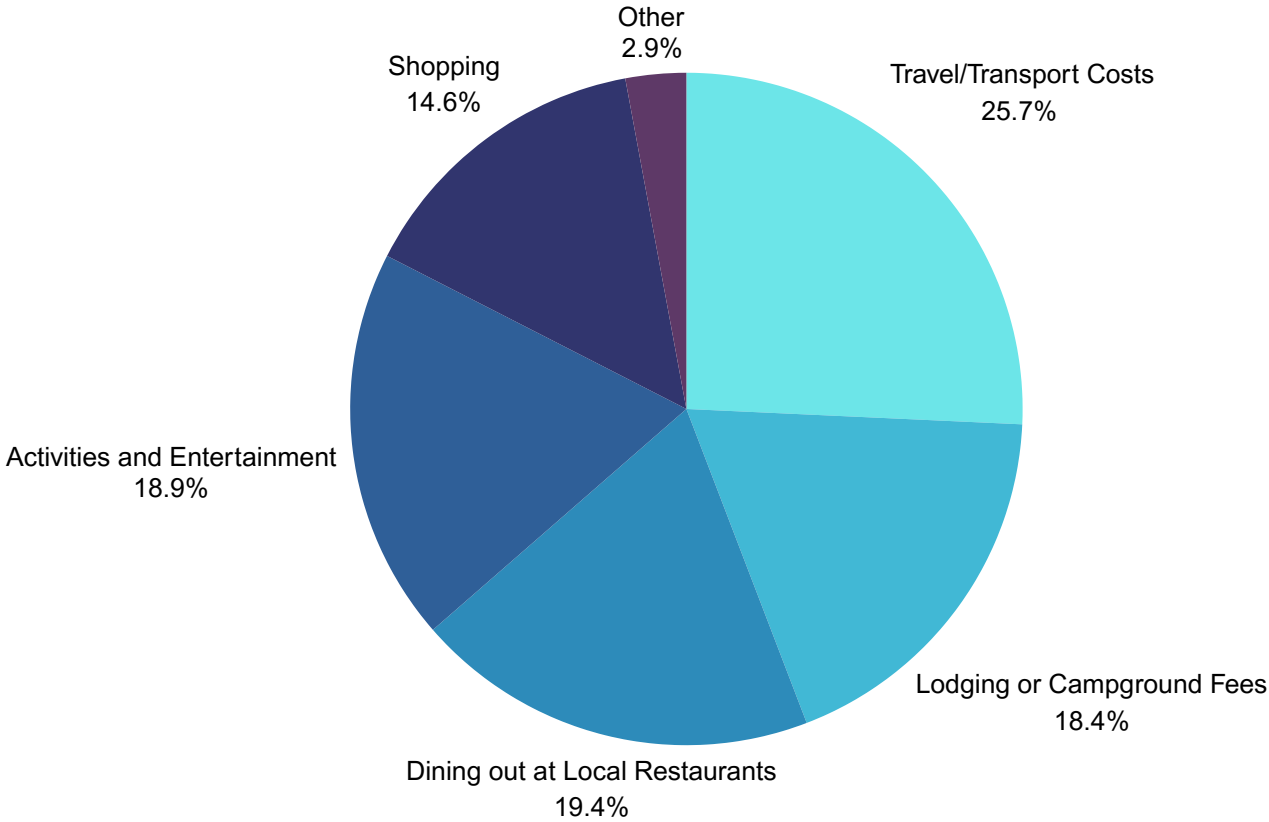


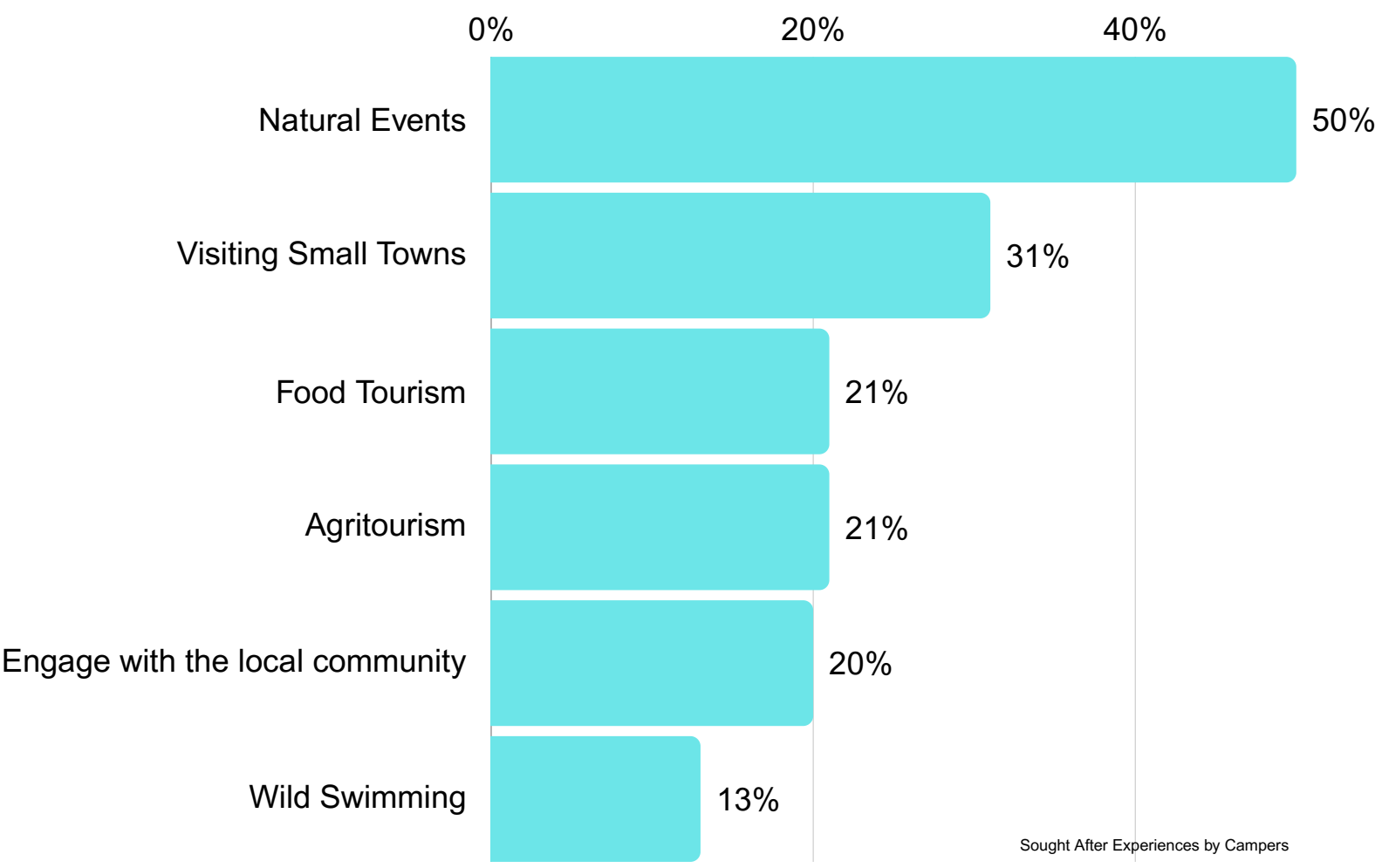
A scenic landscape photograph showing a valley filled with dense evergreen forests. In the foreground, there are fields of yellow wildflowers. The background features rolling hills and mountains under a clear blue sky. A semi-transparent green rectangular box is overlaid in the center of the image, containing the text "El Dorado RV Resort & Campground" in bold black font.

