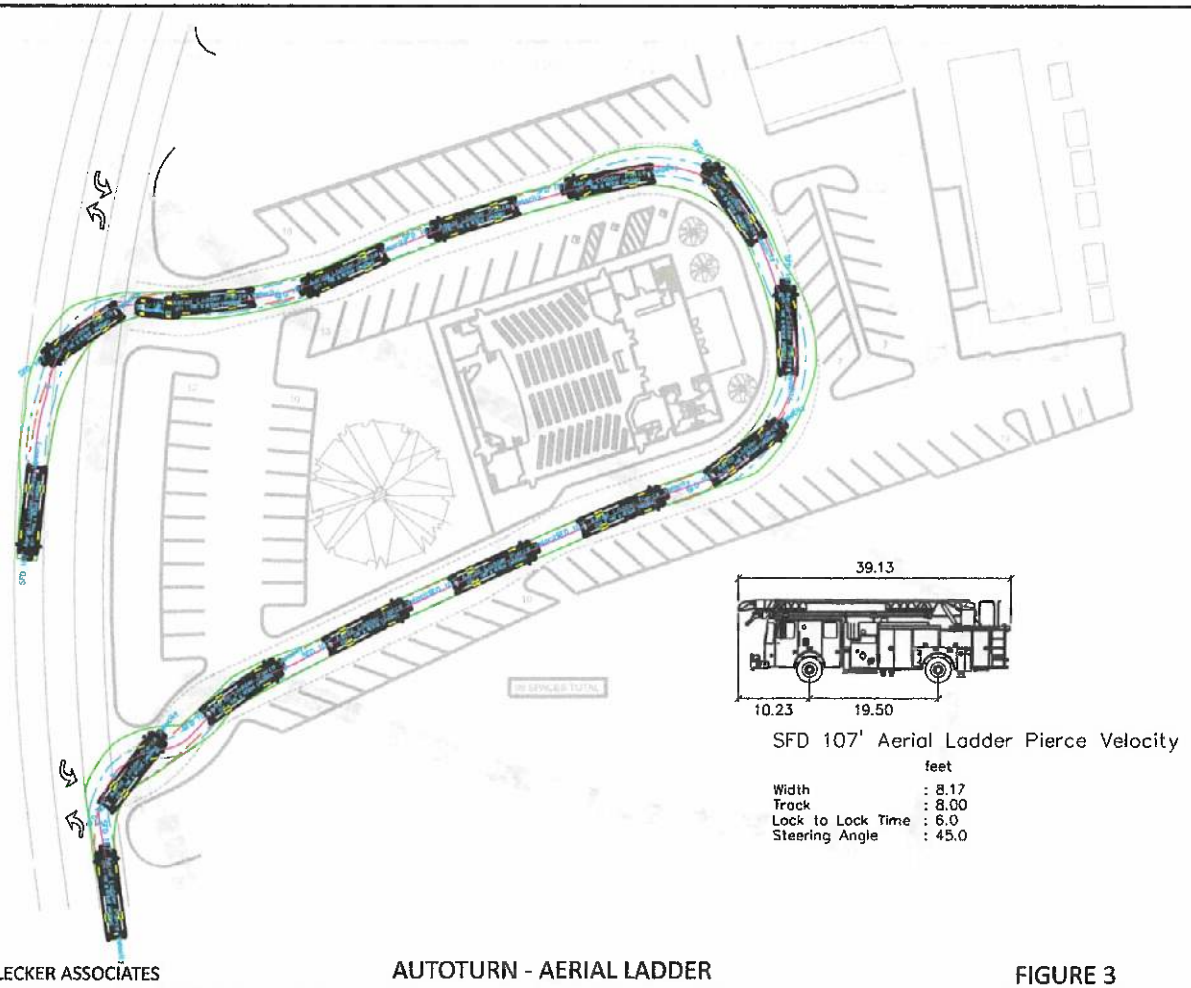
AUTOTURN - PUMPER TRUCK

FIGURE 4

8200-01



SFD 107' Aerial Ladder Pierce Velocity

	feet
