

SITE PLAN

for

THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND

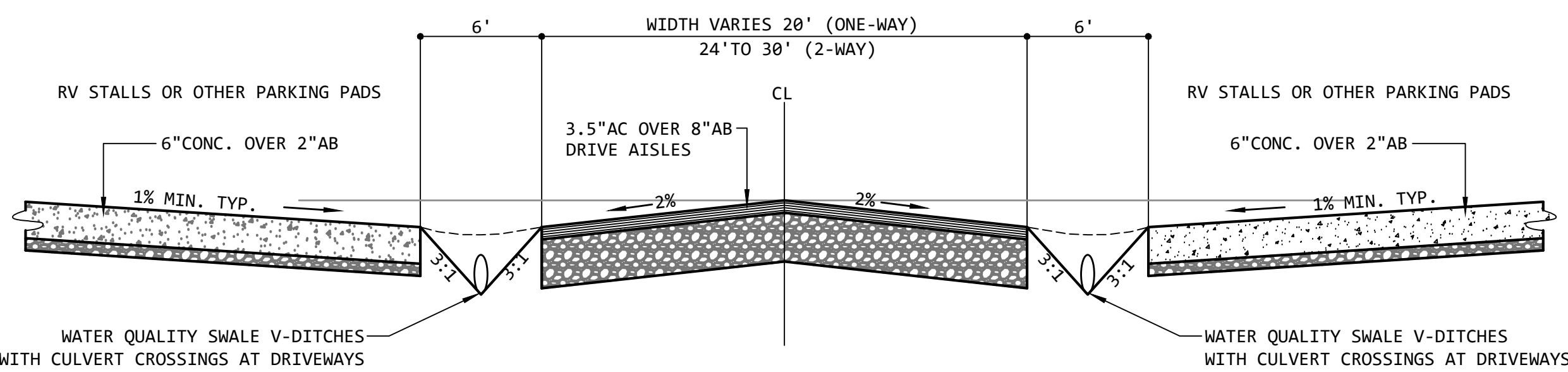
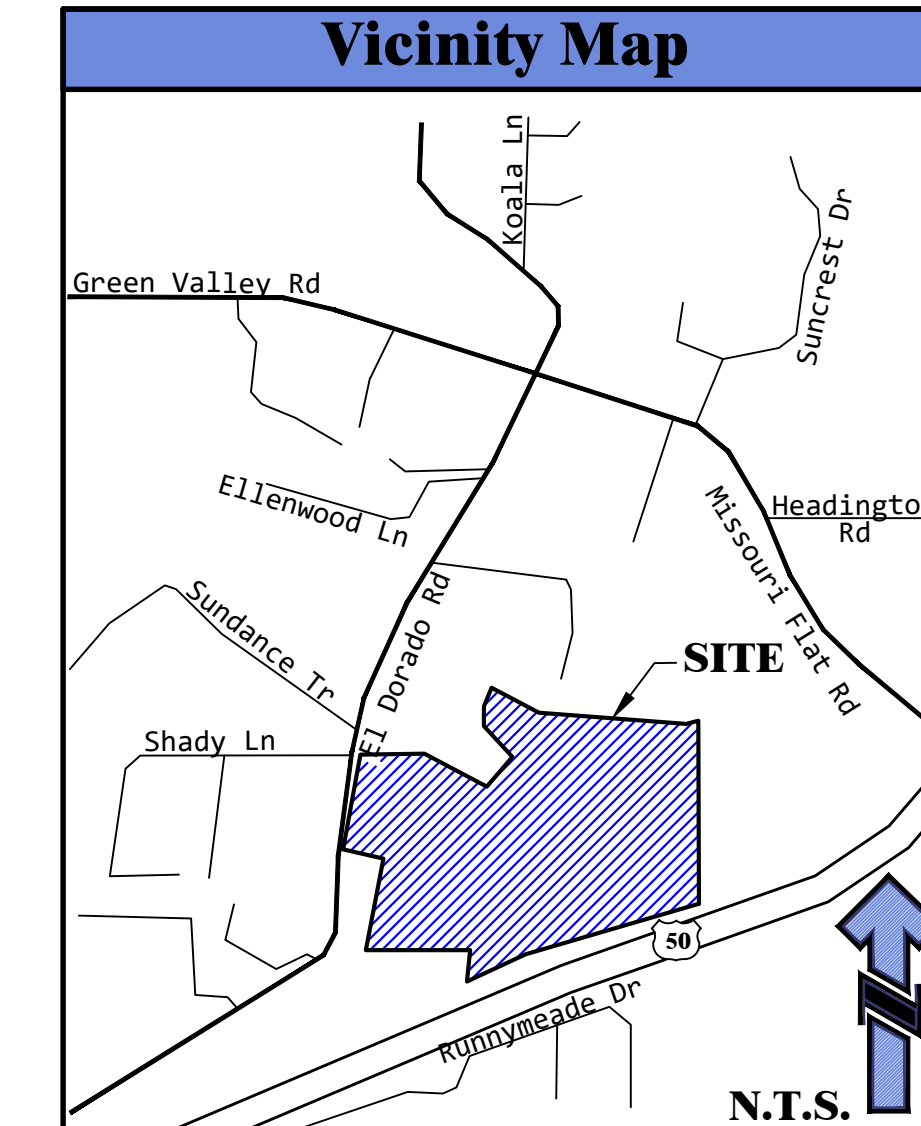
PD REVISION(PD 97-0011), CONDITIONAL USE PERMIT (CUP), REZONE, & GENERAL PLAN AMENDMENT

APNs: 327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022

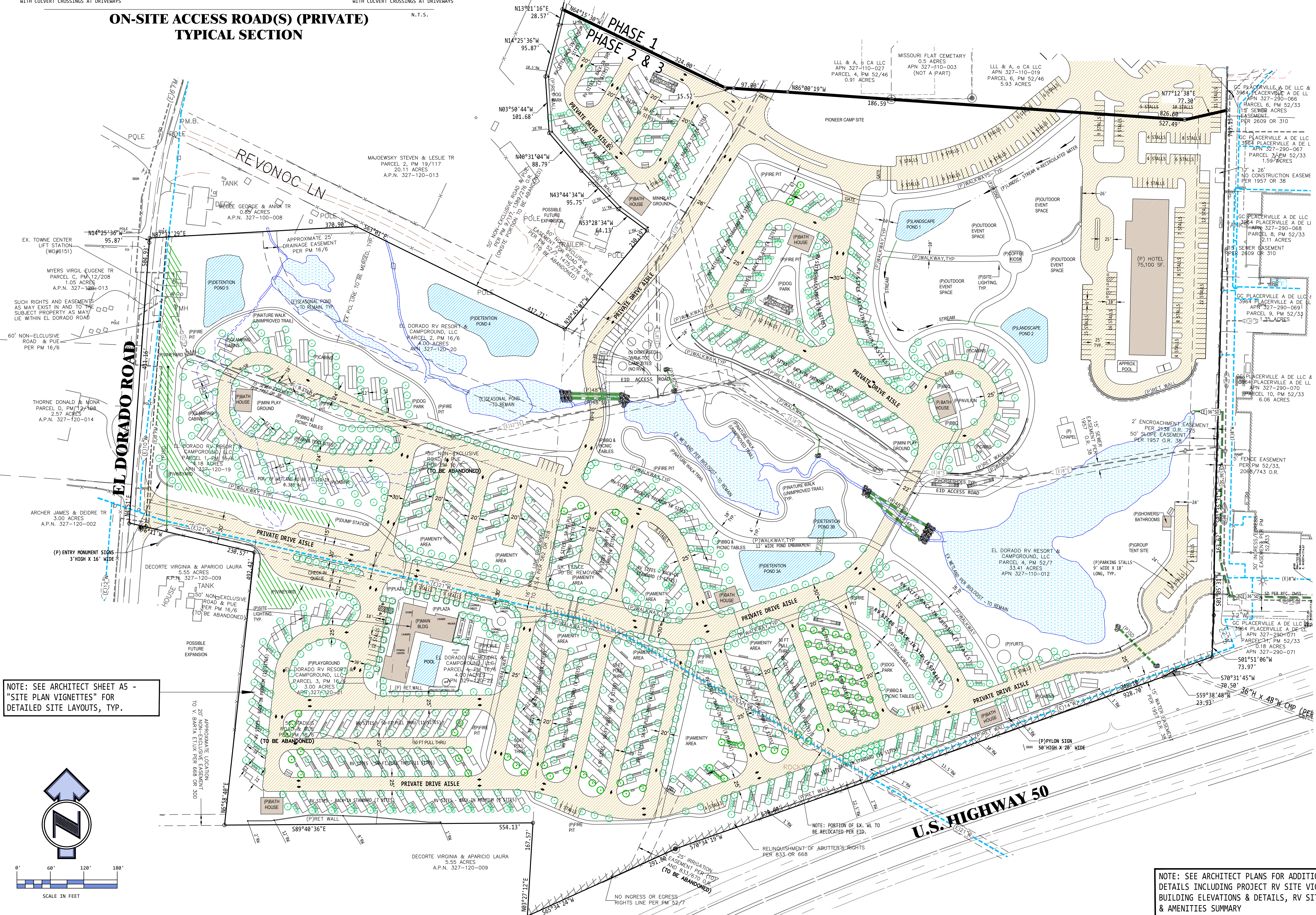
Crossings Road at El Dorado Road, Placerville, CA 95667

October 2024

APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
 DATE: April 26, 2025
 EXECUTIVE SECRETARY: Karen L. Garner



ON-SITE ACCESS ROAD(S) (PRIVATE)
 TYPICAL SECTION



Buildings Summary:
 Hotel (or alternate event center): 75,100 s.f.
 Main Building/Clubhouse: 10,000 s.f.
 Apartment (=2nd Floor of Main Building): 1,400 s.f.
 Bath Houses (8 total @ 1,200 s.f. each): 9,600 s.f.
 Chapel: 2,000 s.f.
 Maintenance: 2,000 s.f.
 Outdoor Pavilions: 3,000 s.f.
 Note: A 6-Month maximum stay at the RV Park is being proposed.

Abbreviations			
BSM	BACK OF SIDEWALK	LRG	PROPANE TANK
BW	BOTTOM OF WALL AT FG	(P)	PROPOSED
CH	CHORD BEARING	PAD	FINISHED PAD
CL	CHORD LENGTH	PKG	PARKING
CR	CURB RETURN	PP	POWER POLE
D	DEGREE OF CURVE	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
E	EXISTING	RET	RETAINING
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	RV	RECREATIONAL VEHICLE
ESMT	ESTIMATE	RW	RETAINING WALL
FC	FACE OF CURB	S	SEWER
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SS	SEWER SERVICE
FL	FLOWLINE	SW	SIDEWALK
FND.	FOUND	TBC	TOP BACK OF CURB
GA	GOY ANCHOR	TC	TOP OF CURB ELEV.
GP	JOINT POLE	TW	TOP OF WALL
HP	HIGH POINT	UP	UNIVERSAL PLUMBING CODE
JP	JOINT POLE	US	UTILITY SERVICE
LF	LEFT	W or ML	WATER LINE
		WS	WATER SERVICE

Project Data	
DEVELOPER/PROJECT	EL DORADO RV RESORT & CAMPGROUND, LLC
MANAGER:	C/O: LEONARD GRADO 1488 BROADWAY, PLACERVILLE, CA 95667 OFFICE: 530-622-5682; CELL: 530-409-4702 Email: lgrado@palosverdespropertiesinc.com
ENGINEER:	 LEBECK ENGINEERING, INC. 340 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 PH: (530) 677-4080 WWW.LEBECKENGINEERING.COM
PREPARED BY	BARBARA "BOBBIE" LEBECK, P.E.
SCALE	1" = 60'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY BY CENTER POINT ENGINEERING, INC.
SECTION, TOWNSHIP AND RANGE	Por. SEC 23, T.10N., R.10E., M.D.M.
PARCEL ADDRESS	EL DORADO ROAD, PLACERVILLE, CA
ASSESSOR'S PARCEL NUMBERS	327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
PRESENT ZONING OR PROPOSED ZONING	RFH
TOTAL AREA	APN: 327-110-012 = 33.4 (E)ACRES APN: 327-120-019 = 4.18 (E)ACRES APN: 327-120-020 = 4.80 (E)ACRES APN: 327-120-021 = 3.80 (E)ACRES APN: 327-120-022 = 4.80 (E)ACRES = 48.58 Acres Total
TOTAL # OF PARCELS	5 (E)PARCELS = 5 (P)PARCELS
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION	OCTOBER 2024
PROJECT #:	21-122

PREPARED BY:

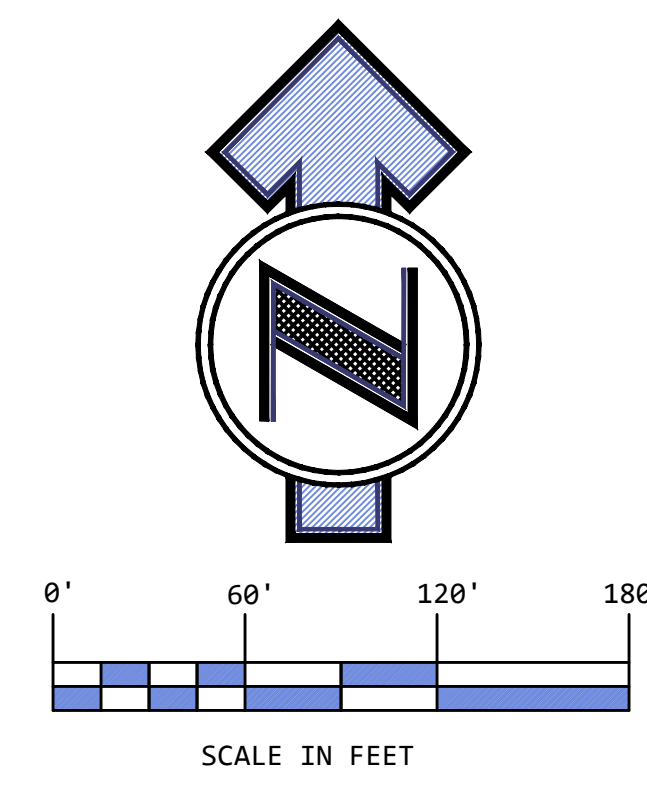
LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95682
 Ph. (530) 677-4080 Fax. (530) 677-4086

PLANNING SERVICES DIVISION:
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS:
 APPROVAL/DENIAL DATE: _____

THE CROSSINGS PHASES 2 & 3
SITE PLAN
 SHEET NO. **S-1**
 Plot Date: Dec 02, 2024

NOTE: SEE ARCHITECT SHEET A5 - "SITE PLAN VIGNETTES" FOR DETAILED SITE LAYOUTS, TYP.

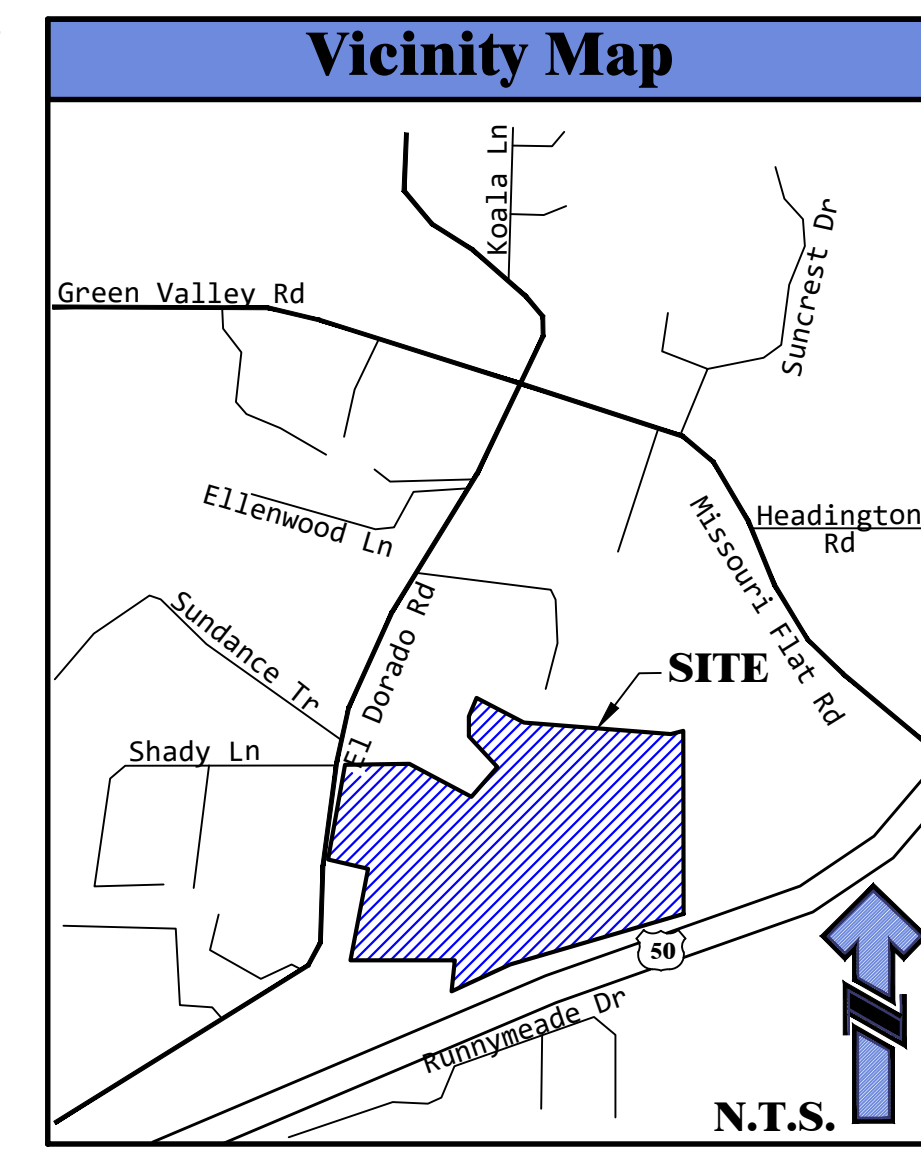
NOTE: SEE ARCHITECT PLANS FOR ADDITIONAL DETAILS INCLUDING PROJECT RV SITE VIGNETTES, BUILDING ELEVATIONS & DETAILS, RV SITE TOTALS & AMENITIES SUMMARY



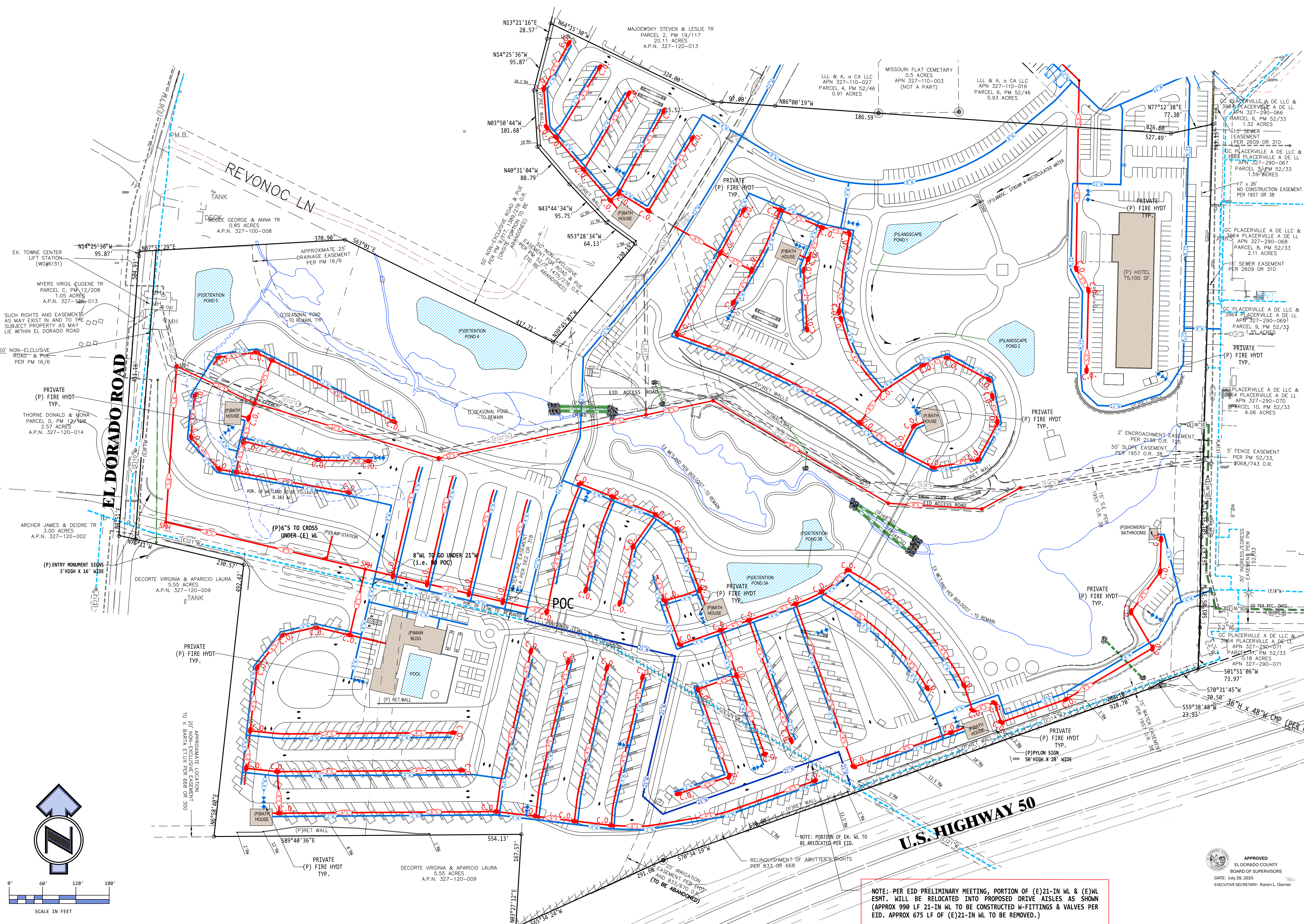
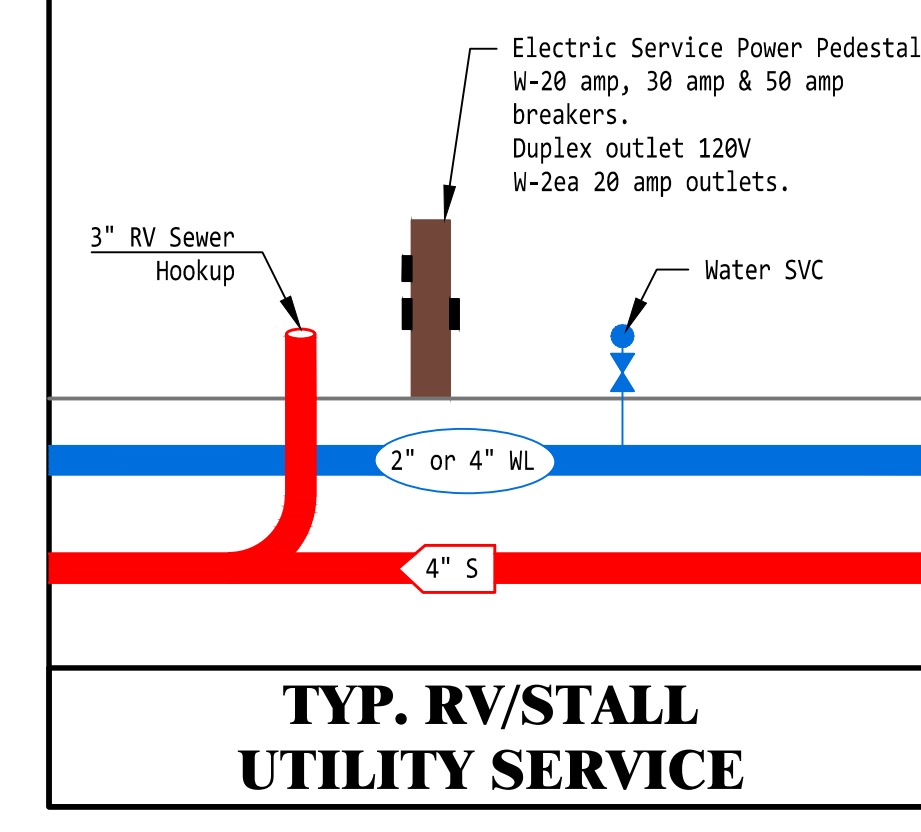
THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND PD REVISION(PD 97-0011), CONDITIONAL USE PERMIT (CUP) & REZONE (R) PRELIMINARY UTILITY PLAN

