

Mountain Democrat

PROOF OF PUBLICATION
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STATE OF CALIFORNIA
County of El Dorado

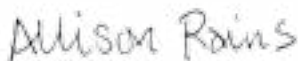
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

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ALL IN THE YEAR 2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 7th day of MARCH, 2025



Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on March 27, 2025, at 8:30 a.m., to consider the following: General Plan Amendment, Rezone, Planned Development Permit Revision, Conditional Use Permit, And Administrative Permit GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017/The Crossings submitted by El Dorado RV Resort and Campground, LLC c/o LEONARD GRADO to modify Phase 2 and Phase 3 of the approved The Crossings project. The request consists of the following: 1. General Plan Amendment to remove the conceptually proposed alignment for Headington Road extension as shown in General Plan; 2. Rezone from Commercial, Regional zone with a Planned Development Combining zone (CR-PD) to Special Purpose zone Recreational Facilities, High-Intensity with a Planned Development Combining zone (RFH-PD); 3. Planned Development Revision to alter the use of the site from what was previously approved, to reduce building setbacks, and modify the sign program; 4. Conditional Use Permit for the following operations within the RFH zone: a recreational vehicle (RV) resort; a campground facility; a hotel; to allow the hotel to exceed the 35-foot height limit; and to allow the swimming pool and pickle ball courts to operate outside of daytime hours; 5. Administrative Permit to allow for the following operations within the RFH zone: apartment for the on-site manager; pickleball courts; and swimming pool. The property, identified by Assessor's Parcel Numbers 327-110-012, 327-120-019, 327-120-020, 327-120-021, 327-120-022, and portions of 325-220-061 and 325-220-063, consisting of 48.83 acres, is located north of US Route 50, east of El

Dorado Road and southwest of Missouri Flat Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Robert Peters, 530-621-6644) (Addendum to an Environmental Impact Report (EIR) previously certified in 1998 (State Clearinghouse [SCH]# 1997092074) in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.) Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx> Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please create an E-Trakit account, login, and search the project name or application file number in the search box. All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. The Planning Division cannot guarantee that any comment received the day of the Commission meeting will be delivered to the Commission prior to any action. COUNTY OF EL DORADO PLANNING COMMISSION KAREN L. GARNER, Executive Secretary March 7, 2025 3/7

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