

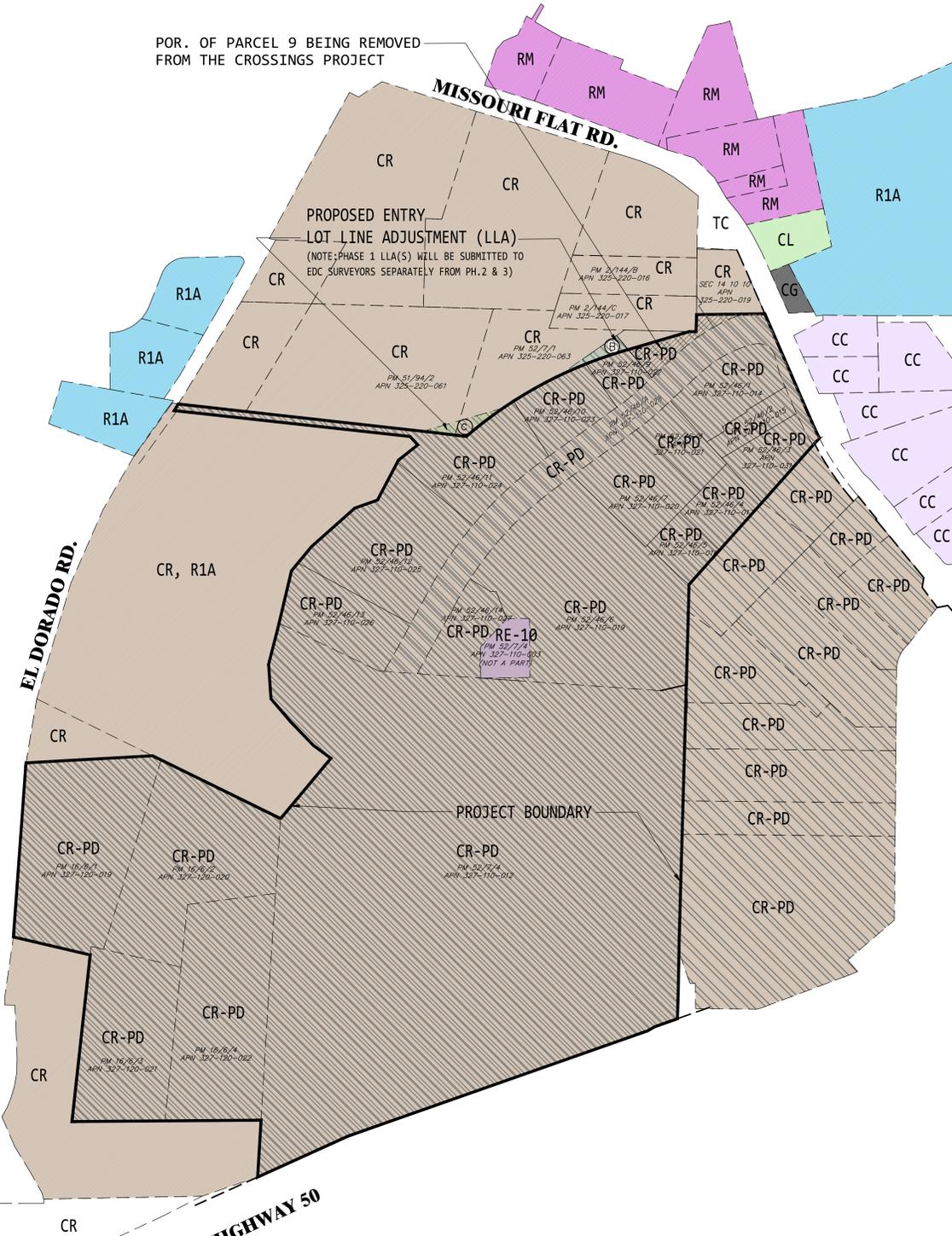
# REZONE EXHIBIT

for

## THE CROSSINGS AT EL DORADO - PHASES 1, 2 & 3

Missouri Flat Road & El Dorado Road, Placerville, CA 95667  
 March 2025

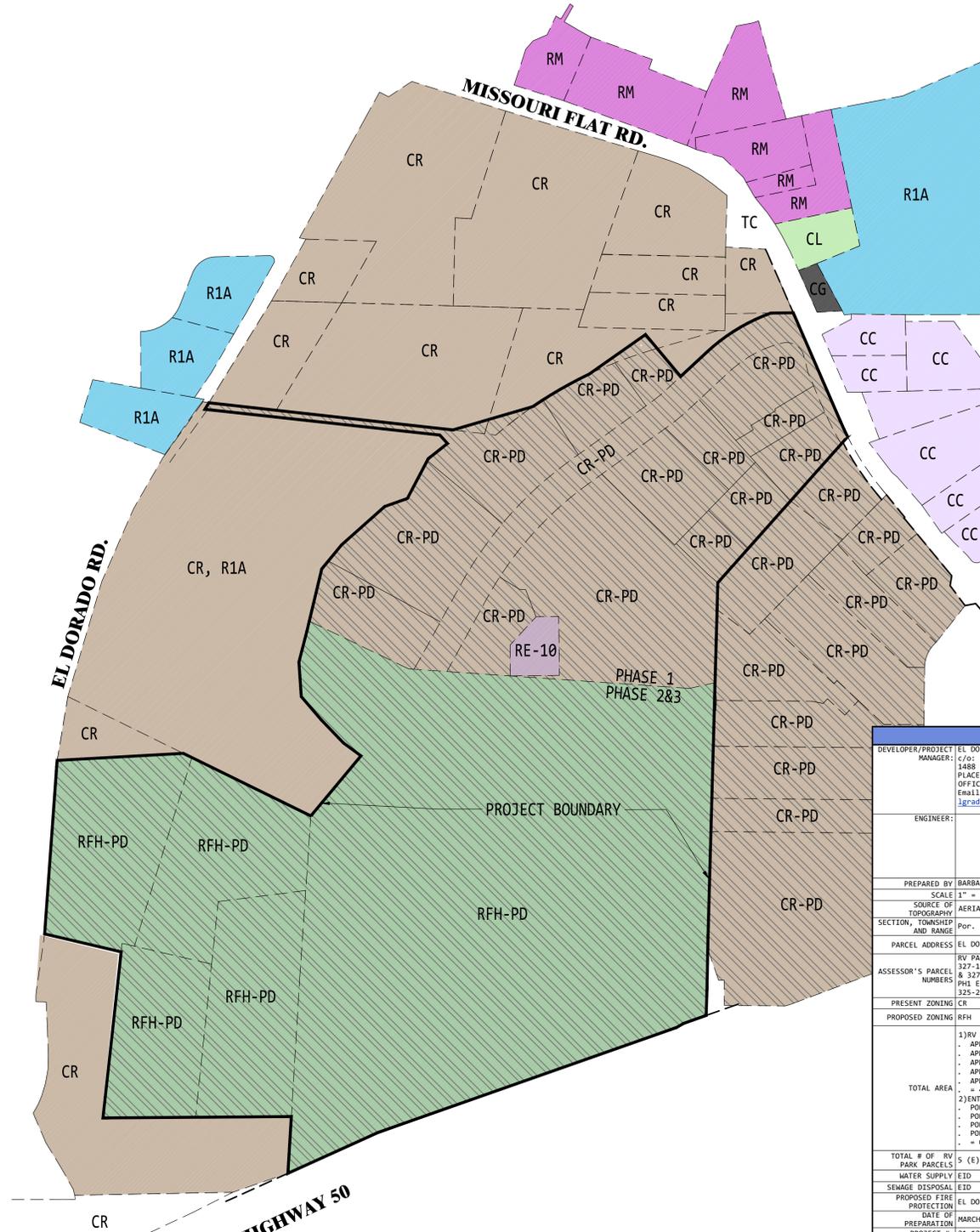
POR. OF PARCEL 9 BEING REMOVED FROM THE CROSSINGS PROJECT



### PROPOSED ENTRY LLA:

LEGEND	
	AREA B: 10,995± SF (0.110± AC.) (POR. OF APN:325-220-063)
	AREA C: 5,934± SF (0.136± AC.) (POR. OF APN:325-220-061 & 325-220-063)
TOTAL: = 0.25± AC.	
	POR. OF PARCEL 9 BEING REMOVED FROM THE CROSSINGS PROJECT TOTAL: = 0.36 AC.