GP24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
The Crossings - El Dorado RV Resort and Campground
Exhibit F - Utilities Plan

APNs: 327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
Crossings Road at El Dorado Road, Placerville, CA 95667
October 2024



APPROVED
EL DORADO COUNTY
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DATE: April 29, 2025
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Abbreviations

BSM	BACK OF SIDEWALK	LG	PROPANE TANK
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D	DEGREE OF CURVE	P.E.	POSTAL EASEMENT
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DNY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	RET	RETAINING WALL
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ESMT	ESTIMATE	SD	SEWER
FC	FACE OF CURB	SD	STORM DRAIN
FF	FINISHED FLOOR	SS	SEWER SERVICE
FG	FINISHED GRADE	SW	SIDEWALK
PH	FIRE HYDRANT	TB	TOP BACK OF CURB
FL	FLOOR LINE	TC	TOP OF CURB ELEV.
FND.	FOUNDATION	TP	TOP OF PAVEMENT
GA	GOY ANCHOR	TW	TOP OF WALL
GB	GRADE BREAK	UPC	UNIVERSAL PLUMBING CODE
HP	HIGH POINT	US	UTILITY SERVICE
JP	JOINT POLE	W or ML	WATER LINE
LF	LEFT	WS	WATER SERVICE

Project Data

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PROJECT #	21-122

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LEBECK ENGINEERING, INC.
340 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95602
Ph. (530) 677-4080 Fax. (530) 677-4086

PLANNING SERVICES DIVISION

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS

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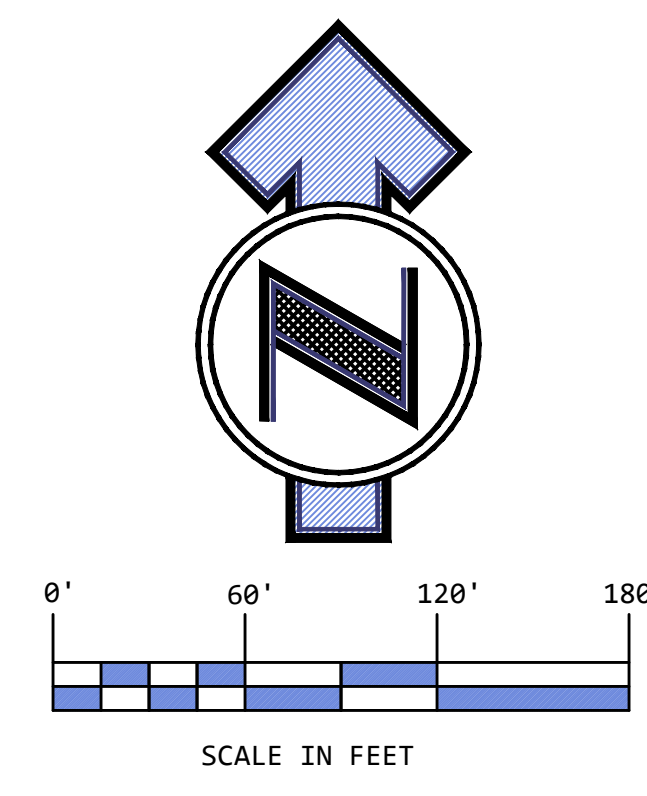
PROJECT #

THE CROSSINGS PH. 2 HOTEL PRELIMINARY UTILITY PLAN

U-1

Plot Date: Dec 02, 2024

NOTE: PER EID PRELIMINARY MEETING, PORTION OF (E)21-IN WL & (E)WL ESMT. WILL BE RELOCATED INTO PROPOSED DRIVE AISLES AS SHOWN (APPROX 990 LF 21-IN WL TO BE CONSTRUCTED W-FITTINGS & VALVES PER EID. APPROX 675 LF OF (E)21-IN WL TO BE REMOVED.)



PRELIMINARY GRADING & DRAINAGE PLAN

for

THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND

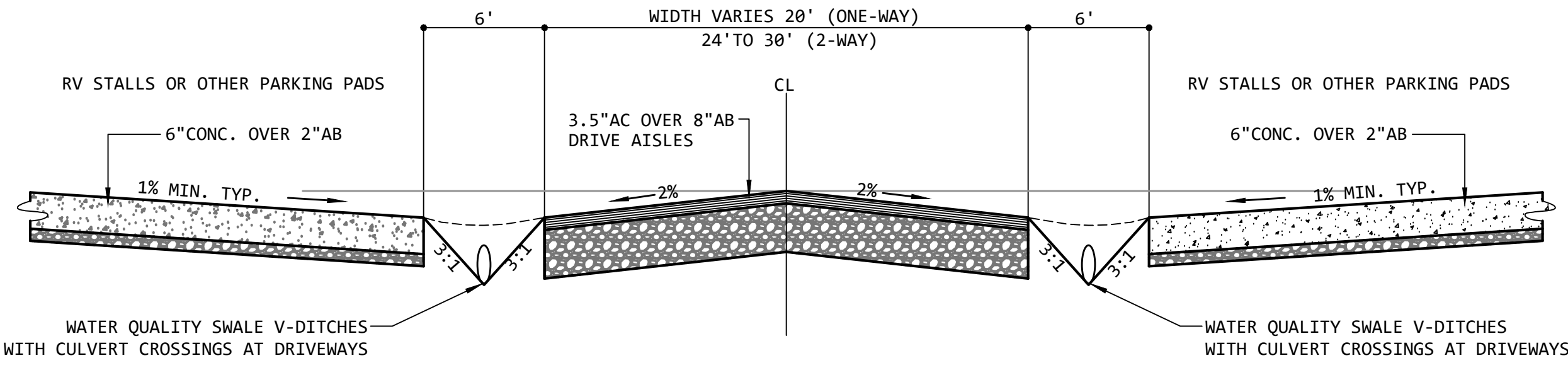
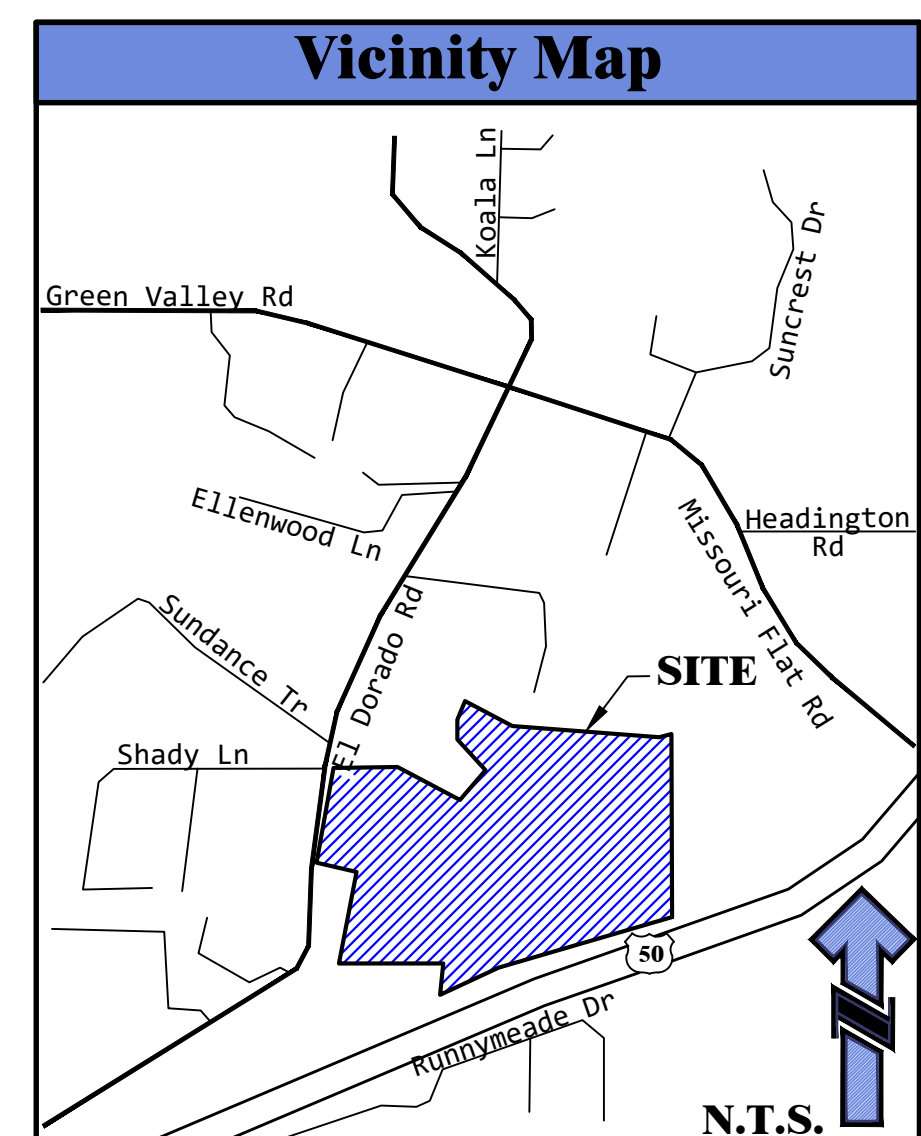
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Earthwork Calculations

EMBANKMENT (FILL)	285,107 C.Y.
EXCAVATION (CUT)	288,765 C.Y.
LESS 18% SHRINKAGE & LOSS	28,877 C.Y.
TOTAL CUT	188,889 C.Y.
SITE TOTAL	24,419 C.Y. IMPORT
LESS PRIOR PHASE 1 IMPORT = 30,000 C.Y. STOCKPILED; LESS 5,000 C.Y. FOR POSSIBLE LLA AREA = BALANCE ON-SITE	
NOTE: The earthwork quantities calculated are approximate and may vary based upon characteristics of the soil and/or contractor methodology.	
NOTE: The earthwork quantities calculated are approximate and may vary based upon characteristics of the soil and/or contractor methodology. Above exclude any pool dirt, trench dirt for utilities, wall/foundation footings, or other landscaping items. Contractor shall adjust quantities as necessary to account for these items once pool design is known and/or structural calculations & details are completed by the structural engineer.	

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DATE OF PREPARATION	OCTOBER 2024
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REPREPARED BY:

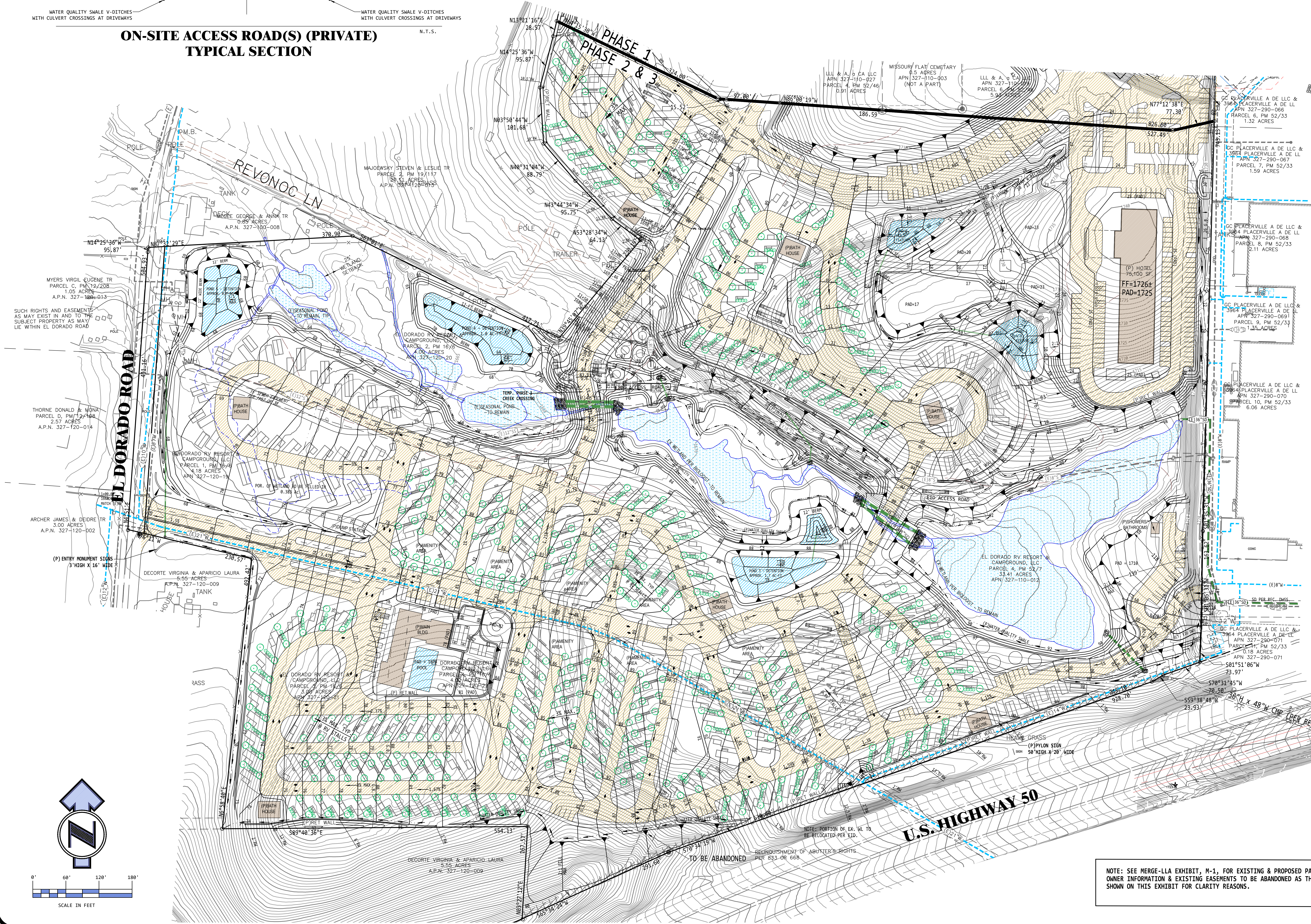
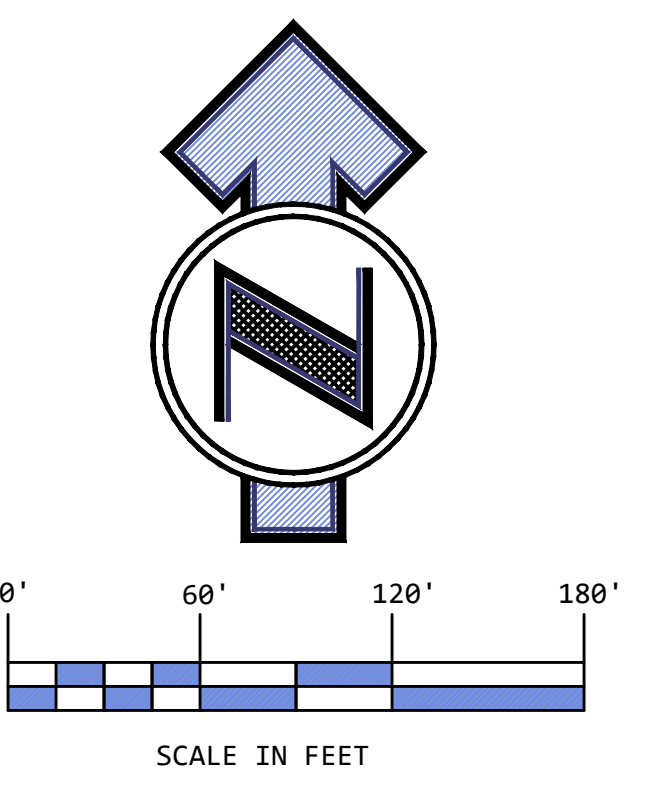
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APPROVAL SERVICES DIVISION:
 APPROVAL/DENIAL DATE:
 BOARD OF SUPERVISORS:
 APPROVAL/DENIAL DATE:

THE CROSSINGS
 PH. 2 & 3
 PRELIMINARY
 GRADING PLAN

G-1
 Plot Date: Dec 02, 2024

NOTE: SEE MERGE-LLA EXHIBIT, M-1, FOR EXISTING & PROPOSED PARCEL LINES & OWNER INFORMATION & EXISTING EASEMENTS TO BE ABANDONED AS THOSE ARE NOT SHOWN ON THIS EXHIBIT FOR CLARITY REASONS.



APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
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 EXECUTIVE SECRETARY: Karen L. Garner

MAIN BUILDING:

- CHECK-IN / MANAGER'S OFFICE / CONCIERGE
- STORE (GROCERIES, LOCAL AG ITEMS, RV ESSENTIALS, SOUVENIRS, FIREWOOD)
- BUSINESS CENTER / MAIL CENTER
- FITNESS CENTER
- CLUBHOUSE / REC ROOM / GAME ROOM
- COMMUNAL KITCHEN
- ARCADE
- LAUNDRY
- ICE CREAM
- COFFEE
- RESTROOMS
- SHOWERS

MANAGER APARTMENT

OTHER BUILDINGS:

- MAINTENANCE
- SHOWERS
- RESTROOMS
- PAVILIONS

POSSIBLE OUTDOOR RECREATION AMENITIES:

- POOL / HOT TUB / SPLASH PAD
- MINI GOLF
- PLAYGROUNDS
- DOG PARKS
- OUTDOOR TRAILS
- FIRE PITS
- HORSESHOES / CORN HOLE / LADDER BALL / SHUFFLE BOARD / BOCCI BALL / TETHER BALL
- OVERSIZED LAWN GAMES
- BBO & PICNIC TABLES
- ROCK CLIMBING WALL
- PICKLEBALL / VOLLEYBALL / BASKETBALL / TENNIS

POSSIBLE SERVICES / AMENITIES:

- SHUTTLE TO DOWNTOWN PLACERVILLE / COLOMA / APPLE HILL / SIERRA-AT-TAHOE
- FOOD TRUCKS AND/OR ICE CREAM TRUCKS
- COFFEE AND DONUT TRUCK/CART/KIOSK
- MOBILE FARM STAND
- CONCIERGE SERVICES FOR VISITING EL DORADO COUNTY
- BIKE RENTALS
- RECREATION EQUIPMENT RENTALS (PADDLE BOARDS, HIKING GEAR, SLEDS, ETC.)
- SUMMER MOVIE NIGHTS
- BINGO
- CHILDREN'S ACTIVITIES
- CHILDCARE CENTER

DATA:

90 FT PULL THRU DOUBLE:	6 DOUBLE SITES (12 SITES - 45 FT EA.)
50 FT PULL THRU:	110 SITES (INCLUDES 25 PHASE II SITES)
STANDARD BACK IN:	53 SITES
PREMIUM BACK IN:	77 SITES (INCLUDES 13 PHASE II SITES)
VAN/TENT:	9 SITES
DISPERSED TENT:	5 SITES (PHASE II ONLY)
GROUP TENT:	1 GROUP SITE
CABINS/TINY HOMES:	23 CABINS/TINY HOMES
"GLAMPING" TENT CABINS:	7 CABINS
YURTS:	4 YURTS
TOTAL:	301 UNITS TOTAL (266 SITES, 1 GROUP SITE, & 34 CABINS/YURTS)