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

FLECKER ASSOCIATES

AUTOTURN - AERIAL LADDER

FIGURE 3

8200-01

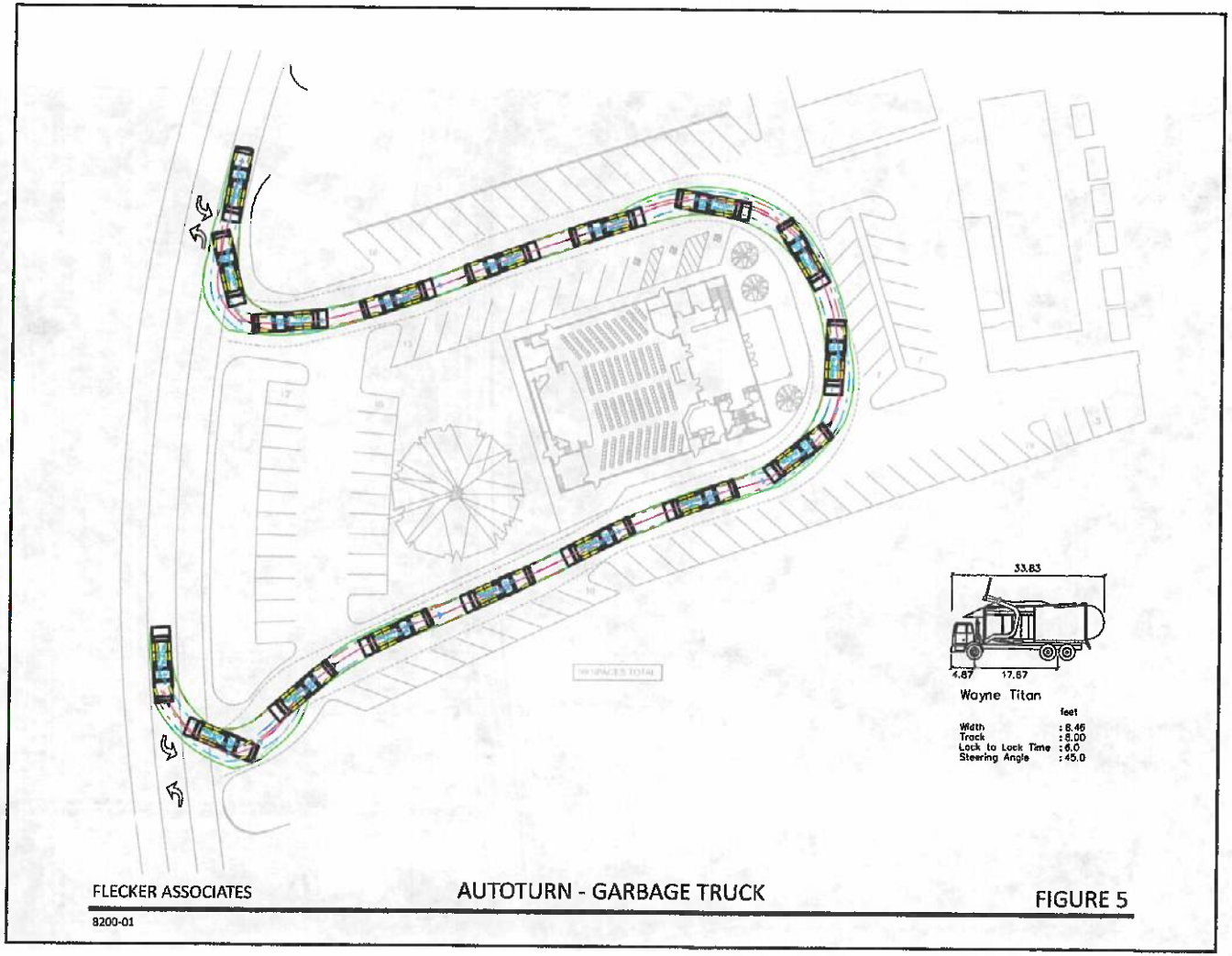
SCALE: 1" = 200'