El Dorado RV Resort & Campground

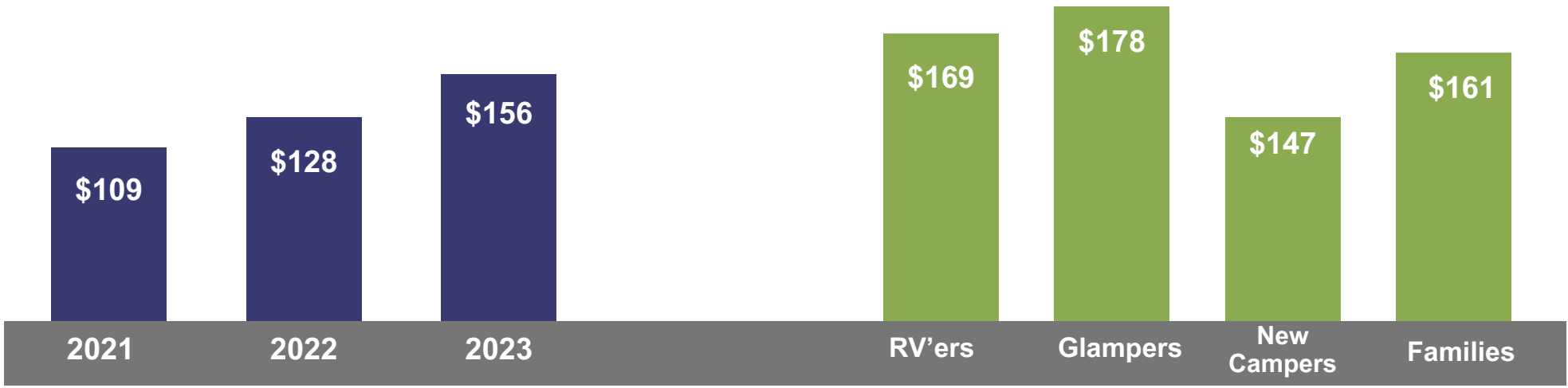
Campers Spending Habits While Camping

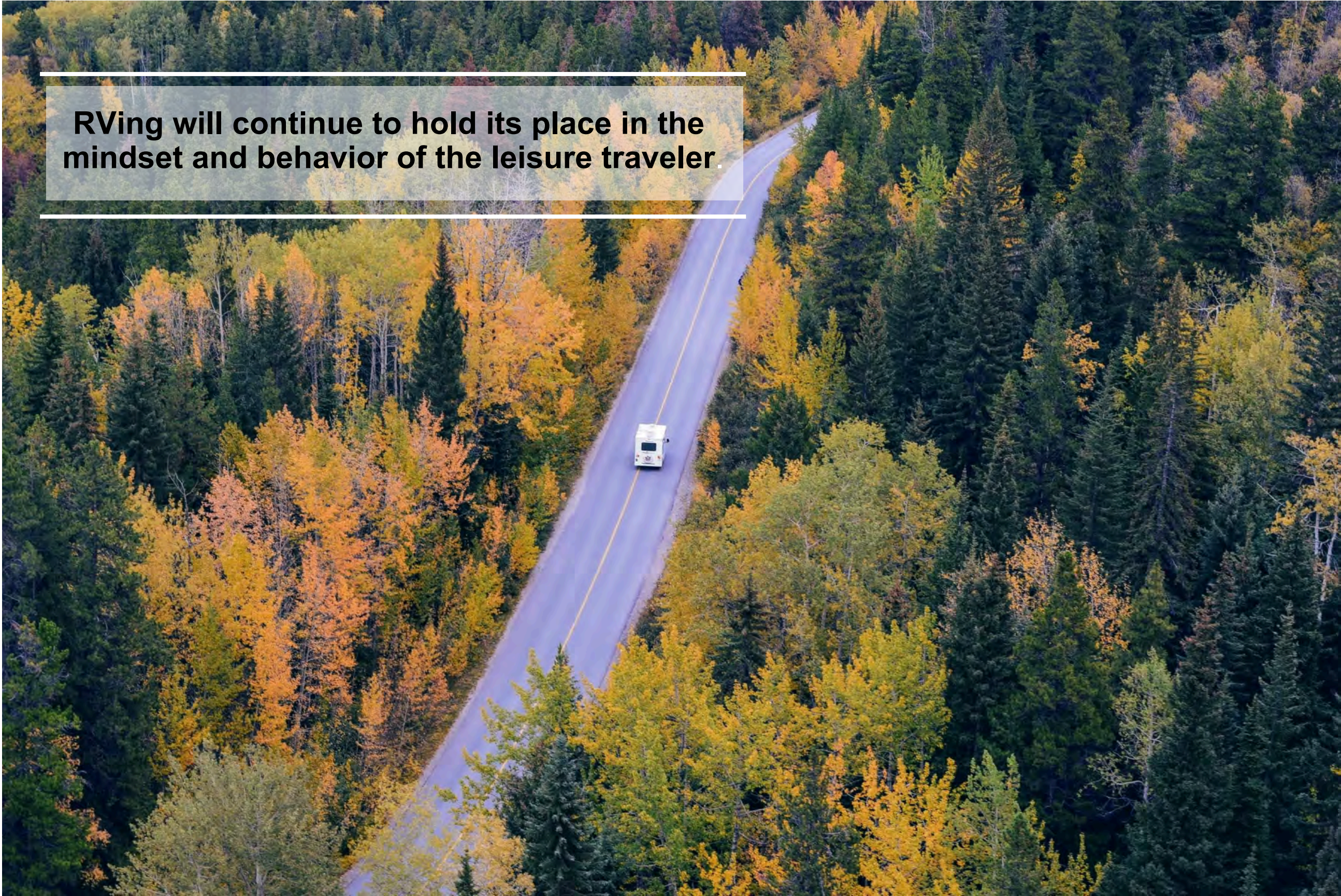


Sought After Experiences by Campers



Average Daily Spend per Camper, Not Including Accommodations





RVing will continue to hold its place in the mindset and behavior of the leisure traveler.

Using the past ten years as a guide, the next ten will see some changes in the camping and outdoor hospitality landscape.

Recent trends prioritize the level of services and amenities offered, especially at full-service campgrounds and outdoor resorts. This evolution has captured a new set of guests from the traditional leisure travel sector who previously stayed at hotels and resorts yet want an outdoor experience.

The array of services and amenities will likely continue to develop and evolve, blending the more traditional type of campground/outdoor resort with offerings of traditional resorts.

Traffic Impact

**TABLE A
THE CROSSINGS PHASES 2 AND 3 – RV PARK ALTERNATIVE TRIP GENERATION**

Trip Category	Trips Per Unit						
	Daily	AM Peak Hour ¹			PM Peak Hour		
		In	Out	Total	In	Out	Total
<i>The Crossings Phases 2 and 3 – RV Park Alternative</i>							
Gross Total Trips	2,665	65	65	130	112	91	203
Pass-by Trips	65	0	0	0	4	4	8
Primary Trips	2,599	65	65	130	108	87	195
<i>Approved West Sundance Plaza</i>							
Gross Total Trips	17,357	-	-	-	789	832	1,621
Pass-by Trips	6,504	-	-	-	290	303	593
Primary Trips	10,853	-	-	-	499	529	1,026
<i>Change Resulting from The Crossings RV Park Alternative</i>							
Gross Total Trips	<14,692>	-	-	-	<677>	<741>	<1,418>
Pass-by Trips	<6,439>	-	-	-	<286>	<299>	<585>
Primary Trips	<8,254>	-	-	-	<391>	<442>	<831>