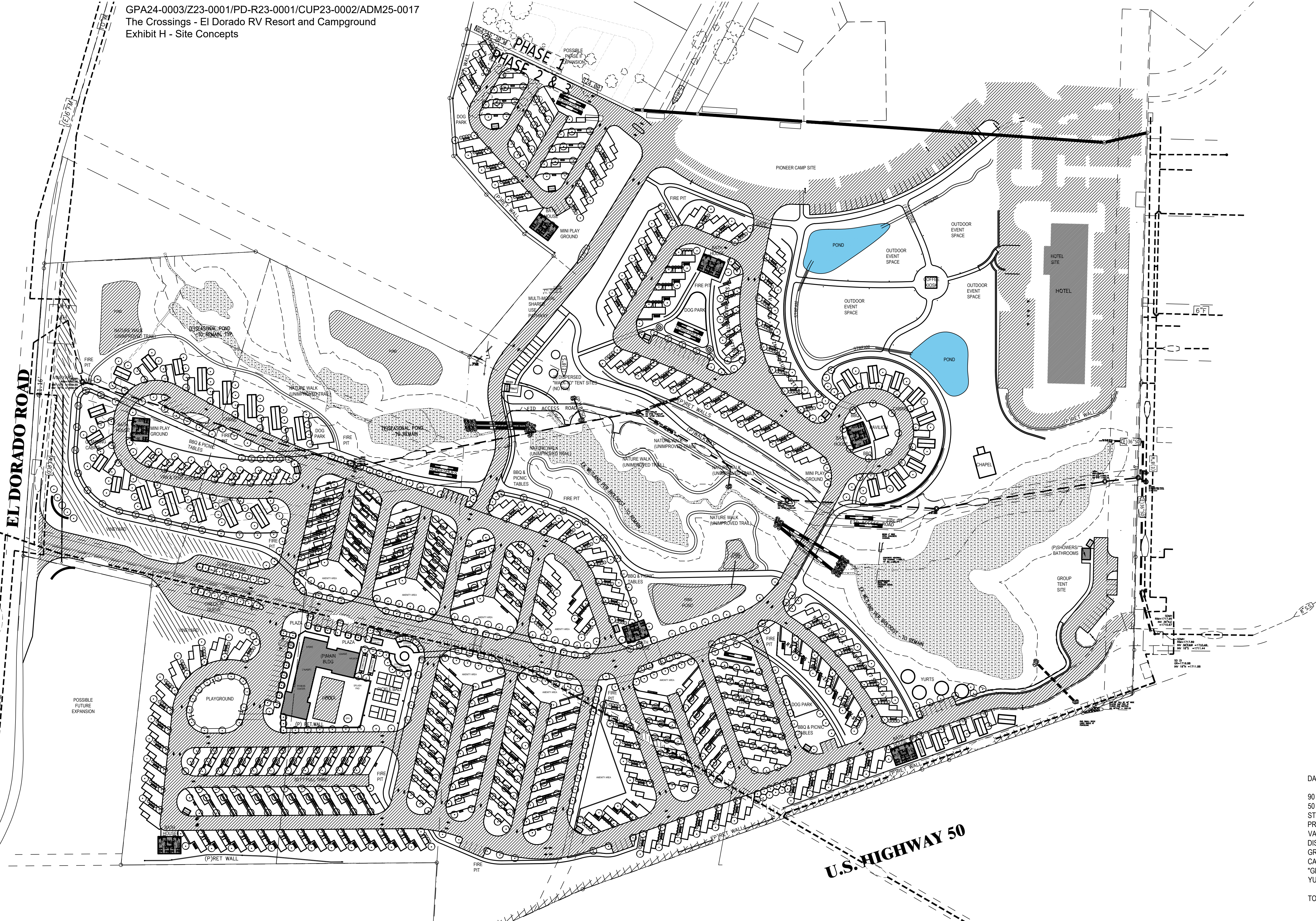
CROSSINGS RV RESORT & CAMPGROUND

PLACERVILLE, CA

SITE CONCEPT

DATE: OCTOBER 2024
 PROJECT NO: EDEC
 SCALE: 1" = 80'-0"
 SHEET: 1





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- CHECK-IN / MANAGER'S OFFICE / CONCIERGE
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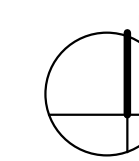
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CROSSINGS RV RESORT & CAMPGROUND

SITE CONCEPT

PLACERVILLE, CA

DATE: OCTOBER 2024
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 SCALE: 1" = 80'-0"
 SHEET: 1



**CROSSINGS RV
 RESORT &
 CAMPGROUND**
 PLACERVILLE, CA

PREPARED FOR:
**GRADO
 CONSTRUCTION**

4330 Golden Center Drive, Suite D
 Placerville, CA 95667

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO GREG JONES ARCHITECTURE AND IS FURNISHED FOR THE PURPOSES OF REVIEW, BIDDING, OR CONSTRUCTION OF THE PROJECT INDICATED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF GREG JONES ARCHITECTURE. INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF GREG JONES ARCHITECTURE. ALL RIGHTS RESERVED COPYRIGHT © 2017.

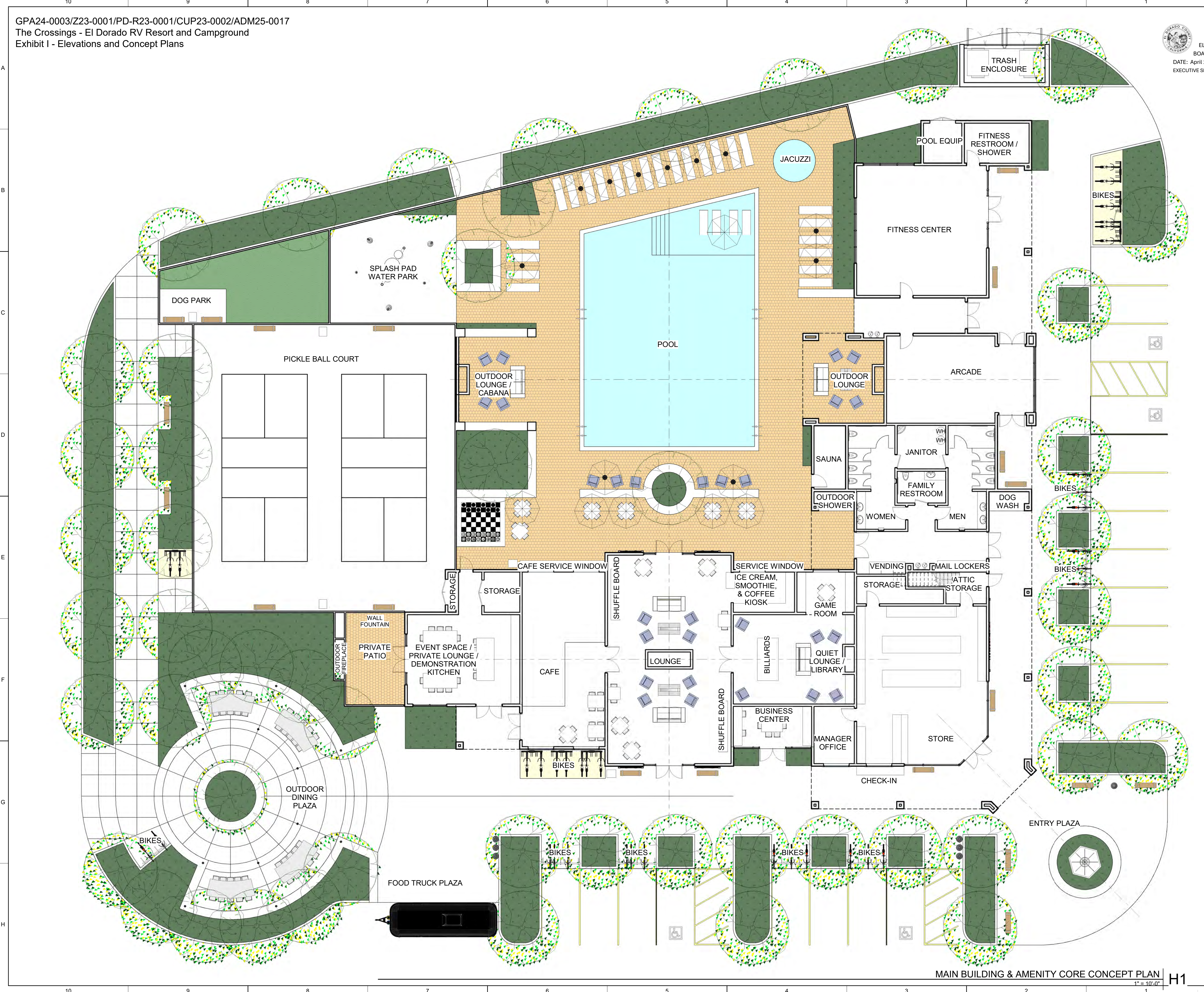
NO. ISSUE DATE

**CONCEPT PLAN -
 MAIN BUILDING &
 AMENITY CORE**

DATE: OCTOBER 2024

SHEET NO:

A2



MAIN BUILDING & AMENITY CORE CONCEPT PLAN
 1" = 10'-0" H1

APPROVED
 EL DORADO COUNTY
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 DATE: April 29, 2025
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GREG JONES
 ARCHITECTURE

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



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
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4330 Golden Center Drive, Suite D
 Placerville, CA 95667

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NO.	ISSUE	DATE
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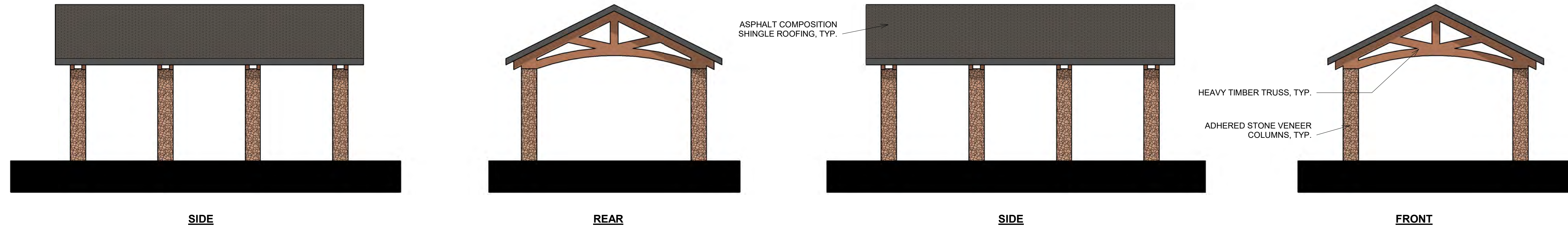
CONCEPTUAL
 ELEVATIONS -
 RESORT STORE /
 CLUBHOUSE

DATE: OCTOBER 2024

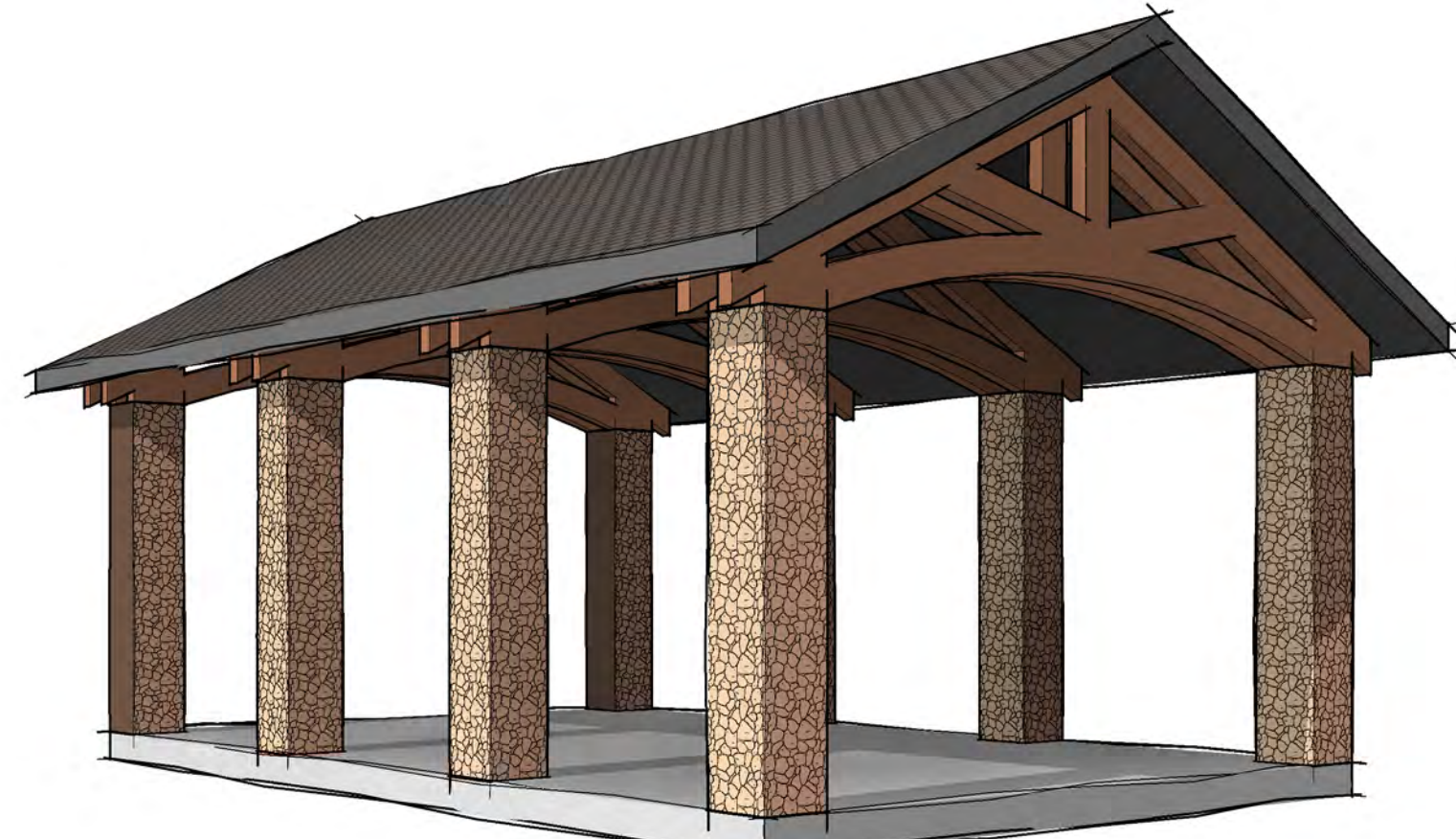
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A3

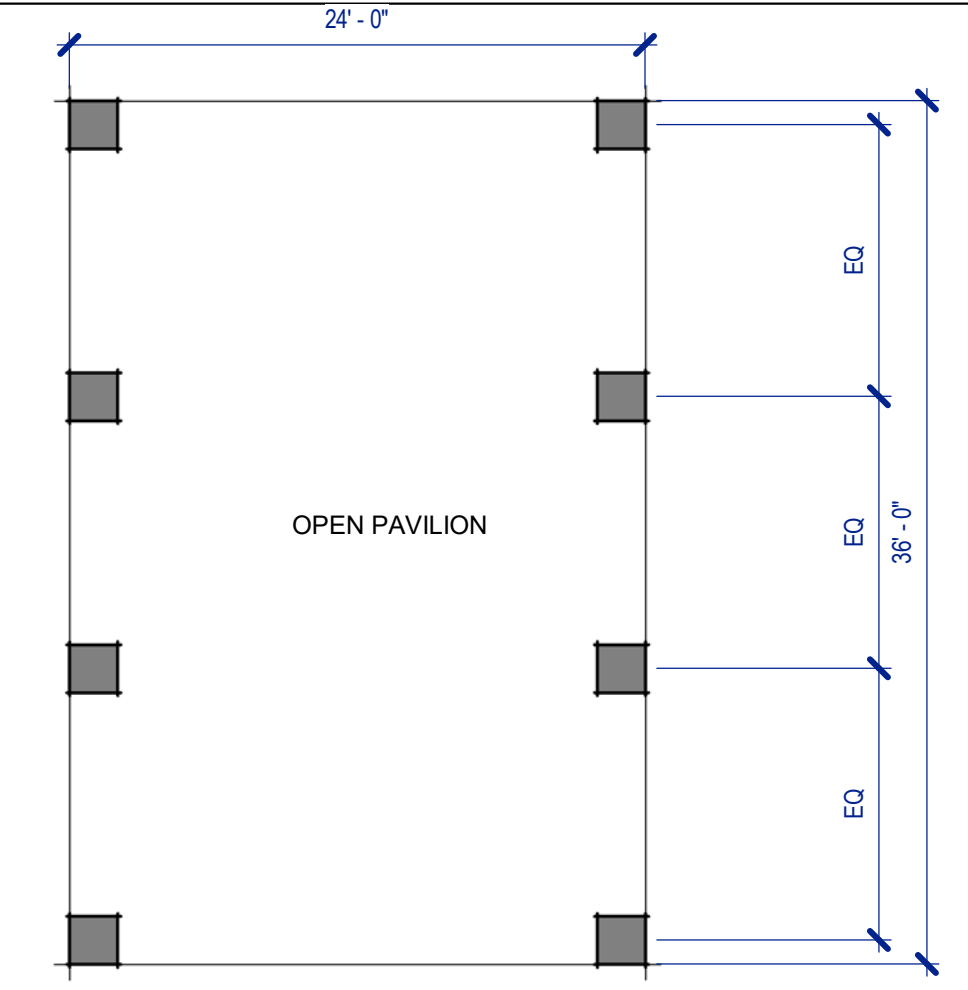




PAVILION ELEVATIONS | B1
 1/8" = 1'-0"



PAVILION CONCEPTUAL PERSPECTIVE | D7



CONCEPTUAL PAVILION PLAN | D4
 1/8" = 1'-0"



BATH HOUSE ELEVATION - ALTERNATE COLOR SCHEME | D1
 1/8" = 1'-0"

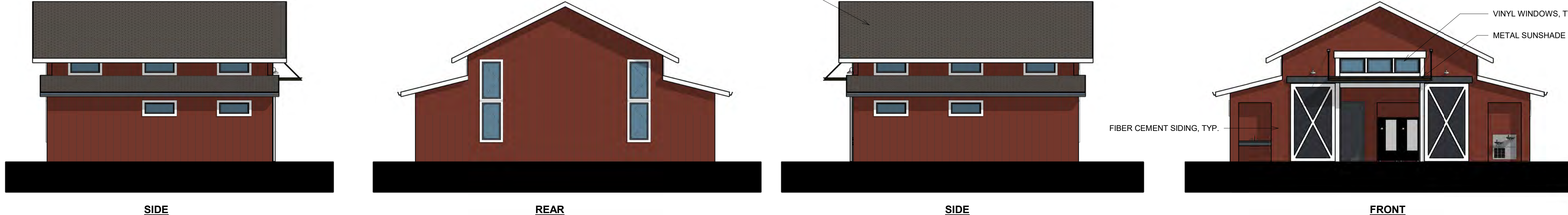
**CROSSINGS RV
 RESORT &
 CAMPGROUND**
 PLACERVILLE, CA

PREPARED FOR:
**GRADO
 CONSTRUCTION**

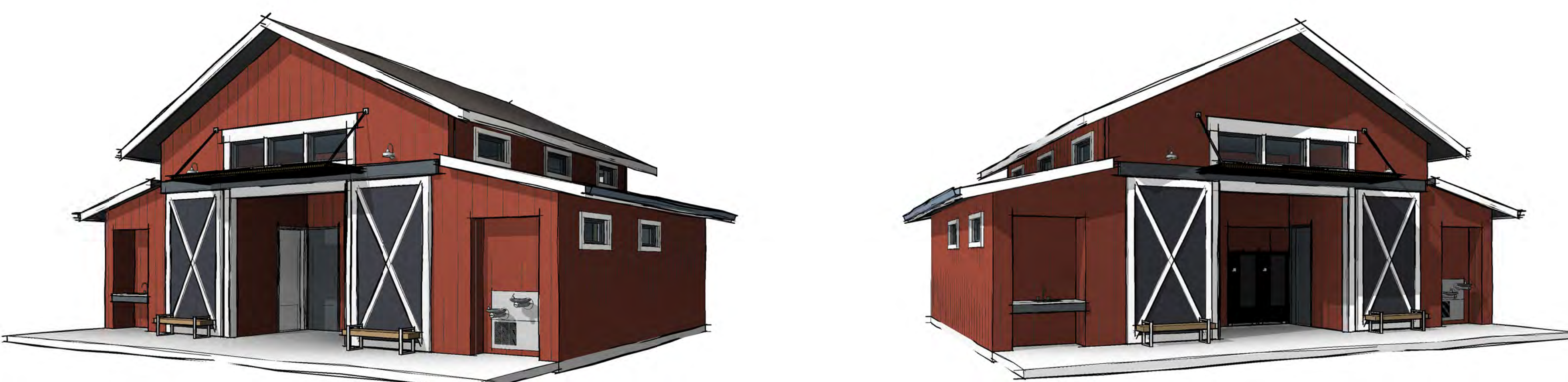
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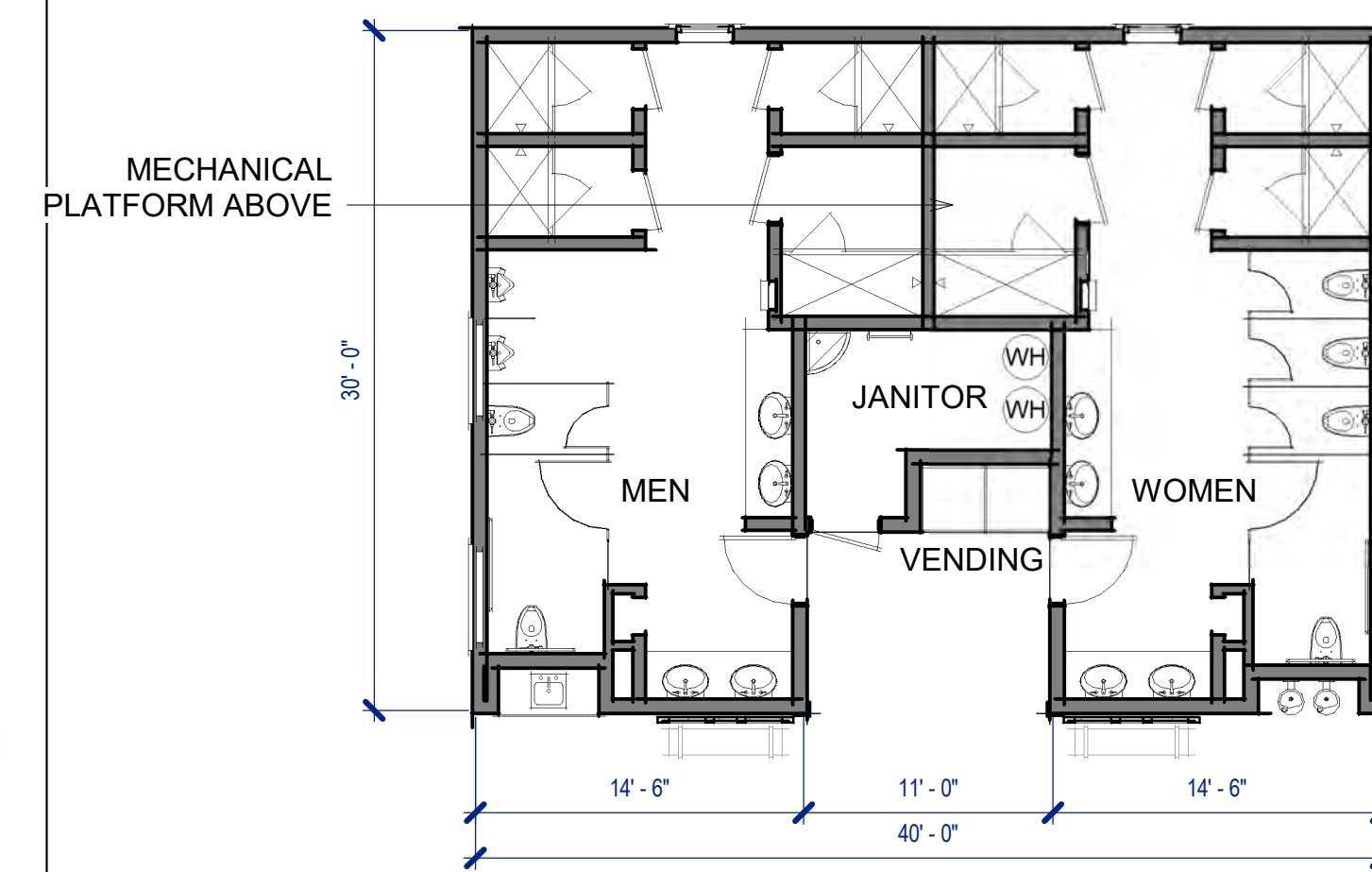
NO. ISSUE DATE