CORNER SIGHT DISTANCE - 410 FEET (NORTH); 465 FEET (SOUTH)

STOPPING SIGHT DISTANCE - 420 FEET (NORTH); 460 FEET (SOUTH)

FIGURE 6

FLECKER ASSOCIATES



FLECKER ASSOCIATES

8200-01

AUTOTURN - GARBAGE TRUCK

FIGURE 5

ASSESSOR'S PARCEL MAP

Estimates

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VICINITY MAP

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PLANNING AND BUILDING DEPARTMENT

CUP25-0012

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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ENVIRONMENTAL QUESTIONNAIRE

File Number _____ Date Filed _____

Project Title WESTSIDE CHURCH: NEW BUILD Lead Agency _____

Name of Owner _____ Telephone _____

Address _____

Name of Applicant CHUCK THEURING Telephone 916 996 0077

Address 4657 MISSOURI FLAT ROAD PLACERVILLE CA. 95667

Project Location SAME

Assessor's Parcel Number(s) 32926111 Acreage 2.0 Zoning COMMERCIAL

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: NEW BUILDING TO BE BUILT, WILL BE IN THE FOOTPRINT OF BUILDINGS THAT WILL BE REMOVED.

2. What is the number of units/parcels proposed? ONE

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

   [X] 0 to 10% [ ] 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?

   ~ 2.0 MILES 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: 80% TURF 20% SHRUBS

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? DIAMOND SPRINGS

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? HYDRANT

15. What is the distance to the nearest fire station? 0.9 MILES

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? TYPICAL CONSTRUCTION NOISE, BUSINESS HRS

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: ELDORADO IRRIGATION DISTRICT

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? ____ 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~~ YES, DEMO OF OLD BUILDING

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)? NO

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)

#32 PESTICIDES ARE USED IN THE LANDSCAPE MAINTENANCE
ALSO THE DEMOLITION OF OLD BUILDINGS

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 [signature] Date:

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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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessor's Parcel Number(s) (APNs): 329261011
(Attach additional pages if needed)

Address: 4657 MISSOURI FLAT RD. PLACERVILLE CA. 95667

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- [x] No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APN(s) for the current project or within two (2) years prior to the date of this certificate.
- [ ] Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APNs for the current project or within two (2) years prior to the date of this certificate.
  - [ ] Oak Resources Technical Report is attached.
  - [ ] Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional. Explain on separate attachment.
  - [ ] Oak tree removal was previously permitted by the County. Attach copies of prior permit(s).
  - [ ] No previous oak mitigation was required. Explain on separate attachment.

Date: 2 SEP 25

By: _____ _____
Signature of Property Owner/Authorized Agent — Signature of Property Owner/Authorized Agent

By: CHARLES T. THEURING JR. _____
Printed Name of Property Owner/Authorized Agent — Printed Name of Property Owner/Authorized Agent

For County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): [ ] Yes [ ] No

Accepted by Staff (Name): **Date:**

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

RECEIVED
SEP 02 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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 of property owner or authorized representative

19 AUG 25
Date

Paul Penn, Director, Division 1
Pat Dwyer, Director, Division 2
Chuck Mansfield, Director, Division 3

Lori Anzini, Director, Division 4
Alan Day, Director, Division 5
Jim Abercrombie, General Manager
Brian Poulsen, General Counsel

Letter No.: DS0625-128

June 20, 2025

RECEIVED
SEP 02 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

VIA EMAIL

Chuck Theuring
Westside Church
4657 Missouri Flat Road
Placerville, CA 95667
Email: chuck.theuring@westsideinfo.com

Subject: Facility Improvement Letter (FIL), Westside Church – 4364FIL
Assessor's Parcel No. 329-261-011 (Placerville)

Dear Mr. Theuring:

This letter is in response to your request dated May 19, 2025 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a new building on 2.00 acres. A private fire service and potential water meter upsize to a 1-inch water meter are requested at this time. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply
As of January 1, 2022, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 0.7 EDUs of water supply if the existing ¾-inch water meter serving the parcel is requested to be upsized to a 1-inch water meter.