¹ AM peak hour not assessed in Sundance Plaza EIR

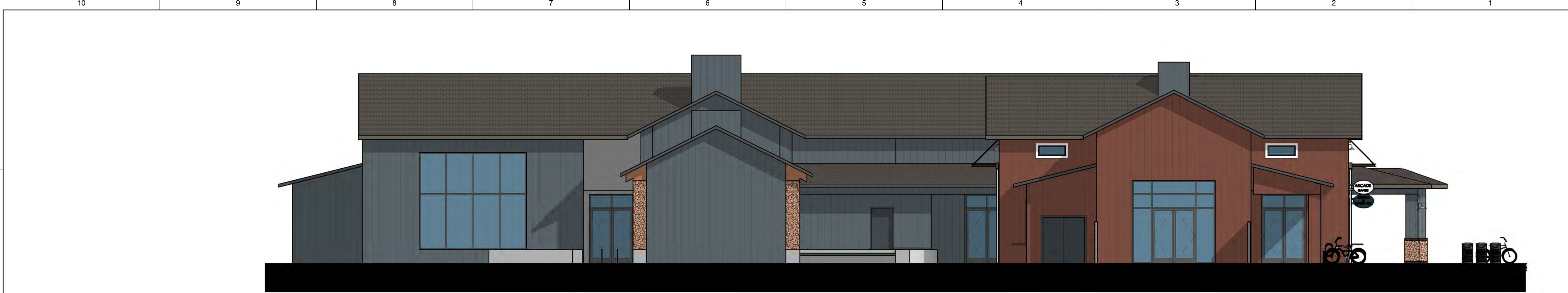
¹ AM peak hour not assessed in Sundance Plaza EIR

**TABLE B
THE CROSSINGS RV PARK ALTERNATIVE
REGIONAL VMT ESTIMATES**

Use	Headington Road Extension	Countywide VMT Estimates
		Total OD VMT
Current Approved Project with The Crossings Phase 1	Yes	3,695,095
Proposed Project with The Crossings Phase 1	No	3,639,622
	Yes	3,637,792
Net Change from Approved	No	-55,473
	Yes	-57,303

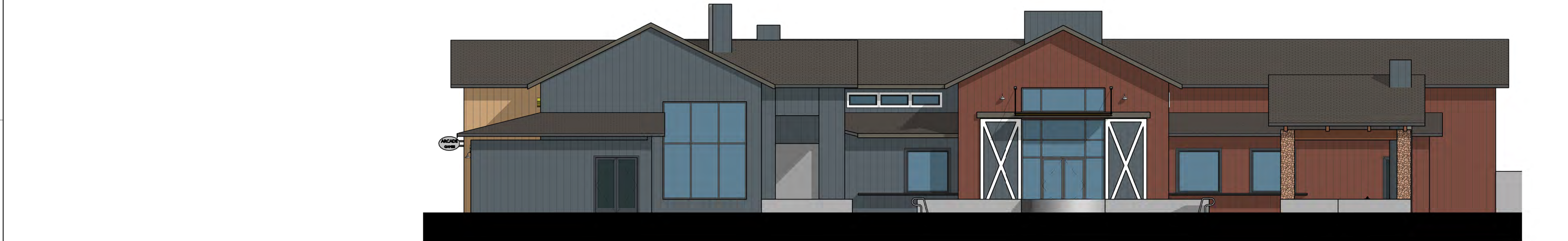
85% less traffic than approved shopping center

Main RV park traffic during Off Peak Travel Hours



RESORT STORE / CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"

B1



RESORT STORE / CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"

D1



RESORT STORE / CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"

F1



RESORT STORE / CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"

H1



2820 Ivy Knoll Drive
Placerville, CA 95667
916-335-0351
greg@GregJonesArch.com

CROSSINGS RV RESORT & CAMPGROUND PLACERVILLE, CA

PREPARED FOR:

GRADO CONSTRUCTION

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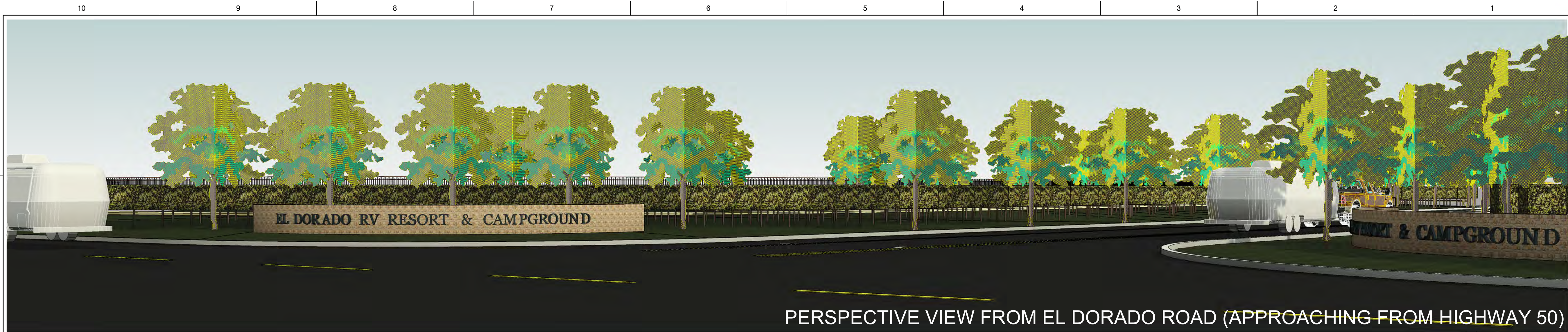
CONCEPTUAL ELEVATIONS - RESORT STORE / CLUBHOUSE

DATE: MARCH 2025

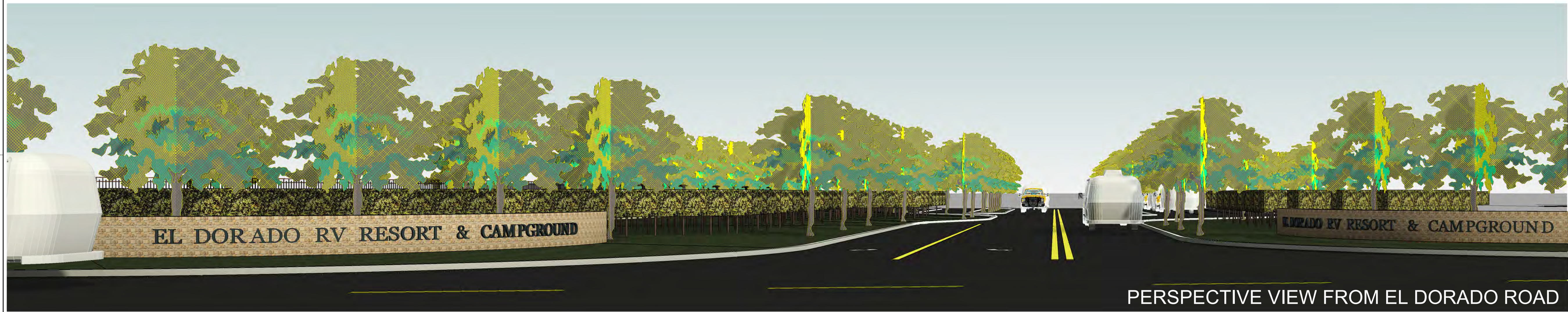
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A3