BATH HOUSE ELEVATIONS | F1
 1/8" = 1'-0"



BATH HOUSE CONCEPTUAL PERSPECTIVES | H4



CONCEPTUAL BATH HOUSE PLAN | H1
 1/8" = 1'-0"

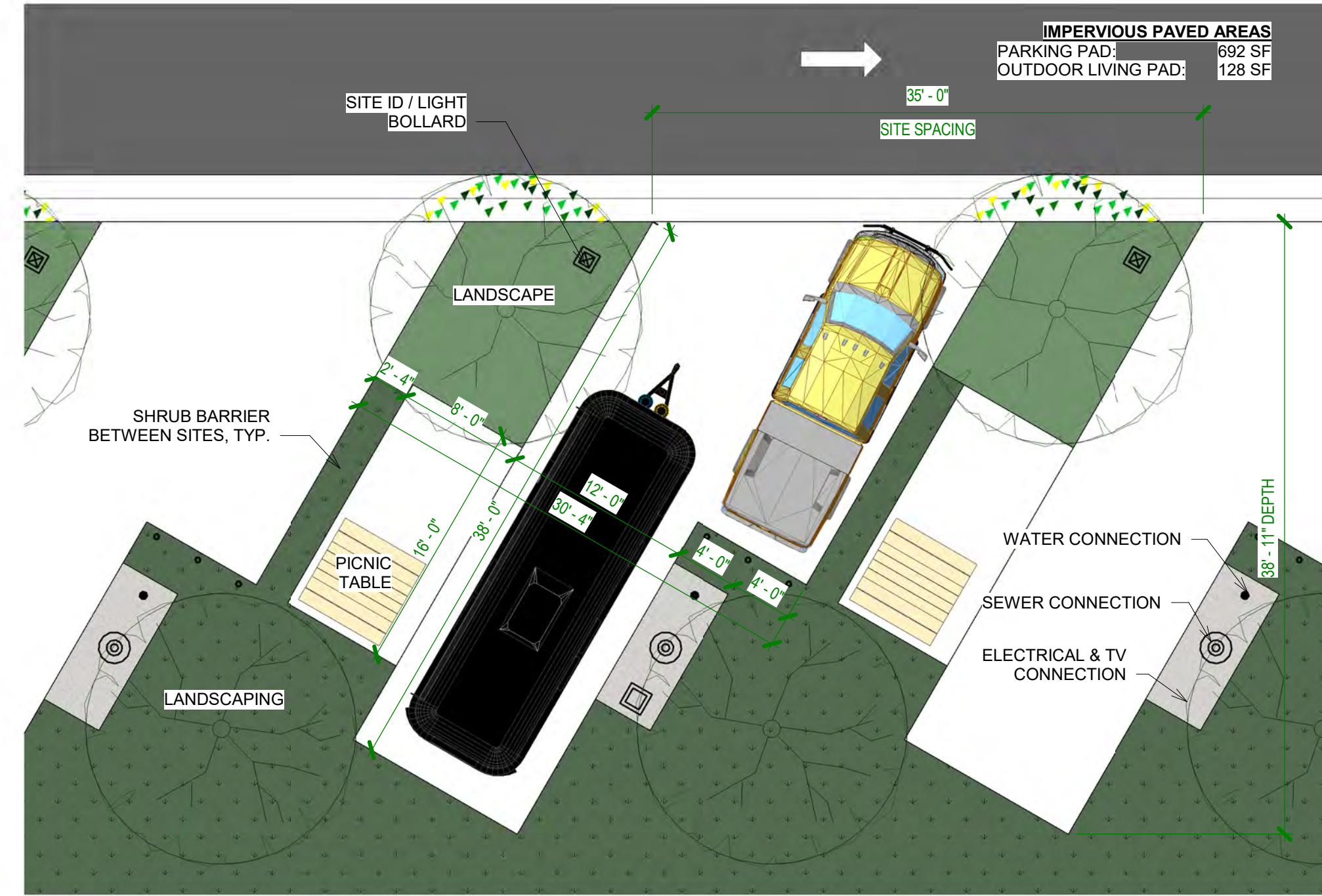
**CONCEPTUAL
 PLANS &
 ELEVATIONS - BATH
 HOUSE & PAVILION**

DATE: OCTOBER 2024

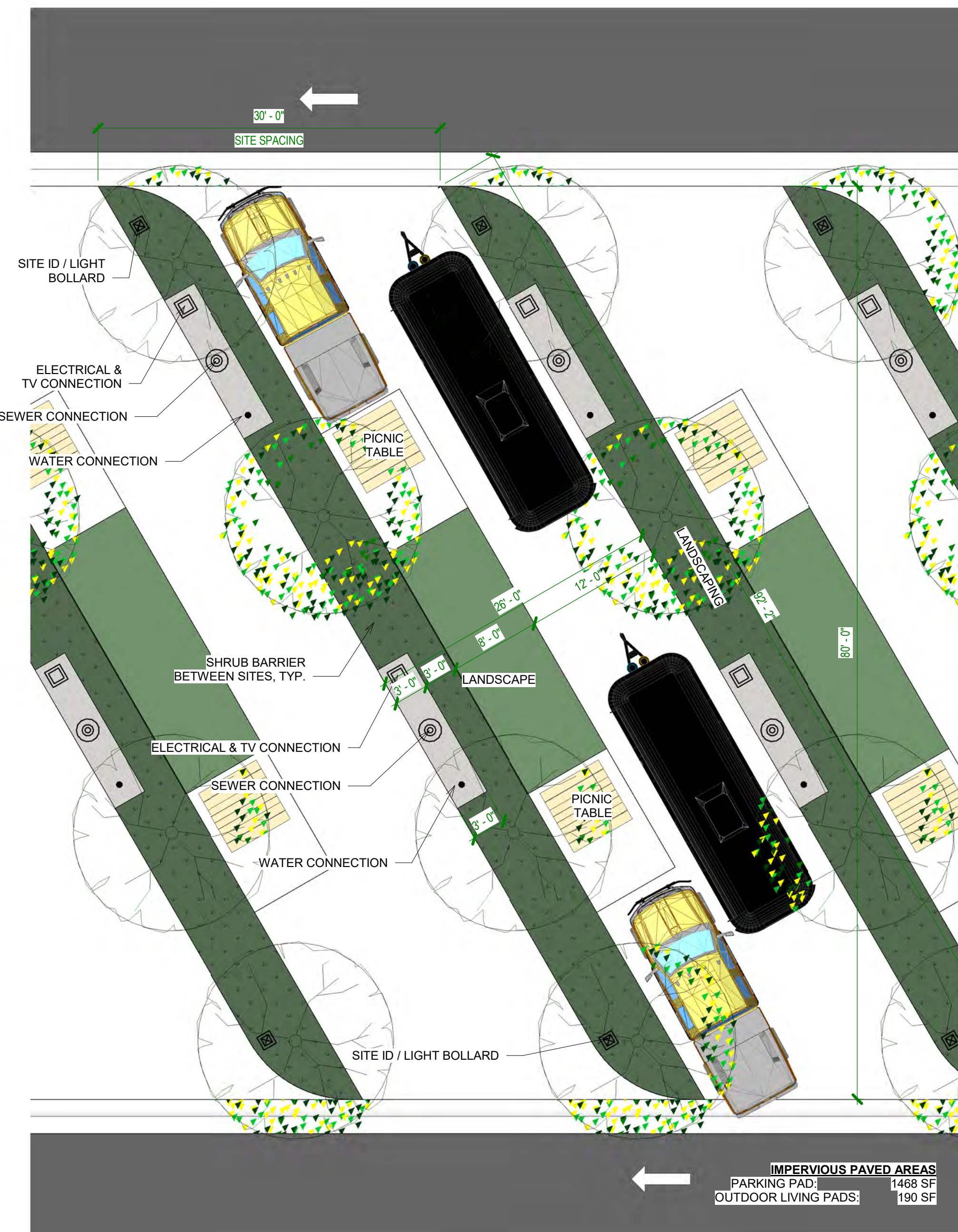
SHEET NO:

A4

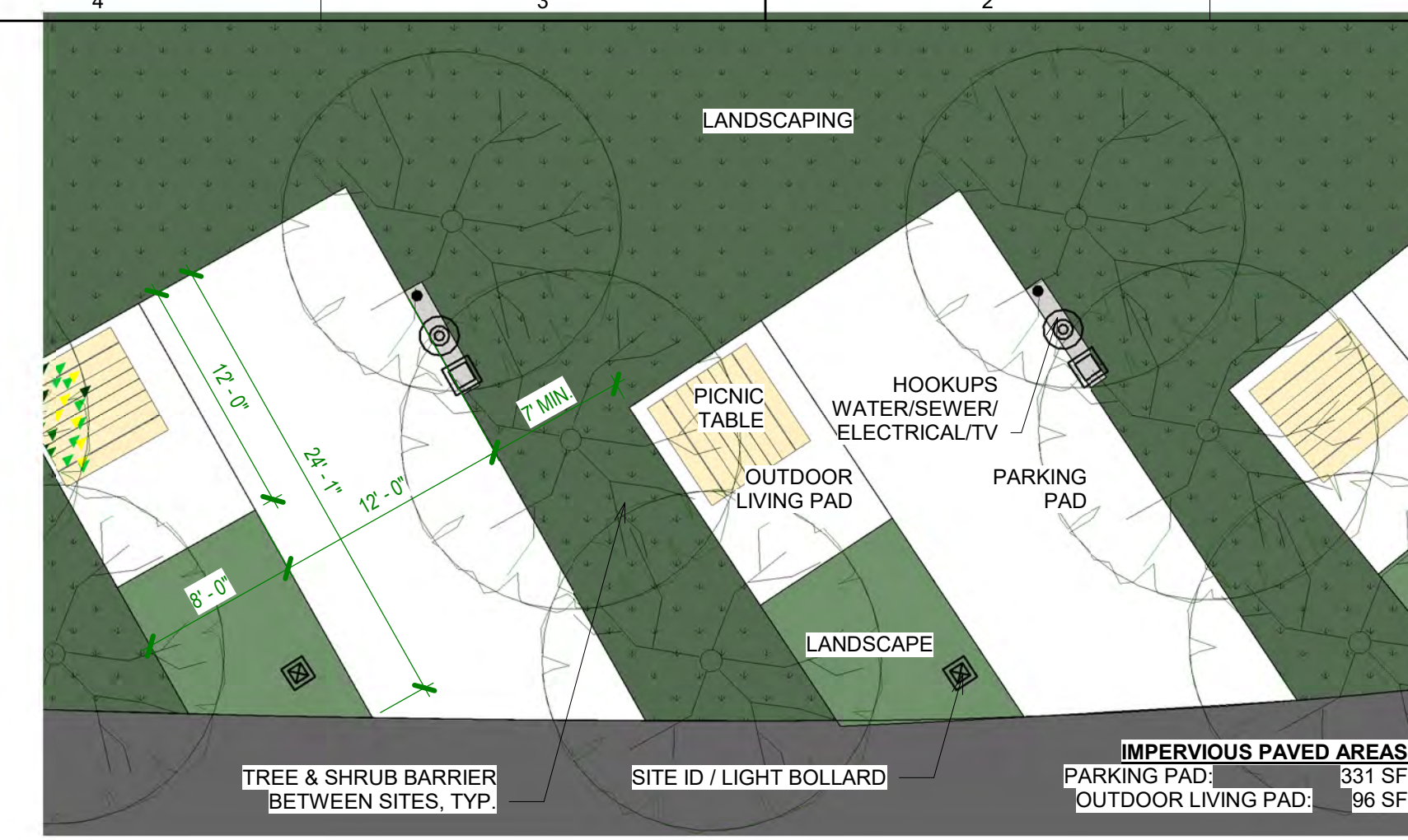




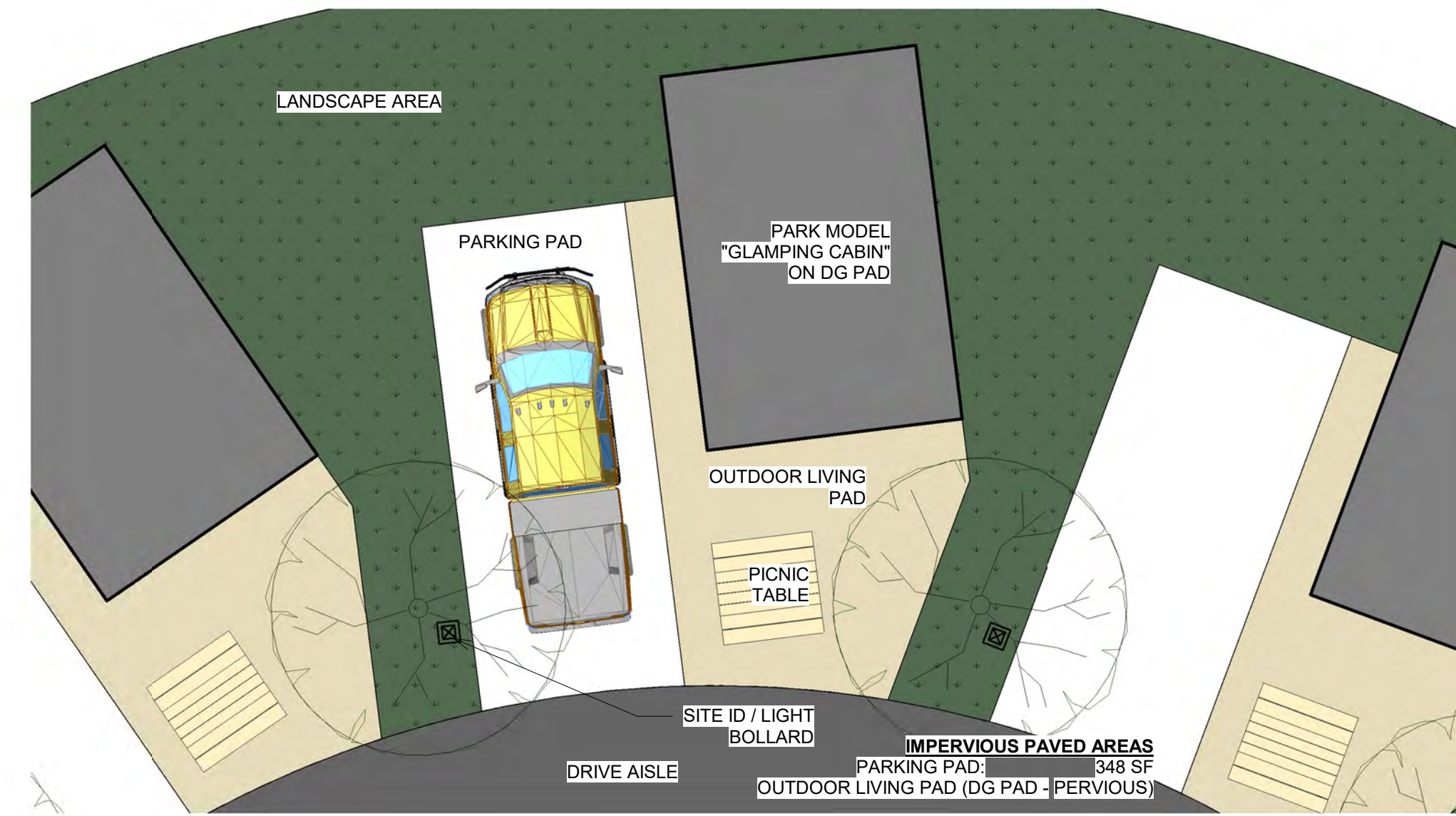
RV SITE - BACK IN STANDARD
 1/8" = 1'-0" C5



RV SITE - 90 FT PULL THRU (DOUBLE)
 1/8" = 1'-0" 1



RV SITE - VAN AND TENT
 1/8" = 1'-0" B1



CABIN - GLAMPING CABIN
 1/8" = 1'-0" E1



RV SITE - 50 FT PULL THRU
 1/8" = 1'-0" H1



APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
 DATE: April 29, 2025
 EXECUTIVE SECRETARY: Karen L. Garner



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

4330 Golden Center Drive, Suite D
 Placerville, CA 95667

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NO. ISSUE

DATE

SITE PLAN VIGNETTES

DATE: OCTOBER 2024

SHEET NO:

A5



APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
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GREG JONES
 ARCHITECTURE

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

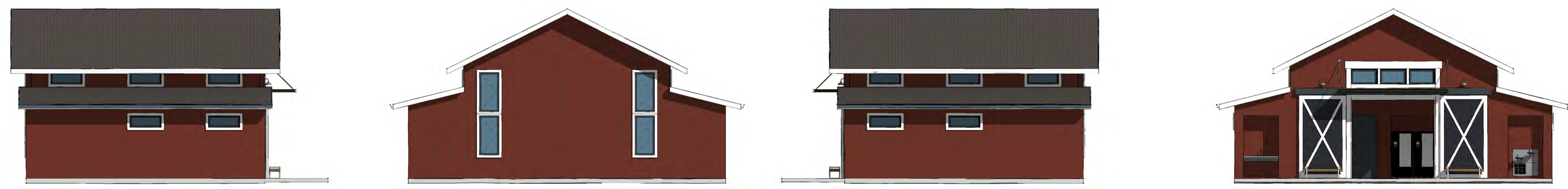
**CROSSINGS RV
 RESORT &
 CAMPGROUND**
 PLACERVILLE, CA

PREPARED FOR:
**GRADO
 CONSTRUCTION**

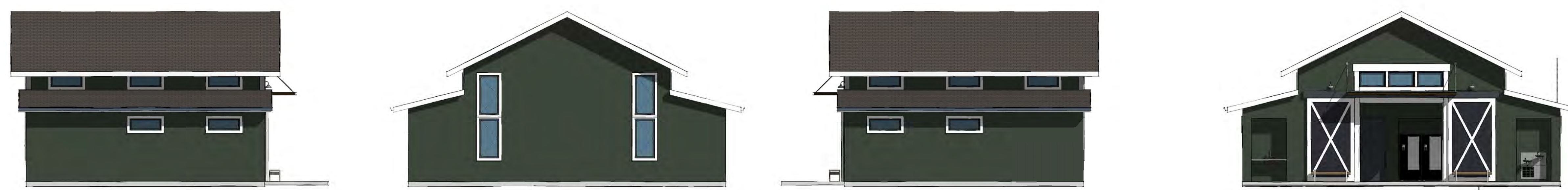
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NO.	ISSUE	DATE



BATH HOUSE ELEVATIONS - COLOR SCHEME 1
 1/8" = 1'-0"



BATH HOUSE ELEVATIONS - COLOR SCHEME 2
 1/8" = 1'-0"

COLOR SCHEMES

DATE: OCTOBER 2024

SHEET NO:

A6





**CROSSINGS RV
 RESORT &
 CAMPGROUND**
 PLACERVILLE, CA

PREPARED FOR:
**GRADO
 CONSTRUCTION**

4330 Golden Center Drive, Suite D
 Placerville, CA 95667



Email Address: tadams@taldesign.net
 Phone: 530-622-6200

**MAIN
 BUILDING**

DATE: 05.18.2023

SHEET NO:

L1



P L A N T I N G P L A N
 1" = 10'

Plant List				
BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
Arbutus x 'Marina'	Marina Strawberry Tree	16	15 Gallon	
Quercus wislizenii	Interior Live Oak	13	15 Gallon	
Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	13	15 Gallon	
SHRUBS				
Arctostaphylos 'Sunset'	Sunset Manzanita	18	5 Gallon	
Carpenteria californica	Bush Anemone	10	5 Gallon	
Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	24	1 Gallon	
Spiraea japonica 'Neon Flash'	Neon Flash Spirea	17	5 Gallon	
Salvia x microphylla 'Hot Lips'	Hot Lips Sage	28	1 Gallon	
GRASSES				
Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	18	1 Gallon	

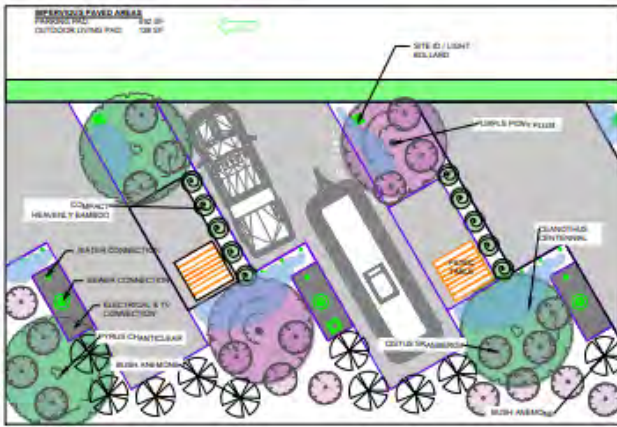
GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
 The Crossings - El Dorado RV Resort and Campground
 Exhibit K - Conceptual RV/Camping Landscape Plan