Water Facilities
An 8-inch water line exists on the parcel to be developed (see enclosed System Map). The El Dorado County Fire Protection District has determined that the minimum fire flow for this

project is 1,500 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. The new private fire service will be connecting to the 8-inch water line previously identified. The District will need to review the proposed site plan in relation to the existing water line easement and facilities on the project site to verify that there are no conflicts or if any easement modifications will be required. The hydraulic grade line for the existing water distribution facilities is 2,033 feet above mean sea level at static conditions and 1,930 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is a 6-inch sewer line abutting the eastern property line of the project parcel. This sewer line has adequate capacity at this time and the parcel already has active sewer service. Any sewer facilities required for the new building will be private. Your project as proposed on this date would require 0.7 EDUs of sewer service if the water meter is requested to be upsized to a 1-inch water meter.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District. During the easement preparation process, the District will require proof of ownership to be demonstrated though grant deed or another appropriate instrument.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of <u>both</u> offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's

environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

Patrick Kalvass

Digitally signed by Patrick Kalvass
DN: C=US, E=pkalvass@eid.org, O=El Dorado Irrigation District, OU=Development Services, CN=Patrick Kalvass
Date: 2025.06.20 09:18:15-07'00'

Patrick Kalvass, P.E.
Engineering Manager – Development Services

PK/MM:lv

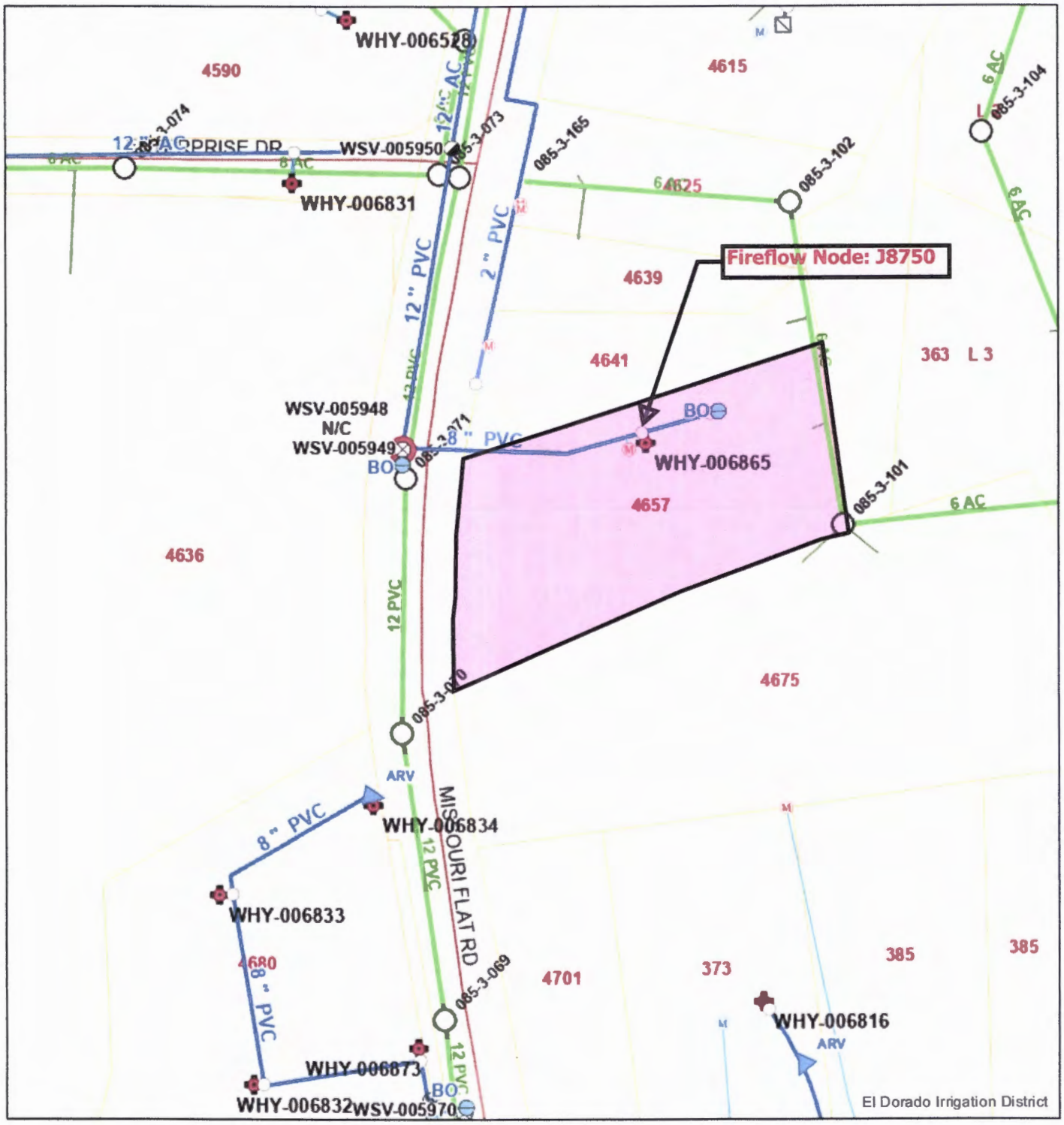
Enclosures: System Map
Fire Flow Letter

cc w/ Enclosures:

El Dorado County Planning and Building Department
Via email – planning@edcgov.us

Derek Duncan – Captain Prevention Specialist
El Dorado County Fire Protection District