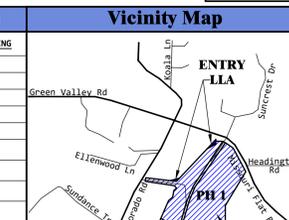
EXISTING ZONING



PROPOSED ZONING

Project Data	
DEVELOPER/PROJECT MANAGER:	EL DORADO RV RESORT & CAMPGROUND, LLC C/O: LEONARDO GRADO 1488 BROADWAY PLACERVILLE, CA 95667 OFFICE: 530-622-5682; CELL: 530-489-4782 Email: lgrado@valosverdespropertiesinc.com
ENGINEER:	 <b>LEBECK ENGINEERING, INC.</b> 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY:	BARBARA "BOBBIE" LEBECK, P.E.
SCALE:	1" = 150'
SOURCE OF TOPOGRAPHY:	AERIAL TOPOGRAPHY BY CENTER POINT ENGINEERING, INC.
SECTION, TOWNSHIP AND RANGE:	Pop. SEC 23, T.10N., R.10E., M.D.M.
PARCEL ADDRESS:	EL DORADO ROAD, PLACERVILLE, CA
RV PARK:	327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
ASSESSOR'S PARCEL NUMBERS:	PH1 ENTRY LLA: 325-220-016, 325-220-017, 325-220-063, 325-220-061
PRESENT ZONING:	CR
PROPOSED ZONING:	RFH
TOTAL AREA:	1) RV PARK: (PHASES 2 & 3) - APN: 327-110-012 = 33.4 (E)ACRES - APN: 327-120-019 = 4.18 (E)ACRES - APN: 327-120-020 = 4.00 (E)ACRES - APN: 327-120-021 = 3.80 (E)ACRES - APN: 327-120-022 = 4.00 (E)ACRES = 49.38 Acres Total 2) ENTRY LLA (WITHIN EXISTING PHASE 1) - POR. OF APN: 325-220-016 = 0.04 ACRES - POR. OF APN: 325-220-017 = 0.33 ACRES - POR. OF APN: 325-220-063 = 0.34 ACRES - POR. OF APN: 325-220-061 = 0.05 ACRES = 0.76± Acres Total
TOTAL # OF RV PARK PARCELS:	5 (E) PARCELS = 5 (P) PARCELS (RV PARK PARCELS)
WATER SUPPLY:	EID
SEWAGE DISPOSAL:	EID
PROPOSED FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	MARCH 2025
PROJECT #:	21-122

PARCELS TO BE REZONED		
PARCEL	EXISTING ZONING	PROPOSED ZONING
327-110-012	CR-PD	RFH-PD
327-120-019	CR-PD	RFH-PD
327-120-020	CR-PD	RFH-PD
327-120-021	CR-PD	RFH-PD
327-120-022	CR-PD	RFH-PD
(LLA) PORTION OF 325-220-063	CR	CR-PD
(LLA) PORTION OF 325-220-061	CR	CR-PD
(LLA) PORTION OF 327-110-022	CR-PD, TC	CR-PD
PORTION OF 327-110-028	CR-PD, TC	CR-PD



PREPARED BY:	
	<b>LEBECK ENGINEERING, INC.</b> 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 Ph. (530) 677-4080 Fax. (530) 677-4096
PLANNING SERVICES DIVISION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	

REZONE EXHIBIT **RZ-1**  
 Plot Date: Apr 03, 2025