Van and Tent Plant List

Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Juniperus chinensis 'Spartan'	Spartan Juniper
Juniperus x pfitzeriana 'Aurea Improved'	Gold Coast Juniper
Laesalidula stoechas 'Olio Quasi'	Spanish Lavender
Olea europaea 'Wilson'	Frostkiss Olive
Salvia x microphylla 'Hot Lips'	Hot Lips Sage

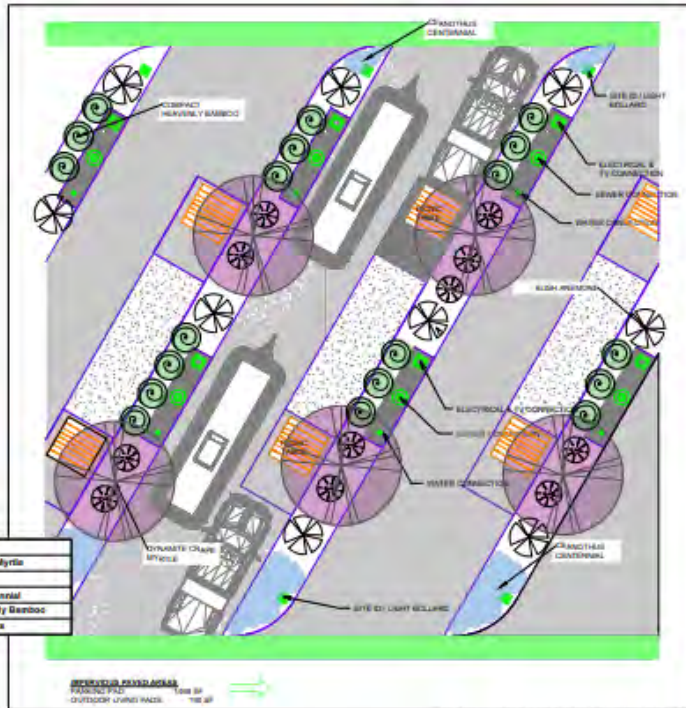
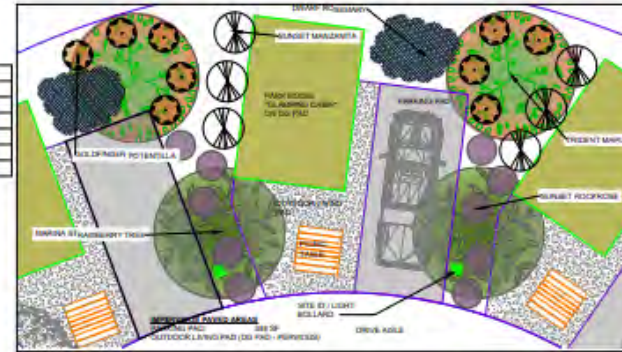
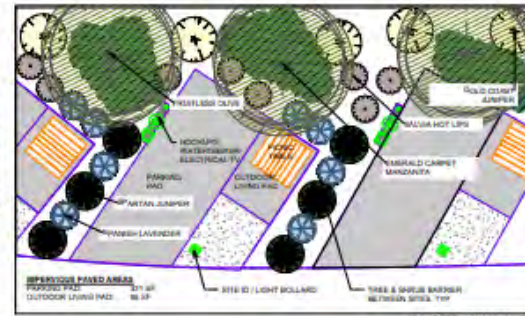
Glamping Cabin Plant List

Acer buergerianum 'Trident Maple'	Trident Maple
Arbutus x 'Marion'	Marion Strawberry Tree
Arctostaphylos 'Sunset'	Sunset Manzanita
Cistus x puberulentus 'Sunset'	Sunset Rockrose
Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla
Rosa rugosa 'officinalis' tree'	Dwarf Rosemary



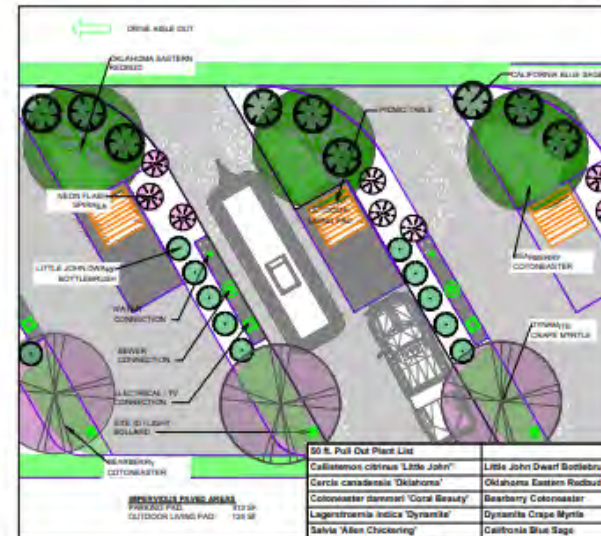
Back in Standard Plants

Carpenteria californica	Bush Anemone
Ceanothus 'Centennial'	Ceanothus Centennial
Clematis x 'daburugi'	Heavenly Rockrose
Nandina domestica 'Compacta'	Compact Heavenly Bamboo
Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear
Prunus caroliniana 'Purple Pony'	Purple Pony Plum



90 Ft. Pull Thru Plant List

Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle
Carpenteria californica	Bush Anemone
Ceanothus 'Centennial'	Ceanothus Centennial
Nandina domestica 'Compacta'	Compact Heavenly Bamboo
Spirea japonica 'Neon Flash'	Neon Flash Spirea



50 Ft. Pull Thru Plant List

Callistemon citrinus 'Little John'	Little John Dwarf Bottlebrush
Cercis canadensis 'Oklahoma'	Oklahoma Eastern Redbud
Colosseaster dannebergii 'Coral Beauty'	Bearberry Colosseaster
Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle
Salvia 'Allen Chickering'	California Blue Sage
Spirea japonica 'Neon Flash'	Neon Flash Spirea

CROSSINGS RV
 RESORT &
 CAMPGROUND
 PLACERVILLE, CA

PREPARED FOR:
**GRADO
 CONSTRUCTION**

4330 Golden Center Drive, Suite D
 Placerville, CA 95667



Email Address: tadam@jamslandscape.net
 Phone: 530-622-6200

SITE PLAN
 VIGNETTES

DATE: 04.10.2023

SHEET NO:

L1

APPROVED

EL DORADO COUNTY
 BOARD OF SUPERVISORS

DATE: April 29, 2025

EXECUTIVE SECRETARY: Karen L. Garner



RR4

North Drive & Parking StatArea

Illuminance (Fc)
 Average = 1.33
 Maximum = 3.5
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

POSSIBLE
 FUTURE
 EXPANSION
 OR
 OTHER
 COMPATIBLE
 USE

MULTI-MODAL
 SHARED
 USE
 PATHWAY

(S) DISPERSED
 WALK-TO TENT SITES
 (NO RVs)

NATURE WALK
 (UNIMPROVED TRAIL)

BBQ &
 PICNIC
 TABLES

FIRE PIT

NATURE WALK
 (UNIMPROVED TRAIL)

NATURE WALK
 (UNIMPROVED TRAIL)

BBQ &
 PICNIC
 TABLES

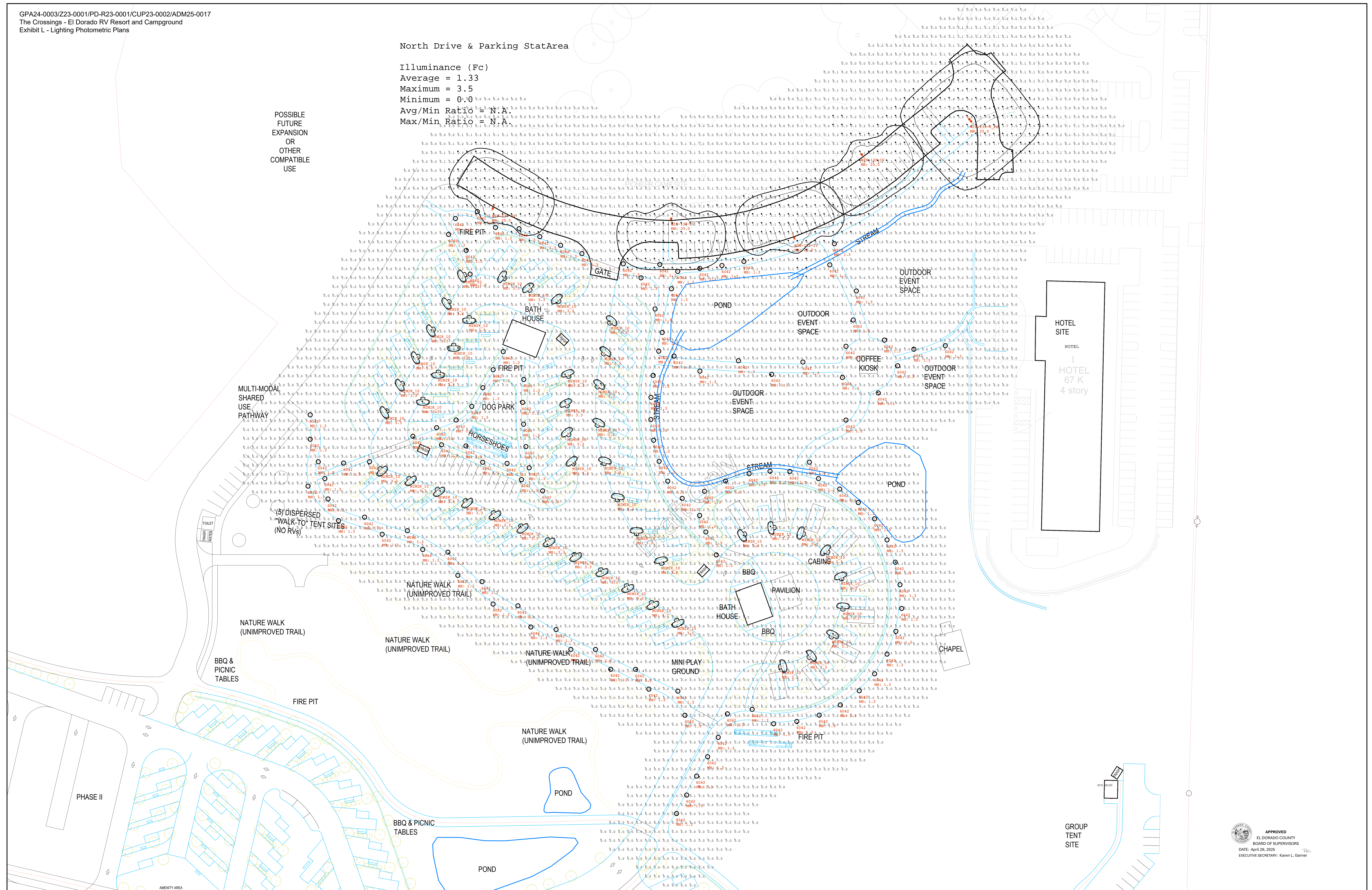
NATURE WALK
 (UNIMPROVED TRAIL)

POND

NATURE WALK
 (UNIMPROVED TRAIL)

POND

POND

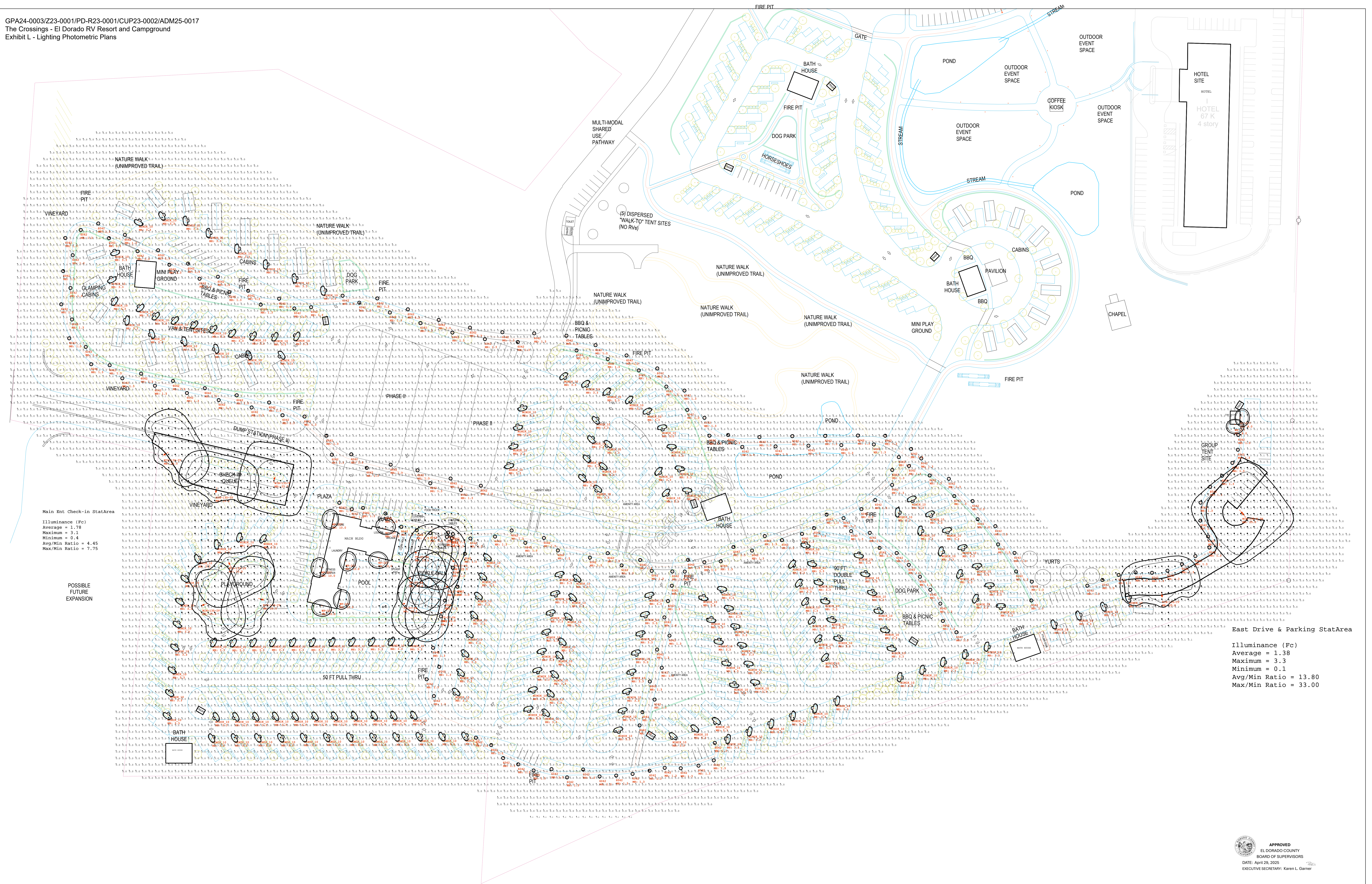


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 DATE: April 29, 2025
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Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watt	LLD	LDD	BF	LLF	BUG Rating	[MANUFAC]	Description	[LUMCAT]
●	122	6042	Single	230	7.00991	1.000	0.900	1.000	0.900	B0-U1-G0	WAC Lighting	6041-30BZ Mini Tiki Path Light	6041-30BZ
●	46	MIMIK_10	Single	744	11	1.000	0.900	1.000	0.900	B0-U0-G0	Performance in Lighting	LIGHTWAY BOLLARD_MIMIK_10_1000_730_071804	071804
●	4	WIN-135-IV	Single	13924	135	1.000	0.900	1.000	0.900	B3-U0-G3	PEMCO Lighting Products, LLC.	DAN_WINXXNL135W3KX4	DAN_WINXXNL135W3KX4
●	1	WIN-135-V_2H	Back-Back	14165	135	1.000	0.900	1.000	0.900	B4-U0-G2	PEMCO Lighting Products, LLC.	DAN_WINXXNL135W3KX5_2@180	DAN_WINXXNL135W3KX5

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
North Drive & Parking StatArea	Illuminance	Fc	1.33	3.5	0.0	N.A.

CAL LIGHTING 855.9CALLTG
 info@cal.lighting
 Doug Coleman



Main Ent Check-in StatArea
 Illuminance (Fc)
 Average = 1.78
 Maximum = 3.1
 Minimum = 0.4
 Avg/Min Ratio = 4.45
 Max/Min Ratio = 7.75

East Drive & Parking StatArea
 Illuminance (Fc)
 Average = 1.38
 Maximum = 3.3
 Minimum = 0.1
 Avg/Min Ratio = 13.80
 Max/Min Ratio = 33.00

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watt	LLD	LDD	BF	LLF	BUG Rating	[MANUFAC]	Description	[LUMCAT]
●	201	6042	Single	230	7.00991	1.000	0.900	1.000	0.900	B0-U1-G0	WAC Lighting	6041-30RZ_Mini Tiki Path Light	6041-30RZ
□	184	MM1K_10	Single	744	11	1.000	0.900	1.000	0.900	B0-U0-G0	Performance IN Lighting	LIGHTWAY BOLLARD_MM1K_10_1000_730_071804	071804
○	6	TT-D7-T4	Single	11834	127.1	1.000	0.900	1.000	0.900	B2-U0-G4	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	TT-D7-830-U-T4-FM	TT-D7-830-U-T4-FM
○	6	WIN-135-IV	Single	13924	135	1.000	0.900	1.000	0.900	B3-U0-G3	PEMCO Lighting Products, LLC.	DAN_WINXXNL135W3KX4	DAN_WINXXNL135W3KX4
○	1	WIN-135-V	Single	14165	135	1.000	0.900	1.000	0.900	B4-U0-G2	PEMCO Lighting Products, LLC.	DAN_WINXXNL135W3KX5	DAN_WINXXNL135W3KX5
○	1	WIN-135-V_2H	Back-Back	14165	135	1.000	0.900	1.000	0.900	B4-U0-G2	PEMCO Lighting Products, LLC.	DAN_WINXXNL135W3KX5_2@180	DAN_WINXXNL135W3KX5
□	9	WP-227	Single	2049	28	1.000	0.900	1.000	0.900	B1-U1-G0	WAC Lighting	WP-LED227-30_SHARK(12) A032714_Hawk	SHARK(12) A032714

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Drive & Parking StatArea	Illuminance	Fc	1.38	3.3	0.1	13.80	33.00
Main Ent Check-in StatArea	Illuminance	Fc	1.78	3.1	0.4	4.45	7.75

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CAIAL LIGHTING 855.9CALLTG
 info@cal.lighting
 Doug Coleman

Crossings at El Dorado

REVISED 3-31-2025

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LANDLORD/ TENANT REQUIREMENTS	2
WALL SIGN & UNDER CANOPY ALLOWANCES	3
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PROHIBITED SIGNS/ TEMPORARY SIGNS	5
ABANDONMENT OF SIGNS	5
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PAGE 1 OF 15



Alpha Architectural
Signs & Lighting

A Division of IEC services

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
(916) 379-0225

Introduction to Sign Criteria

Crossings at El Dorado

INTRODUCTION

The purpose of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be strictly enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the County.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required County permits.

LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any monument or pylon signs. Tenant will be responsible for lettering of designated monument face.
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility for such removal and to patch and paint surface to match the existing color, and restore surface to original condition.