Via email - duncand@eldofire.com

Westside Church



Scale: NTS

Date: *June 18, 2025*

Project: *Westside Church*

APN: 329-261-011

Author: Web AppBuilder for ArcGIS
Print date: June 18, 2025

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Web AppBuilder for ArcGIS

rs, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS |

EL DORADO COUNTY FIRE

"We are dedication to provide professional and courteous service to our citizens and communities with Pride, Trust & Integrity."

May 13, 2025

El Dorado Irrigation District
2890 Mosquito Rd.
Placerville, CA 95667

Re: **Fire Flow Letter for APN 329-261-011, 4657 Missouri Flat Rd. Placerville, CA**

To Whom It May Concern:

The potable water system with the purpose of fire protection for this commercial project, A-3 Occupancy, 7,200 square feet, and Type IIIA Construction shall provide a minimum fire flow of 1500 gallons per minute at 20 psig residual with duration of two (2) hours. This calculation includes the reduction with the installation of an NFPA13 sprinkler system. The fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire District for review and approval.

This project has a fire hydrant within the distance required by the California Fire Code 2022 that is a Dry Barrel fire hydrant(s). The location of any fire hydrants shall be approved by the El Dorado County Fire District prior to installation if another hydrant would be required.

If you have any additional questions regarding these comments, please do not hesitate to contact me at (530) 644-9630.

Sincerely,

El Dorado County Fire District

Derek Duncan
Captain Prevention Specialist

Cc: file

El Dorado County Fire Protection District • 501 Pleasant Valley Road / Diamond Springs, CA 95619
530-644-9630 • 530-644-9636 (fax)

Scanned with CamScanner

"We are dedication to provide professional and courteous service to our citizens and communities with Pride, Trust & Integrity."

May 13, 2025

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El Dorado County Fire District

Derek Duncan
Captain Prevention Specialist

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