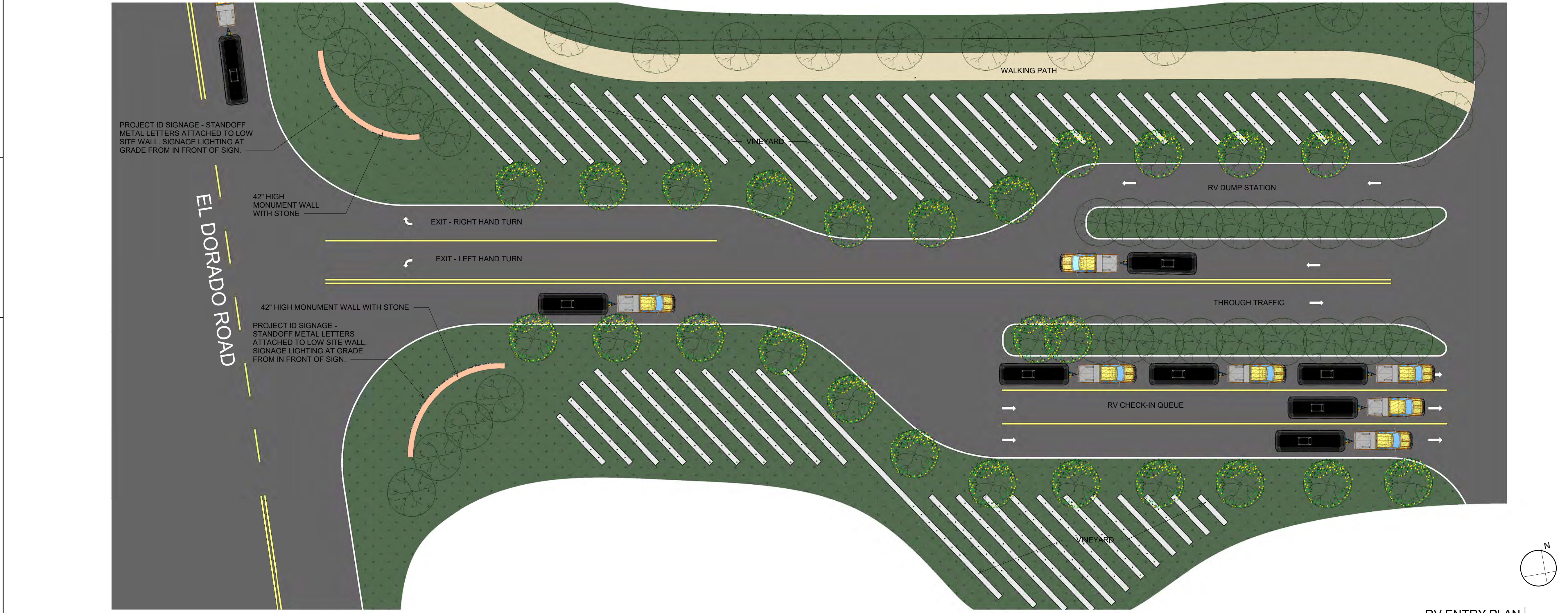




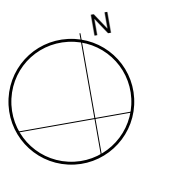
PERSPECTIVE VIEW FROM EL DORADO ROAD (APPROACHING FROM HIGHWAY 50)



PERSPECTIVE VIEW FROM EL DORADO ROAD



RV ENTRY PLAN
1" = 20'-0"