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DATE: April 29, 2025

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PAGE 2 OF 15



AlphaArchitectural
Signs & Lighting

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

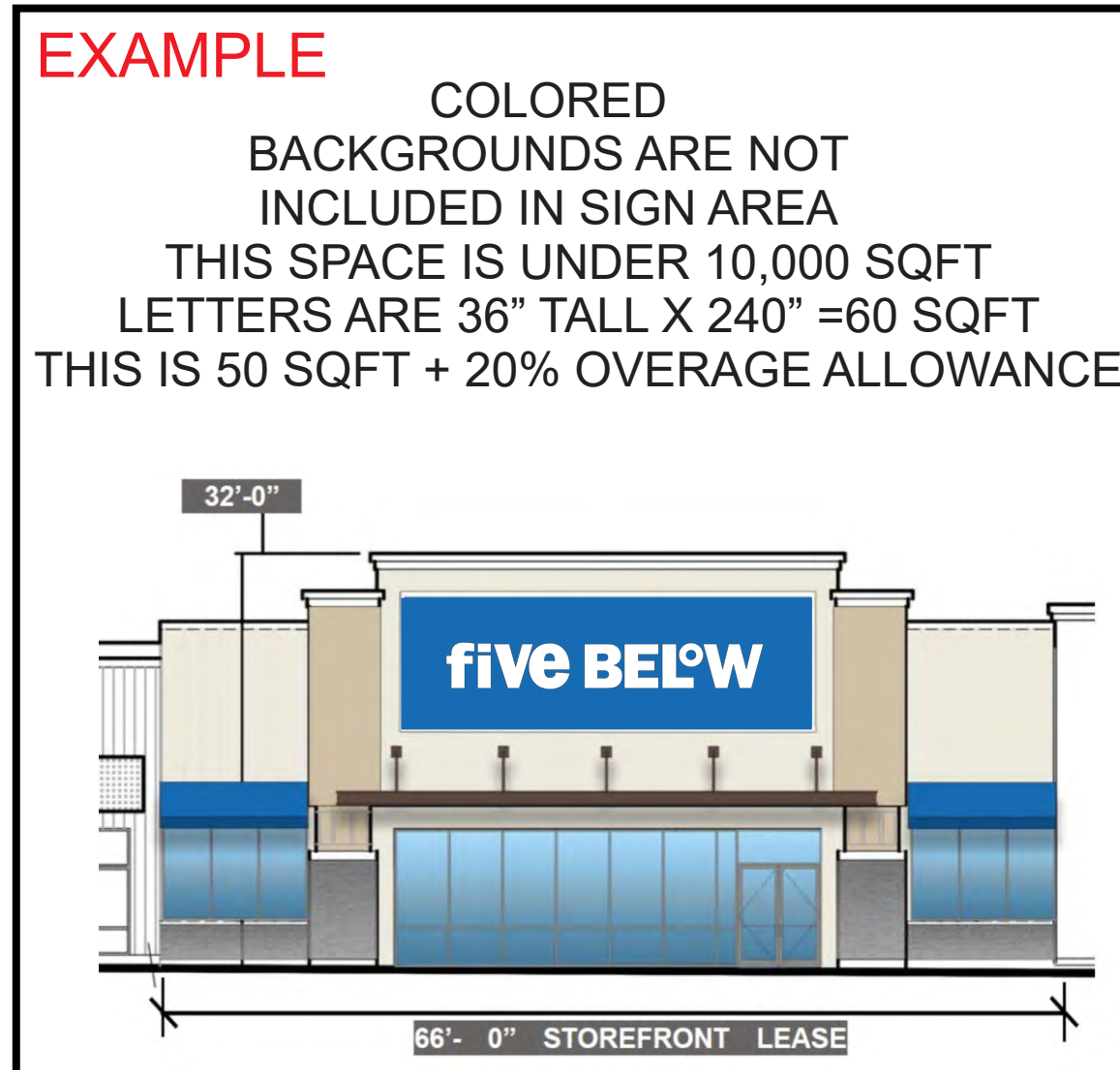
SIGN CRITERIA

TYPE 1 TENANT
UNDER 10,000 SQFT
MAX ALL SIGNAGE 50 SQFT

TYPE 2 TENANTS
10,000 SQFT - 25,000 SQFT
MAX WALL SIGNAGE 75 SQFT

TYPE 3 TENANTS
GREATER THAN 25,000 SQFT
MAX WALL SIGNAGE 100 SQFT

***ALL 3 TYPES ARE ALLOWED TO EXCEED MAXIMUM AREA BY 20% SUBJECT TO APPROVAL**



SPECIFICATIONS

CONSTRUCTION: Plex faced channels
 3" to 5" in dept is allowable

ILLUMINATION: No 'halo' lit letters. Day-Night letters acceptable. LED acceptable. (see page 6)

COPY: Tenant name and/or logo

HEIGHT: 60" SINGLE LINE COPY 72" STACKED COPY AND A MAXIMUM OF A 60" LOGO

LENGTH: 75% of adjacent surface

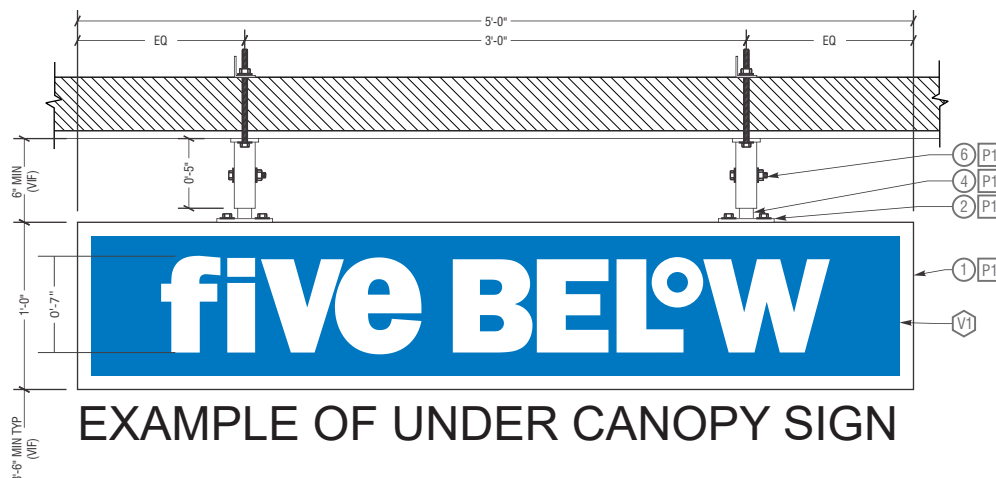
MAXIMUM SQFT OF SIGNAGE BASED ON LEASED FRONTAGE

TYPEFACE: Custom logo and type OK.

COLORS: Custom Colors OK

UNDER CANOPY SIGNS

ALL TENANTS ARE ALLOWED AT PROPERTY OWNERS DISCRETION 1 EA. NON ILLUMINATED UNDER CANOPY BLADE SIGN THAT DOES NOT EXCEED 6SQFT



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 BOARD OF SUPERVISORS

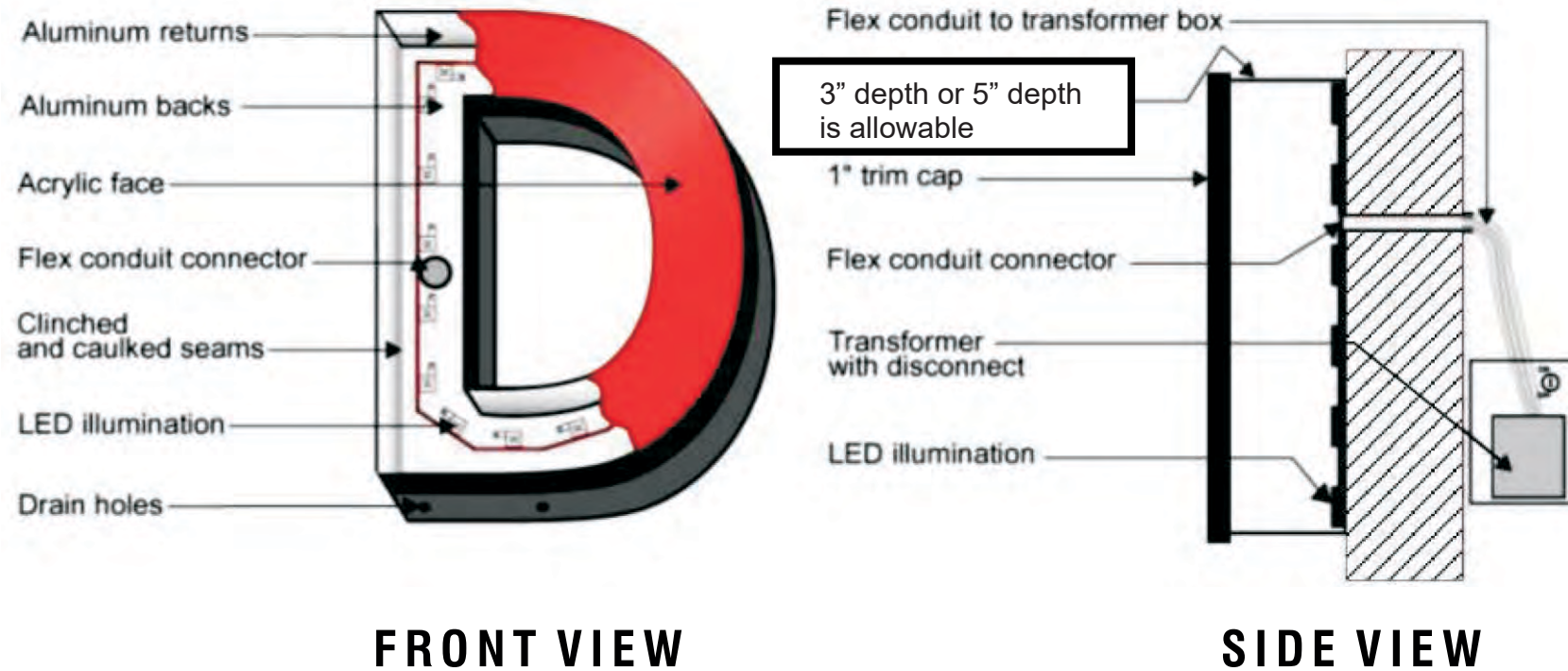
DATE: April 29, 2025
 EXECUTIVE SECRETARY: Karen L. Garner

MAXAMUM NUMBER OF ATTACHED SIGNS
1 WALL SIGN PER FRONTAGE
1 UNDER CANOPY SIGN PER FRONTAGE



SIGN CRITERIA

SIGN CONSTRUCTION



Illuminated ACRYLIC FACED CHANNELS with THROUGH FACE ILLUMINATION.
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
 Faces: Use any color translucent acrylic with black trim cap, unless approved otherwise.
 LED Illumination.
 Paint aluminum channel any color, as per landlord approval.



APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
 DATE: April 29, 2025
 EXECUTIVE SECRETARY: Karen L. Garner

KRG

S I G N C R I T E R I A

PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs painted directly on a building surface will not be permitted.
3. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.
7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage is OK)
8. Light Bulb Strings:
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:
temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and County approval.
10. Billboard Signs are not permitted.
11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
12. No standard plex faced cabinet construction allowed.

ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord. Removal at tenants expense.

INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

13. TEMPORARY SIGNS ARE ALLOWABLE AT THE DISCRETION OF THE PROPERTY OWNER SUCH AS "COMING SOON" "GRAND OPENING" BANNERS OR TEMPORARY CONSTRUCTION SIGNS BUT MUST BE REMOVED WITH IN 30 DAYS OF OPENING



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EL DORADO COUNTY
BOARD OF SUPERVISORS

DATE: April 29, 2025

EXECUTIVE SECRETARY: Karen L. Garner

PAGE 5 OF 14



Alpha Architectural
Signs & Lighting

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

SIGN CRITERIA

SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See Diagram below)

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- * Acrylic face channels
- * Acrylic face icons and logos



Irregular shaped icons & logos should be considered in sign design for increased visual impact.

Descender: (The part of the lowercase letters, as g,p, and y which extends below the other lowercase letters)



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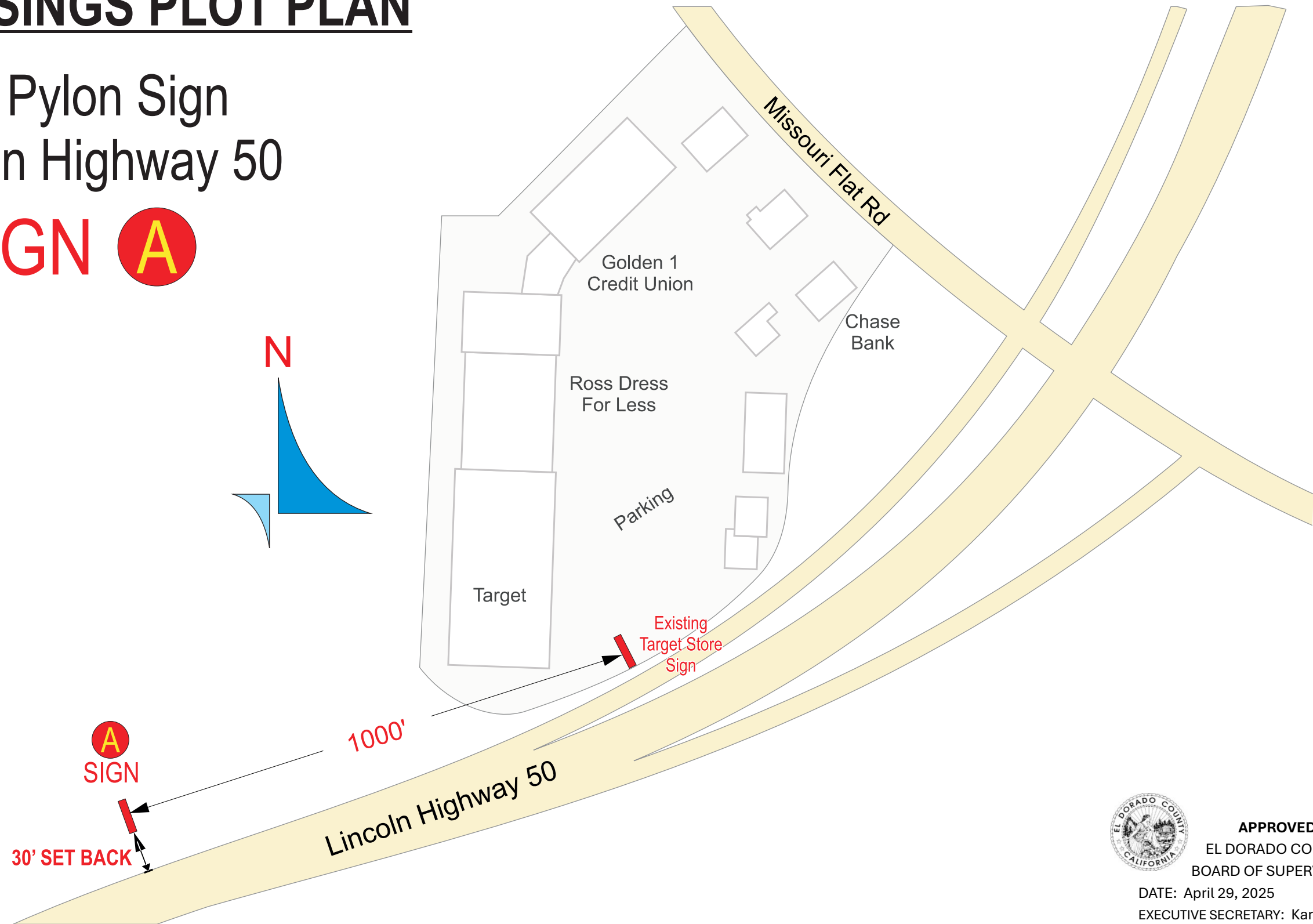
KLG

PAGE 6 OF 14

THE CROSSINGS PLOT PLAN

50' Pylon Sign
Lincoln Highway 50

SIGN A



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EL DORADO COUNTY
BOARD OF SUPERVISORS
DATE: April 29, 2025
EXECUTIVE SECRETARY: Karen L. Garner

REA

PAGE 7 OF 14

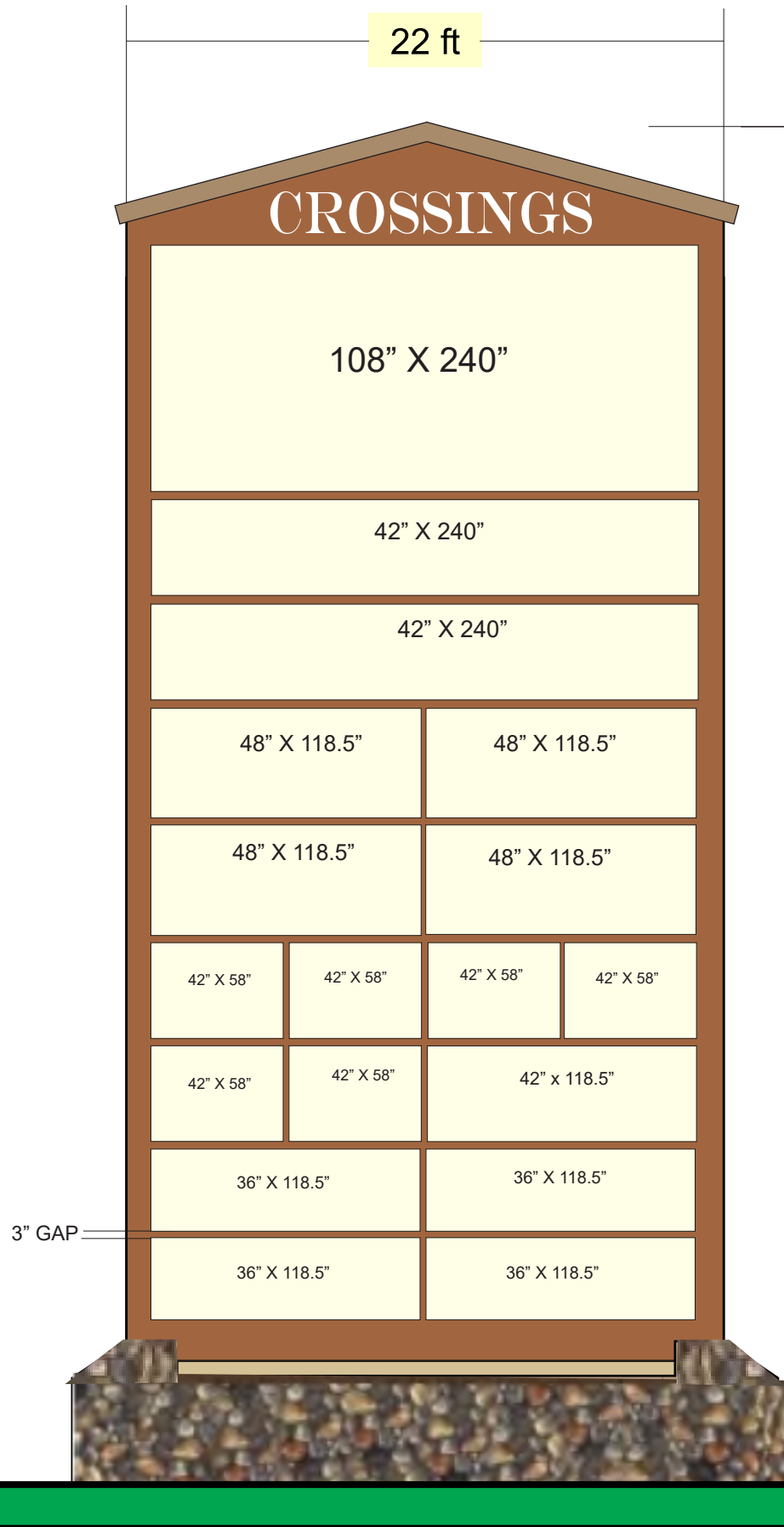


Alpha Architectural
Signs & Lighting

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

A

LARGE PYLON SIGN



50' OAH D/F MULTI TENANT PYLON SIGN ALL FACES TO BE "SHOE BOX LID" STYLE OF CONSTRUCTION WITH 2" RETURNS

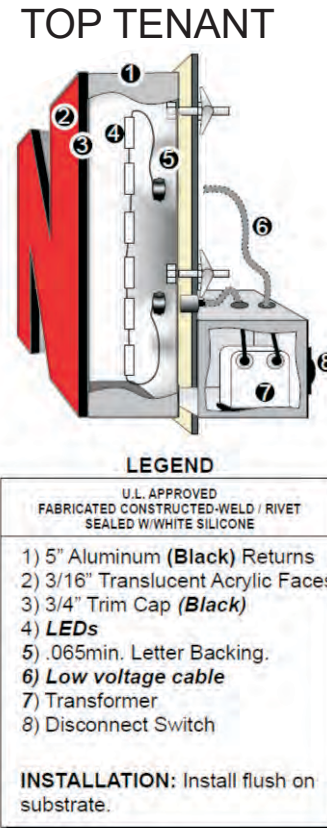
CROSSINGS
TO BE INDIVIDUAL LETTERS

TOP TENANT
108" X 240" INDIVIDUAL LETTERS / LOGO TO BE MOUNTED TO THE ALUMINUM FACE

ALL OTHER TENANTS
FACES ARE RECOMMENDED TO BE ROUTED COPY OUT BACKED UP WITH PLEX. LAYOUTS MUST BE APPROVED BY PROPERTY OWNER. OWNER HAS DISCRETION TO APPROVE OTHER METHODS OF BRANDING

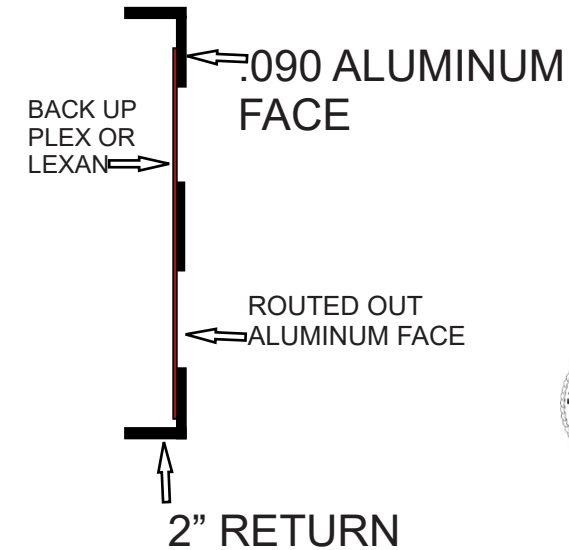
EACH TENANT IS RESPONSIBLE TO SURVEY THEIR ASSIGNED SPACE PRIOR TO PRODUCTION AND RESPONSIBLE TO REPLACE THEIR SPACE WITH A NEW BLANK FACE UPON VACATING THEIR SPACE.

50' oah



ALL OTHER SPACES

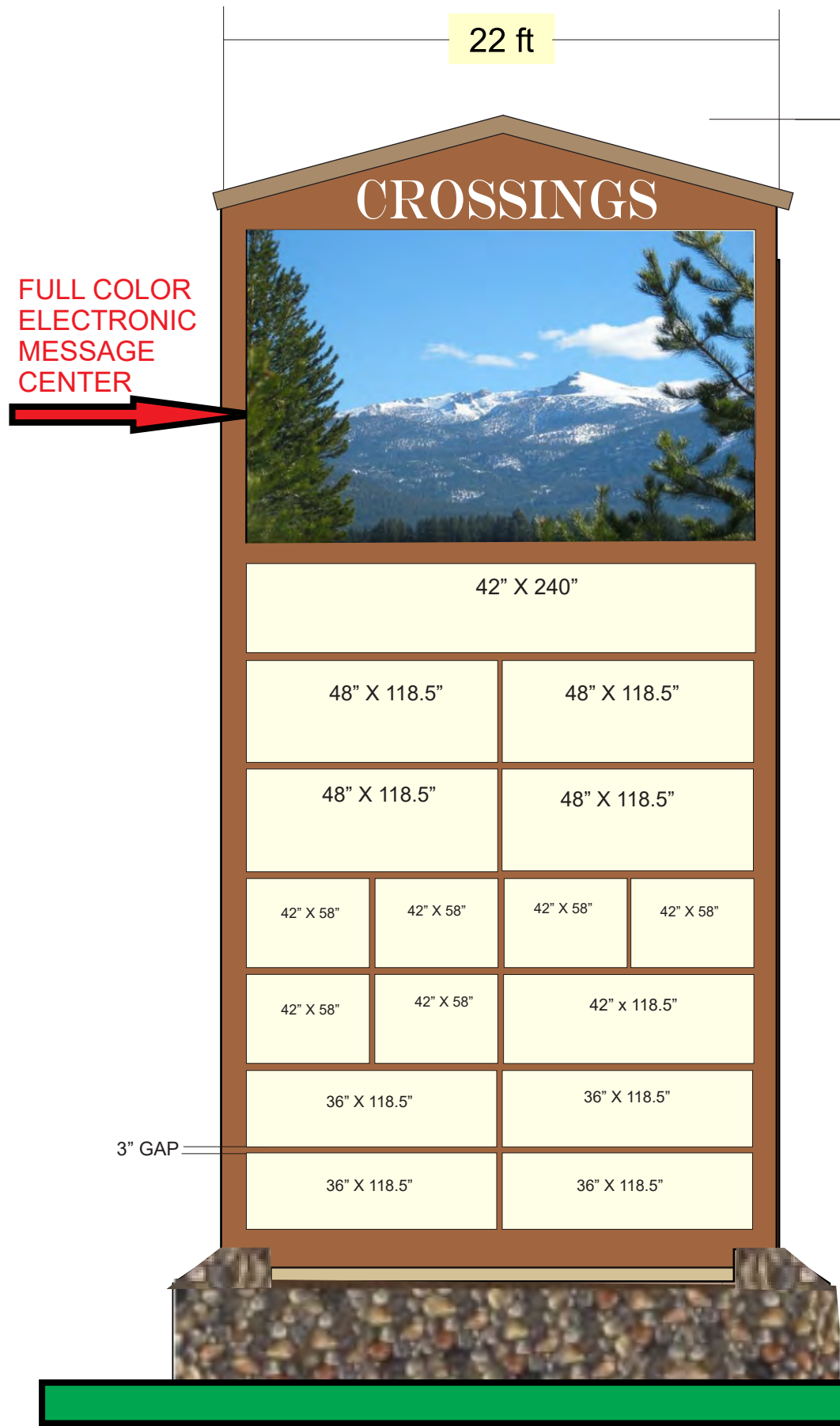
SHOE BOX LID METHOD



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EL DORADO COUNTY
BOARD OF SUPERVISORS

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LARGE PYLON SIGN



50' OAH D/F MULTI TENANT PYLON SIGN ALL FACES TO BE "SHOE BOX LID" STYLE OF CONSTRUCTION WITH 2" RETURNS

CROSSINGS
TO BE INDIVIDUAL LETTERS

TOP TENANT
12' X 18' FULL COLOR EMC UNIT.

ALL OTHER TENANTS
FACES ARE RECOMMENDED TO BE ROUTED COPY OUT BACKED UP WITH PLEX.
LAYOUTS MUST BE APPROVED BY PROPERTY OWNER. OWNER HAS DISCRETION

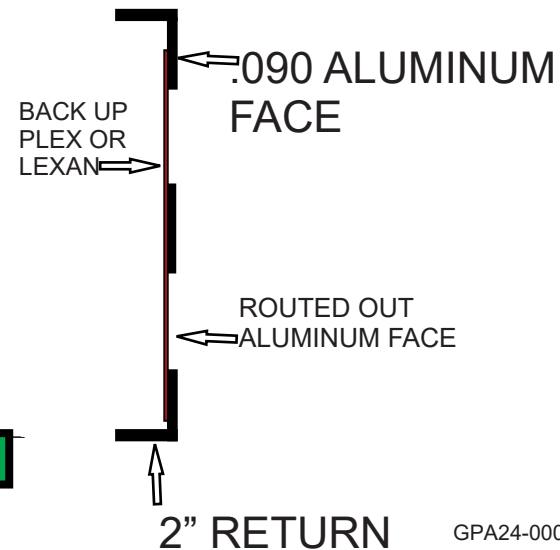
TO APPROVE OTHER METHODS OF BRANDING

EACH TENANT IS RESPONSIBLE TO SURVEY THEIR ASSIGNED SPACE
PRIOR TO PRODUCTION AND RESPONSIBLE TO REPLACE THEIR SPACE
WITH A NEW BLANK FACE UPON VACATING THEIR SPACE.

50' oah

OPTION B
PRE APPROVAL ON FUTURE
RETROFIT ALLOWING OWNERS
REMOVE THE TOP TENANT PANEL
AND RETROFIT TO A FULL COLOR
EMC FOR ON SITE ADVERTISING
ONLY

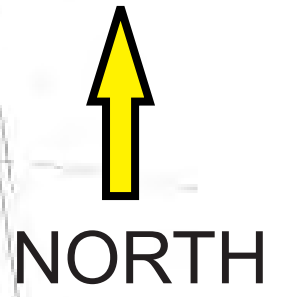
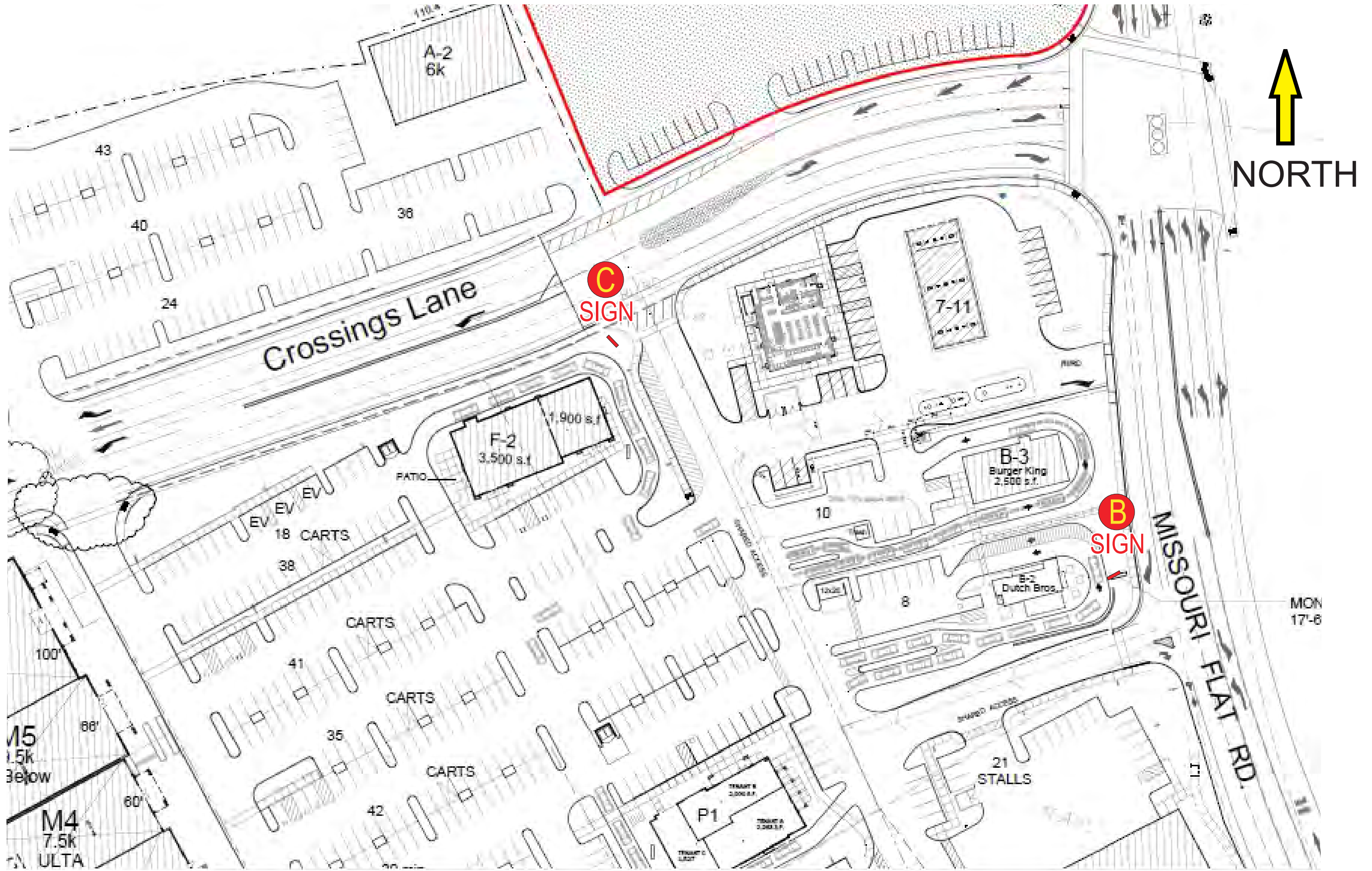
ALL OTHER SPACES
SHOE BOX LID
METHOD



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EL DORADO COUNTY
BOARD OF SUPERVISORS

DATE: April 29, 2025
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OPTION B

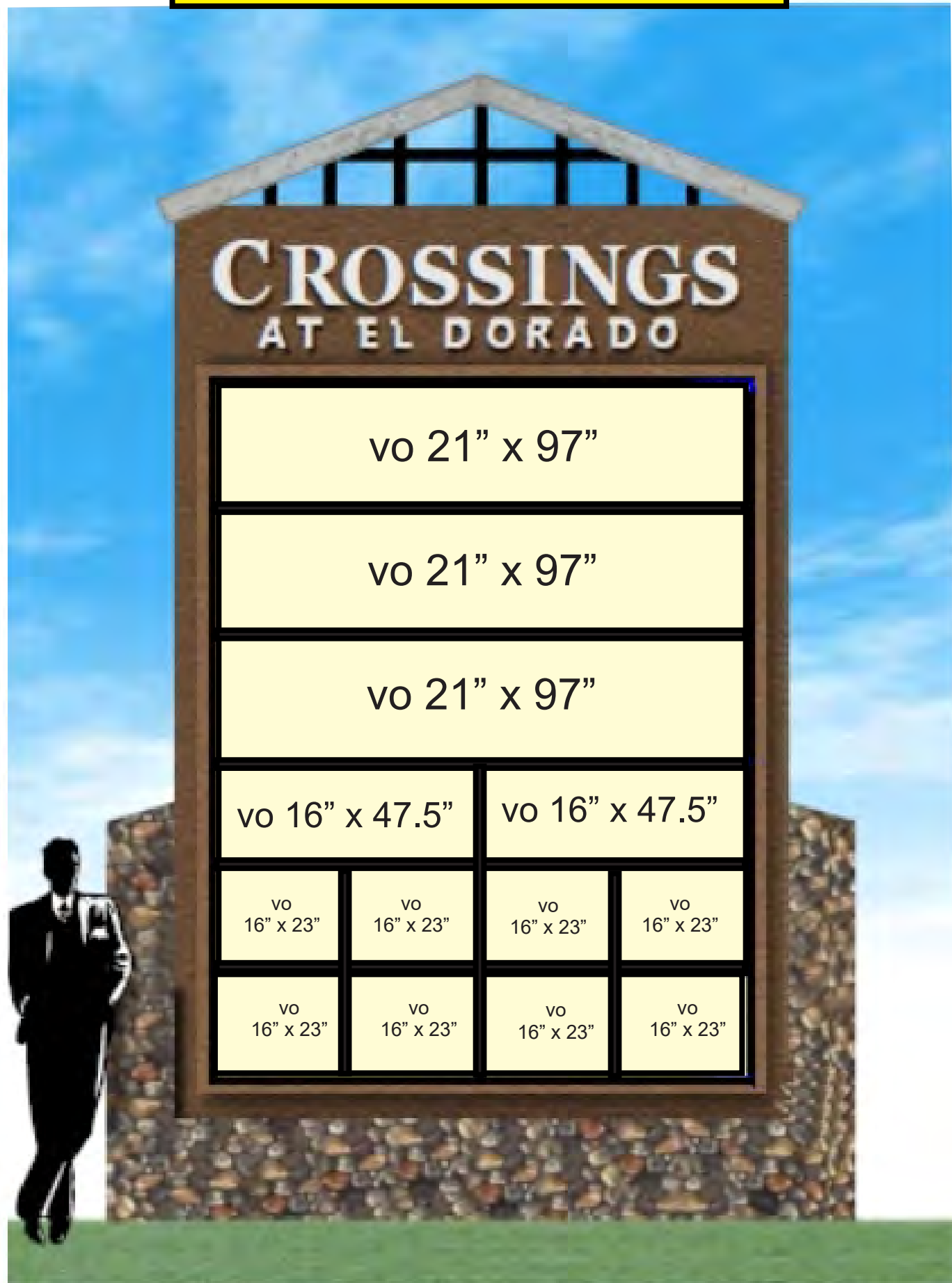


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GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
 The Crossings - El Dorado RV Resort and Campground
 Revised Exhibit N - Revised Sign Program

MONUMENT SIGNS B&C
SIGN BODY 9' WIDE



MONUMENT SIGNS
ALL ALUMINUM CONSTRUCTION
WITH MEDIUM TEX COATED FINISH

CROSSINGS AT EL DORADO TO BE ROUTED OUT COPY WITH
1/2" PUSH THRU COPY

ALL TENANTS TO BE .080 ALUMINUM ROUTED OUT COPY BACKED UP
WITH PLEX OR LEXAN

ALL LAYOUTS TO BE APPROVED BY PROPERTY OWNER
ALL TENANTS ARE REQUIRED TO INSTALL NEW BLANK
FACES WHEN VACATING THEIR SPACE

17' OAH



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S I G N C R I T E R I A

GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical will be fabricated by U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LED, installed and labeled in accordance to U.L. specifications and bear U.L. Label.
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type front exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.

10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed junction boxes, lamps, tubing or LED crossovers of any type are not permitted.
16. All conduits, etc....installed on wall, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.
17. **TENANT MUST USE AN APPROVED SIGN INSTALLER. INSTALLER MUST PROVIDE A CERTIFICATE OF INSURANCE TO PROPERTY OWNER PRIOR TO INSTALLING ALL SIGNS. TENANT MUST OBTAIN A SIGN PERMIT PRIOR TO INSTALLING SIGN. CURRENTLY APPROVED SIGNS INSTALLATION COMPANIES**
***ALPHA ARCHITECTURAL SIGNS & LIGHTING (916)379-0225**
***VIXXO CORPORATION (844) 468-4996**



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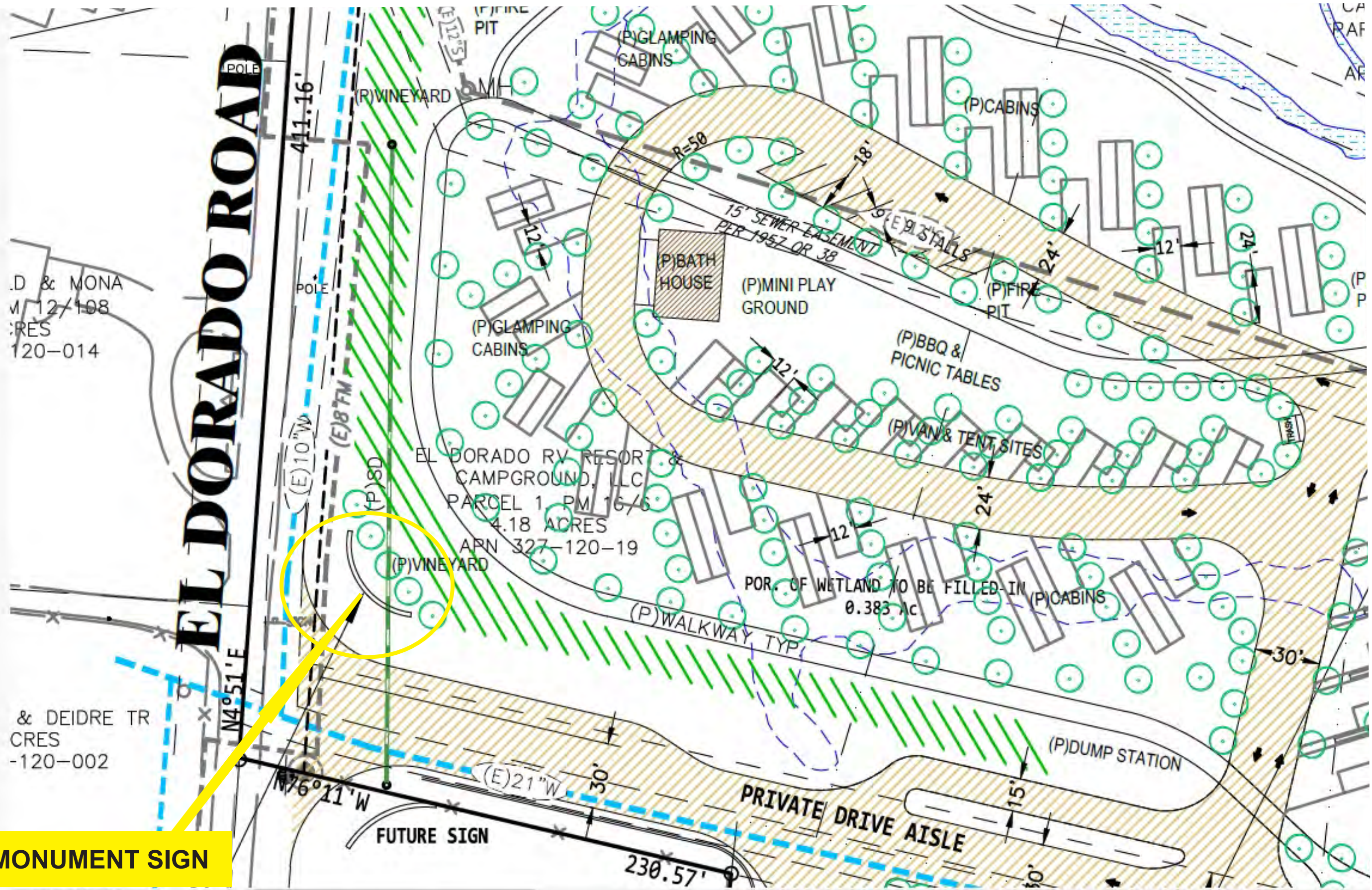
GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
The Crossings - El Dorado RV Resort and Campground
Revised Exhibit N - Revised Sign Program



Alpha Architectural
Signs & Lighting

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5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225



D & MONA
M/12/108
RES
120-014

& DEIDRE TR
CRES
-120-002

ROCK WALL MONUMENT SIGN

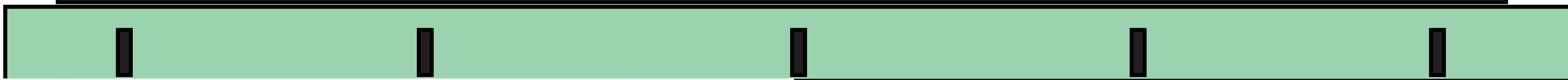
48.00 x 36.00 in



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42" TALL WALL X 30' LONG 14" DEEP WITH 11" TALL LETTERS 201" long letters= 15.913 sqft



Title 130 - Article 3

Site Planning and Project Design Standards

Table 130.36.070.1d - Community Region Area Signage Standards for Permanent On-Site Signs

Zone District	Allowed Signs and Development Standards in Community Regions	
	Building-Attached	Freestanding
Miscellaneous Zone Districts		
TPZ	Not allowed	2 non-illuminated signs per parcel: ➤ 32 sf max area each, 12 ft max height
RF (-H or -L)	1 or more signs not exceeding a combined total of 50 sf per structure; Roofline is max height	1 non-illuminated sign per parcel: ➤ 16 sf max area, 12 ft max height
OS, TC	Not allowed	Not allowed

**ROCK WALL ON RADIOUS TO MATCH CORNER OF PROPERTY
WITH NON ILLUMINATED 1/2" THICK LETTERS
MONUMENT SIGN ILLUMINATED EXTERNALLY
WITH GROUND LIGHTING
*EXACT STONE AND COLOR OF LETTERS TBD**



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 **Alpha Architectural**
Signs & Lighting
5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

GENERAL PLAN AMENDMENT EXHIBIT

for

THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND

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

September 2024

APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
 DATE: April 29, 2025
 EXECUTIVE SECRETARY: Karen L. Garner