2820 Ivy Knoll Drive
Placerville, CA 95667
916-335-0351
greg@GregJonesArch.com

CROSSINGS RV RESORT & CAMPGROUND

PLACERVILLE, CA

PREPARED FOR:
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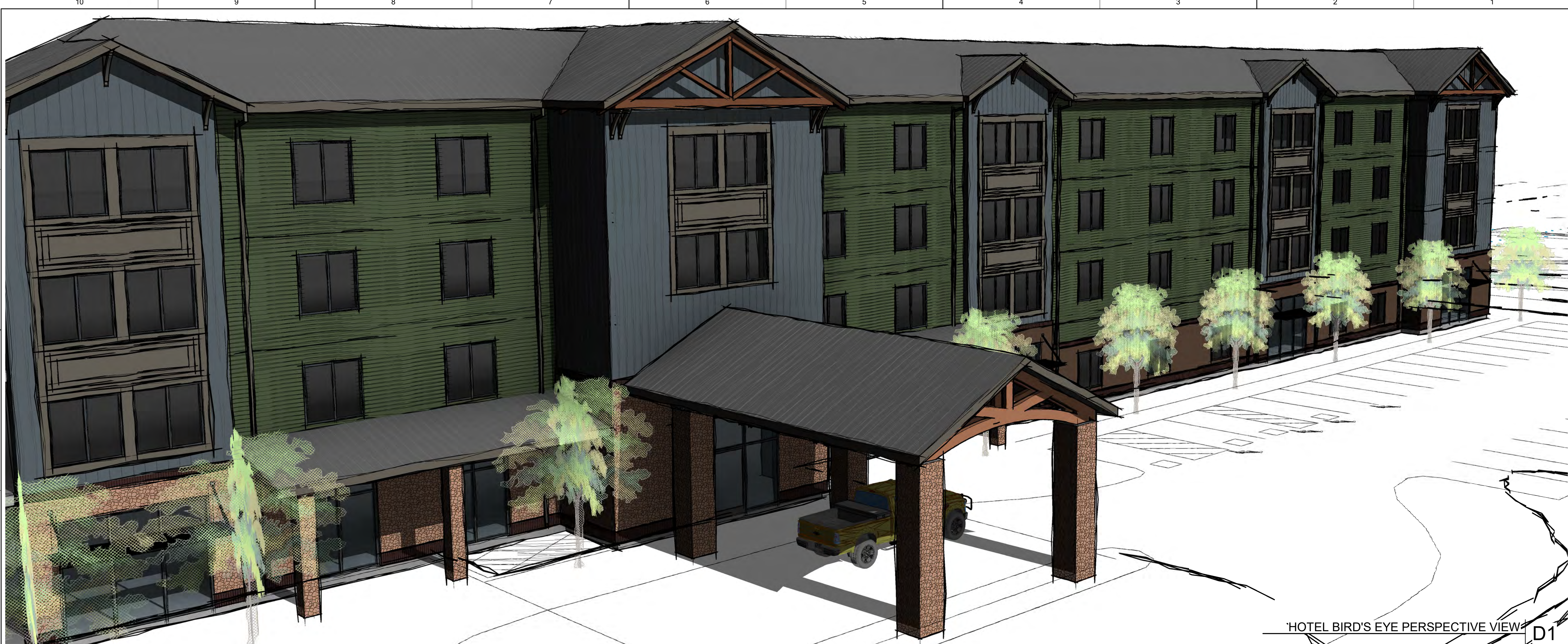
RV ENTRY CONCEPT

DATE: MARCH 2025

SHEET NO:

A7






GREG JONES
ARCHITECTURE

2820 Ivy Knoll Drive
Placerville, CA 95667
916-335-0351
greg@GregJonesArch.com

CROSSINGS RV RESORT & CAMPGROUND

PLACERVILLE, CA

PREPARED FOR:
**GRADO
CONSTRUCTION**

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HOTEL ARCHITECTURAL CONCEPT

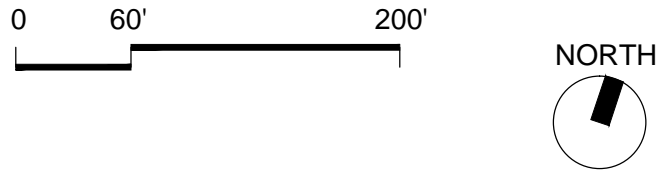
DATE: MARCH 2025

SHEET NO:

A10



Crossings at El Dorado
Crossings at El Dorado LLC



BRIAN WICKERT- ARCHITECT
P.O. BOX 2106
SHINGLE SPRINGS, CA 95682
PH: 530-401-3390

Crossings at
El Dorado llc

Crossings
Dorado

MASTER
PLAN

NORTH

SCALE 1"=100'
DATE 3-20-25

SHT A1