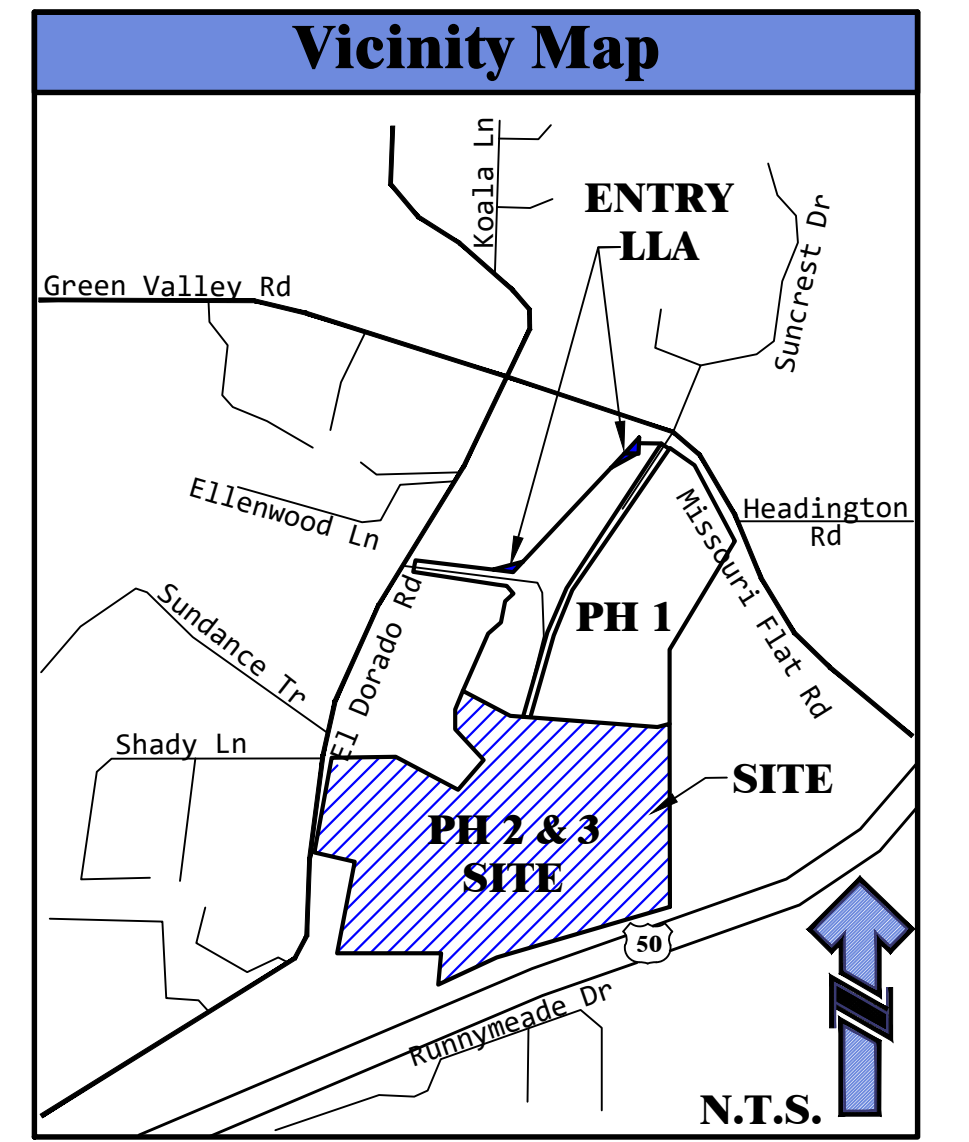
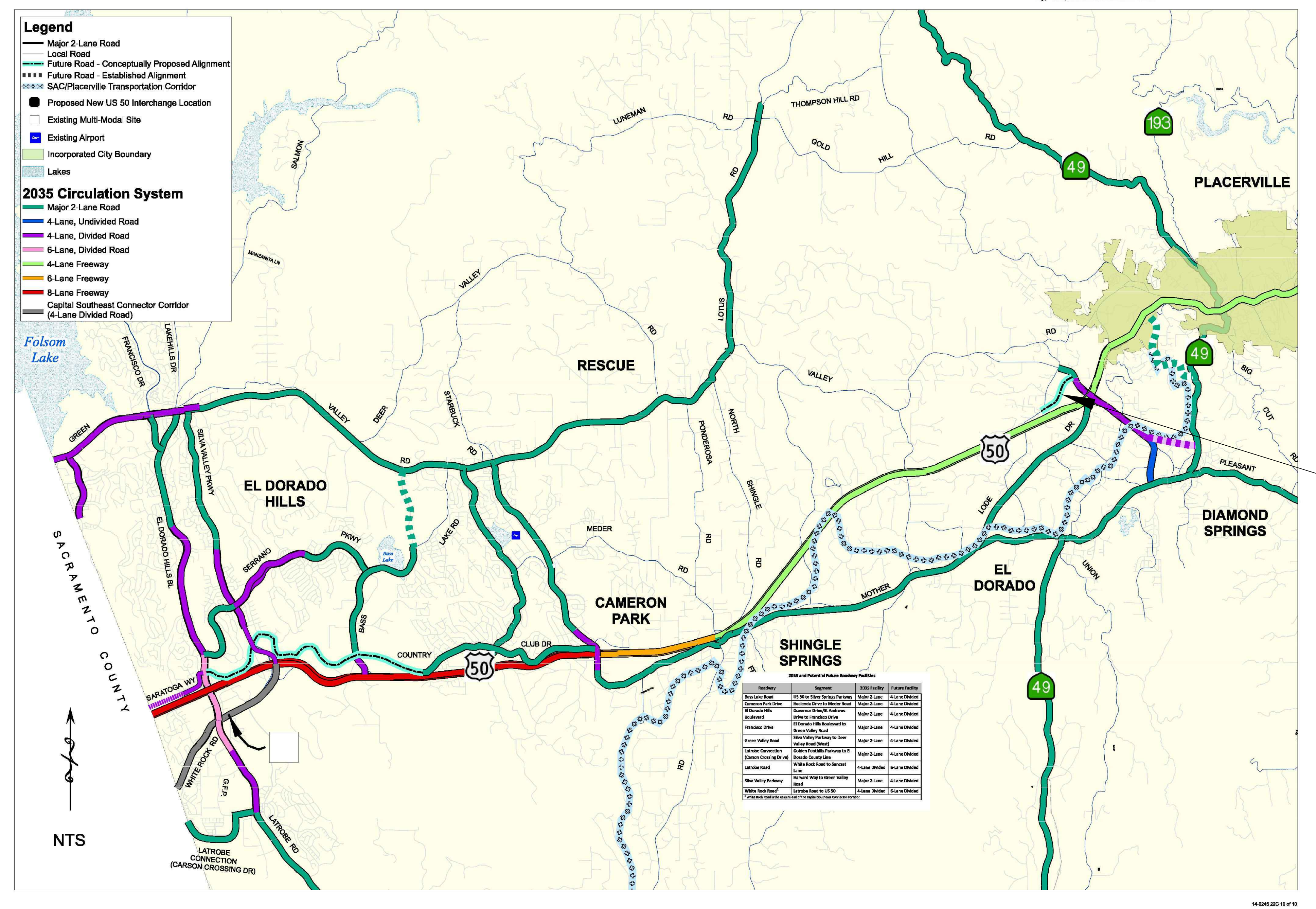


FIGURE TC-1
 CIRCULATION MAP FOR THE EL DORADO COUNTY GENERAL PLAN
 DECEMBER 2016

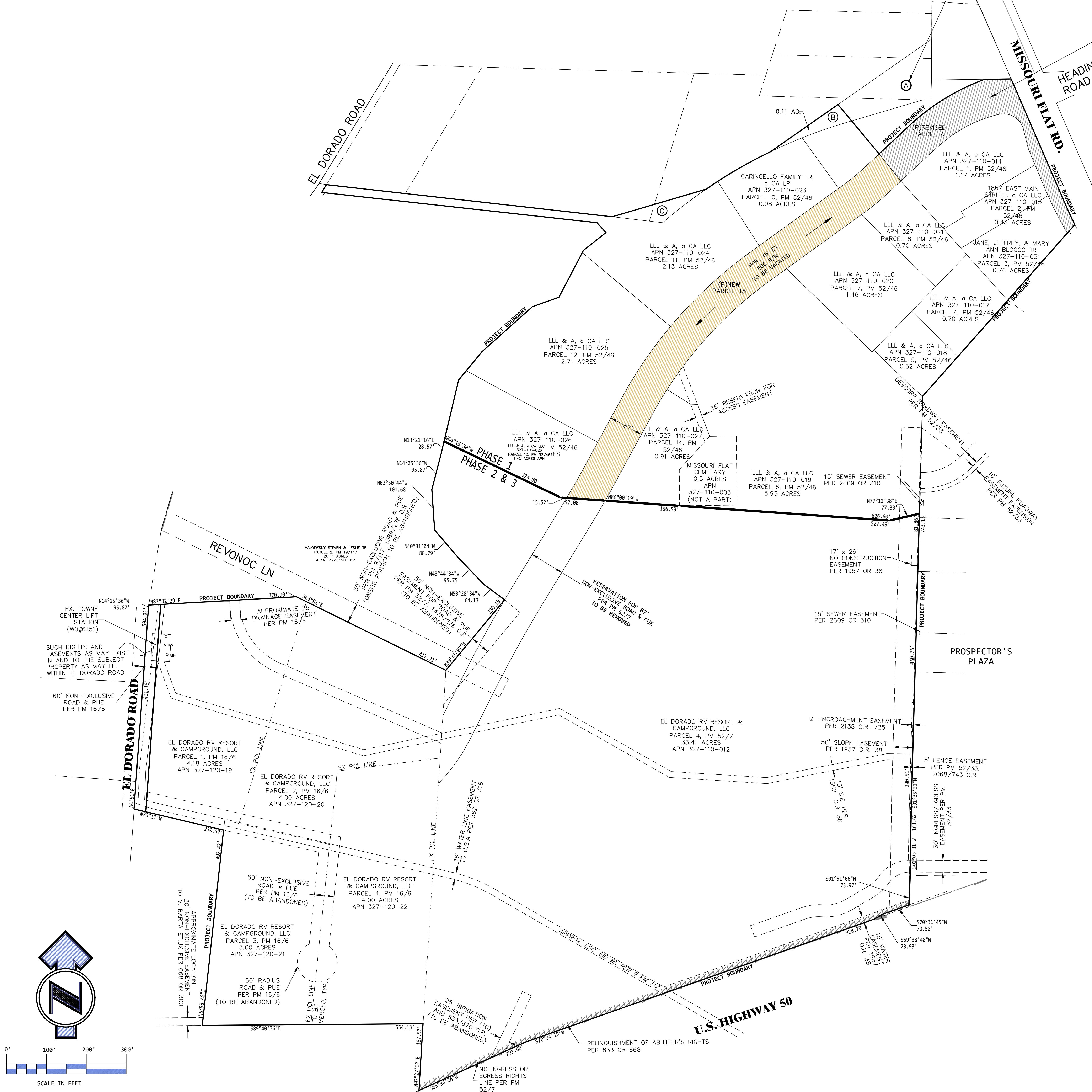
DISCLAIMER:
 This depiction was compiled from unverified public and private sources and is illustrative only. No presentation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.
 Source: El Dorado County Community Development Agency
 July, 2004, Amended December 2016



CONCEPTUALLY PROPOSED ALIGNMENT FOR HEADINGTON ROAD EXTENSION TO BE REMOVED FROM GENERAL PLAN

NOTE:
 A, B, & C DENOTE PH1 ENTRY LLA'S - SEE EXHIBIT M2

REVISED PARCEL A TO REMAIN IN FEE TITLE TO EDC



Abbreviations			
BSW	BACK OF SIDEWALK	LPG	PROPANE TANK
BW	BOTTOM OF WALL AT FG	(P)	PROPOSED
CH	CHORD BEARING	PAD	FINISHED PAD
CL	CHORD LENGTH	PKG	PARKING
CR	CURB RETURN	PP	POWER POLE
D	DEGREE OF CURVE	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	RET	RETAINING
E.D.C.	EL DORADO COUNTY	RT	RIGHT OF WAY
EL	ELEVATION	RV	RECREATIONAL VEHICLE
EP	EDGE OF PAVEMENT	RM	RETAINING WALL
ESMT	ESTIMATE	S	SEWER
FC	FACE OF CURB	SD	STORM DRAIN
FF	FINISHED FLOOR	SS	SEWER SERVICE
FG	FINISHED GRADE	SM	SIDEWALK
FH	FIRE HYDRANT	TBC	TOP BACK OF CURB
FL	FLOWLINE	TC	TOP OF CURB ELEV.
FND	FOUND	TM	TOP OF WALL
GA	GLY ANCHOR	UPC	UNIVERSAL PLUMBING CODE
GB	GRUB BREAK	US	UTILITY SERVICE
HP	HIGH POINT	W OF WL	WATER LINE
JP	JOINT POLE	WATER SERVICE	
LF	LEFT		

Project Data	
DEVELOPER/PROJECT	EL DORADO RV RESORT & CAMPGROUND, LLC
MANAGER:	c/o: LEONARD GRADO 1488 BROADWAY, PLACERVILLE, CA 95667
OFFICE:	530-622-5682; CELL: 530-489-4702
EMAIL:	lgrado@palosverdespropertiesinc.com

ENGINEER:
LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95662
 Ph. (530) 677-4080
 www.lebeck.com

PREPARED BY	BARBARA "BOBBIE" LEBECK, P.E.
SCALE	1" = 100'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY BY CENTER POINT ENGINEERING, INC.
SECTION, TOWNSHIP AND RANGE	Par. SEC 23, T.10N., R.10E., M.D.M.
PARCEL ADDRESS	EL DORADO ROAD, PLACERVILLE, CA
ASSESSOR'S PARCEL NUMBER	RV PARK: 327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022 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 = 4.38 (E) ACRES • APN: 327-120-020 = 4.80 (E) ACRES • APN: 327-120-021 = 3.80 (E) ACRES • APN: 327-120-022 = 4.80 (E) ACRES = 48.58 ACRES TOTAL 2) ENTRY LLA (WITHIN EXISTING PHASE 1) • POR. OF APN: 325-220-016 = 0.84 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 = 0.56 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	SEPTEMBER 2024
PROJECT #	21-122

PREPARED BY:
LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95662
 Ph. (530) 677-4080 Fax. (530) 677-4096

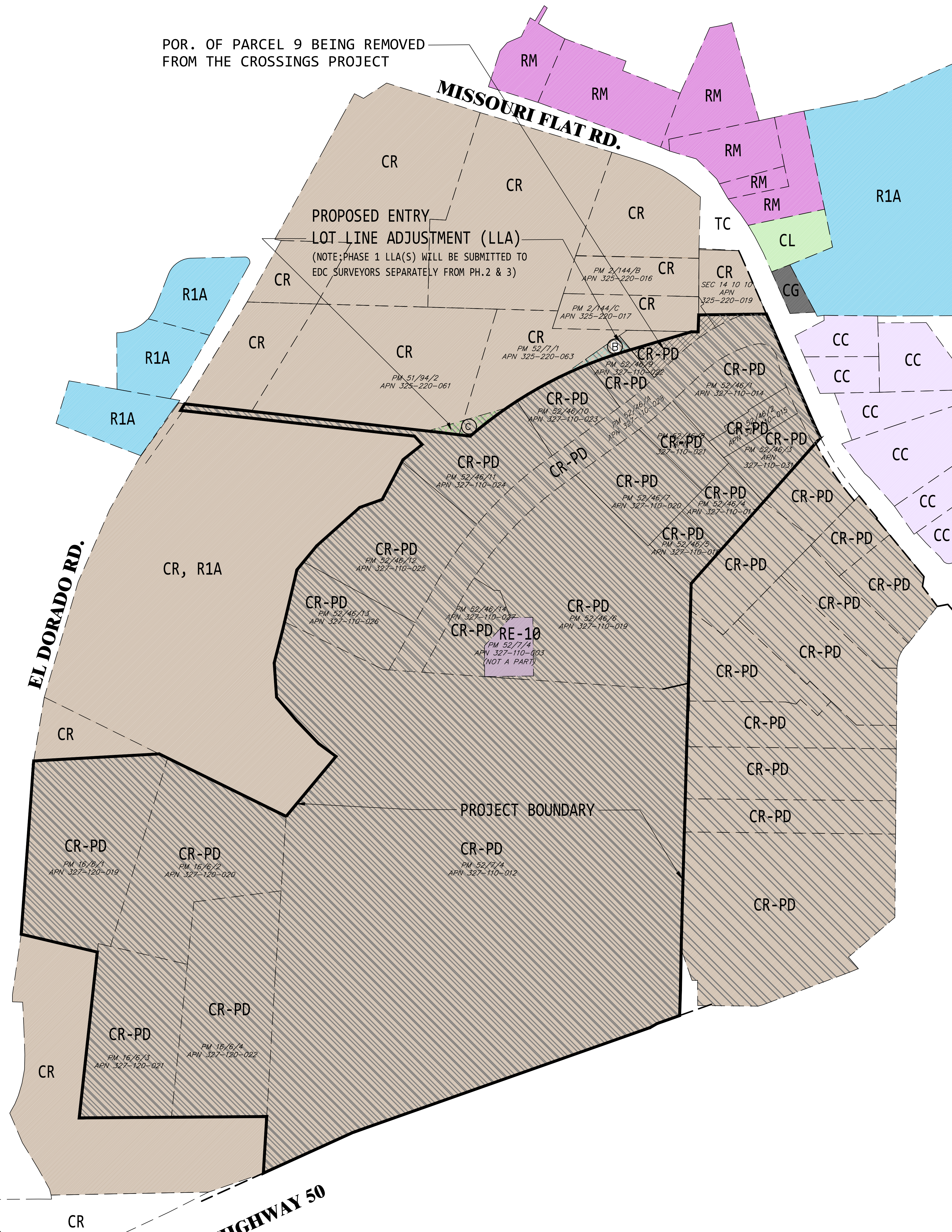
PLANNING SERVICES DIVISION:
 APPROVAL/DENIAL DATE:
 BOARD OF SUPERVISORS:
 APPROVAL/DENIAL DATE:

REZONE EXHIBIT

for THE CROSSINGS AT EL DORADO - PHASES 1, 2 & 3 Missouri Flat Road & El Dorado Road, Placerville, CA 95667 March 2025

APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
 DATE: April 29, 2025
 EXECUTIVE SECRETARY: Karen L. Garner

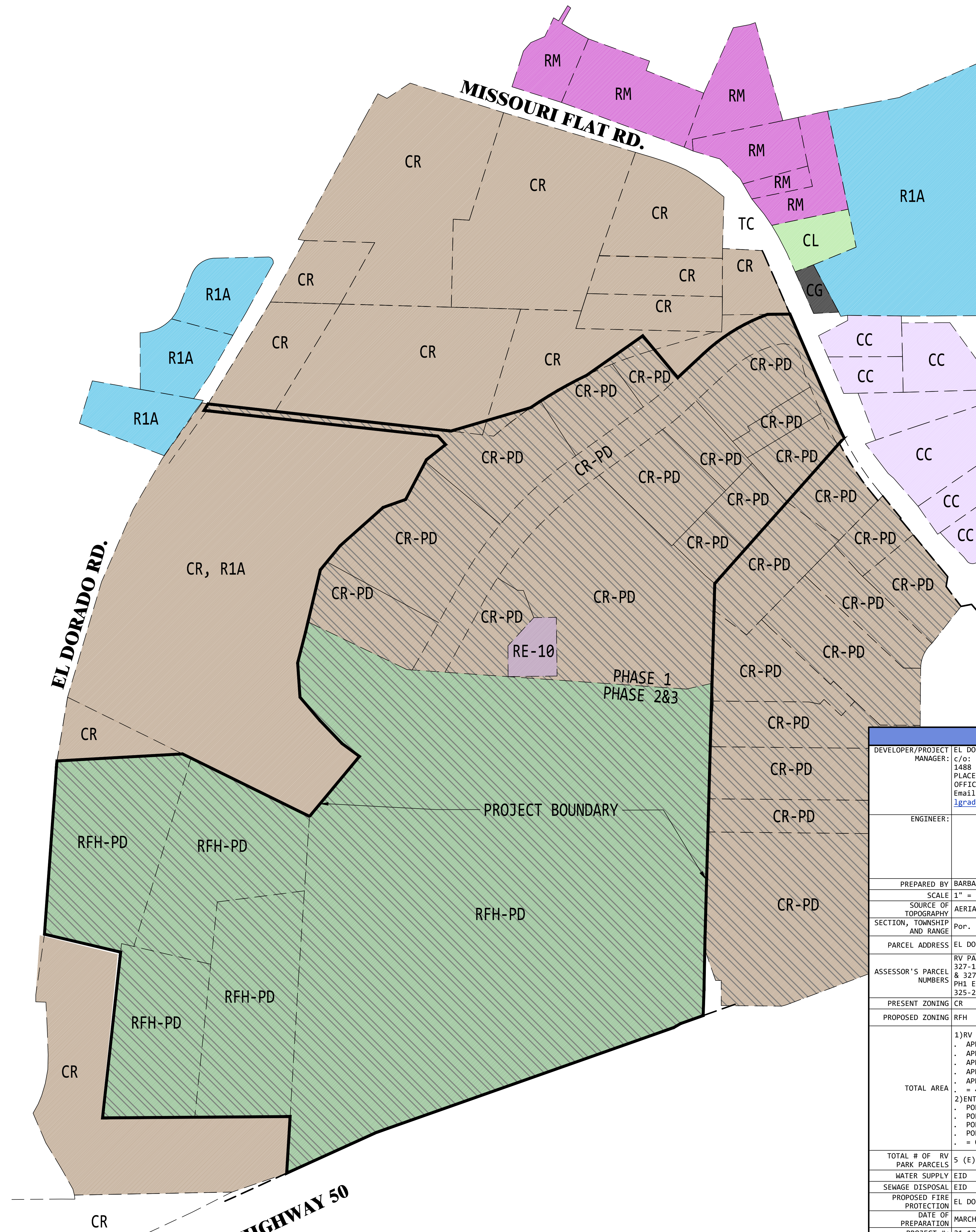
POR. OF PARCEL 9 BEING REMOVED
 FROM THE CROSSINGS PROJECT



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.	

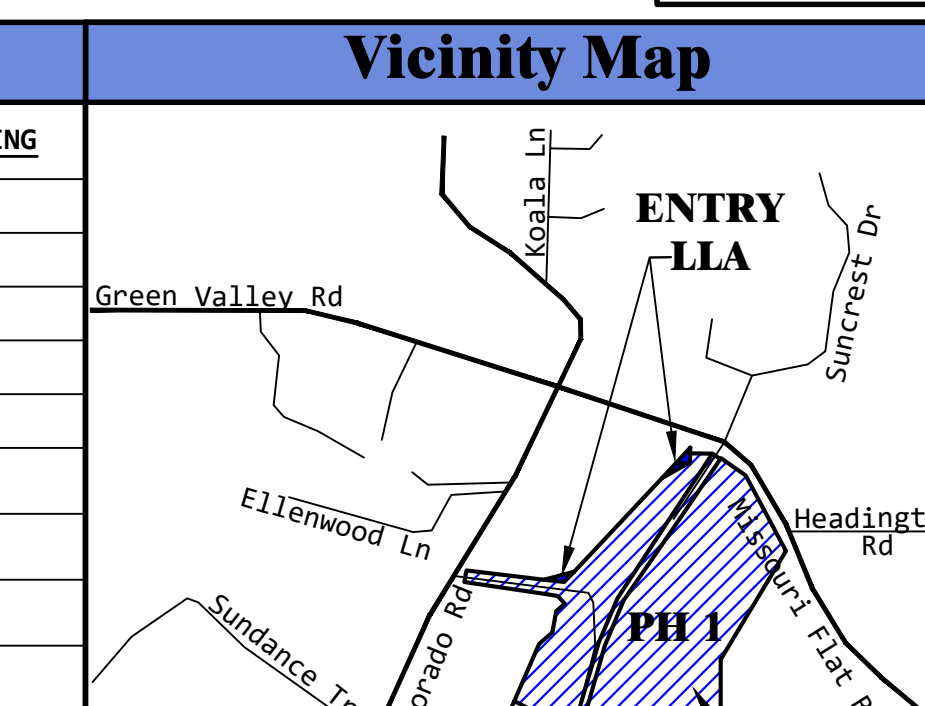
EXISTING ZONING



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:	 LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 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 = 3.00 (E) ACRES - APN: 327-120-022 = 4.00 (E) ACRES = 48.58± 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



PREPARED BY:	
	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 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