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ORDINANCE NO. XXXX

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:
RELATED TO REZONING IN THE DIAMOND SPRINGS AREA, (THE CROSSINGS – EL DORADO RV
RESORT AND CAMPGROUND):

Section 1. The Official Zoning Map is hereby amended to rezone the following described lands:

Diamond Springs:

Assessor's Parcel Nos:

327-110-012, being described as a Lot 4 of Parcel Map 52/7, consisting of 33.411 acres;

327-120-019, being described as a Lot 1 of Parcel Map 16/6, consisting of 4.184 acres;

327-120-020, being described as a Lot 2 of Parcel Map 16/6, consisting of 4.001 acres;

327-120-021, being described as a Lot 3 of Parcel Map 16/6, consisting of 3.00 acres; and

327-120-022, being described as a Lot 4 of Parcel Map 16/6, consisting of 4.00 acres.

The parcels as shown in Exhibit A hereto are hereby amended:

From: Regional Commercial – Planned Development (CR-PD)

To: Recreational Facilities High – Planned Development (RFH-PD)

Assessor's Parcel No:

A portion of 327-110-022, being described as a Lot 9 of Parcel Map 52/46, consisting of 0.36 acres.

The parcels as shown in Exhibit A hereto are hereby amended:

From: Regional Commercial – Planned Development (CR-PD)

To: Regional Commercial (CR)

Assessor's Parcel Nos:

A portion of 325-220-061, being described as a Lot 2 of Parcel Map 51/94, consisting of 0.05 acres;
and

A portion of 325-220-063, being described as a Lot 1 of Parcel Map 51/7, consisting of 0.20 acres.

The parcels as shown in Exhibit A hereto are hereby amended:

From: Regional Commercial (CR)

To: Regional Commercial – Planned Development (CR-PD)

Section 2. This ordinance shall take effect and shall become effective 30 days after the concurrent approval of General Plan Amendment Resolution number _____.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2025, by the following vote of said Board:

ATTEST
Kim Dawson
Clerk of the Board of Supervisors

By _____
Deputy Clerk

Ayes:

Noes:

Absent:

Chair, Board of Supervisors

APPROVED AS TO FORM
JEFFERSON BILLINGSLEY
COUNTY COUNSEL

By: _____
Title: _____

REZONE EXHIBIT

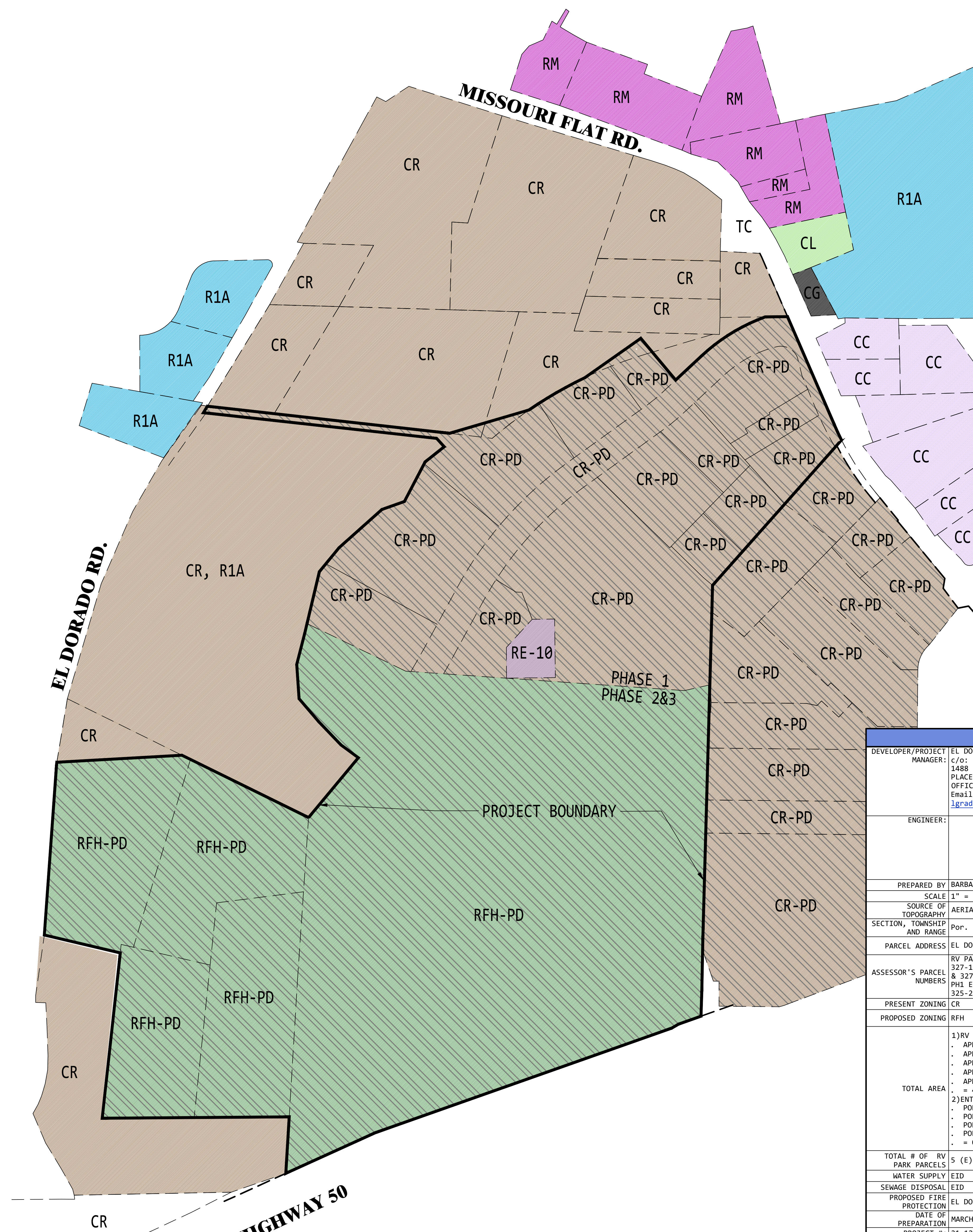
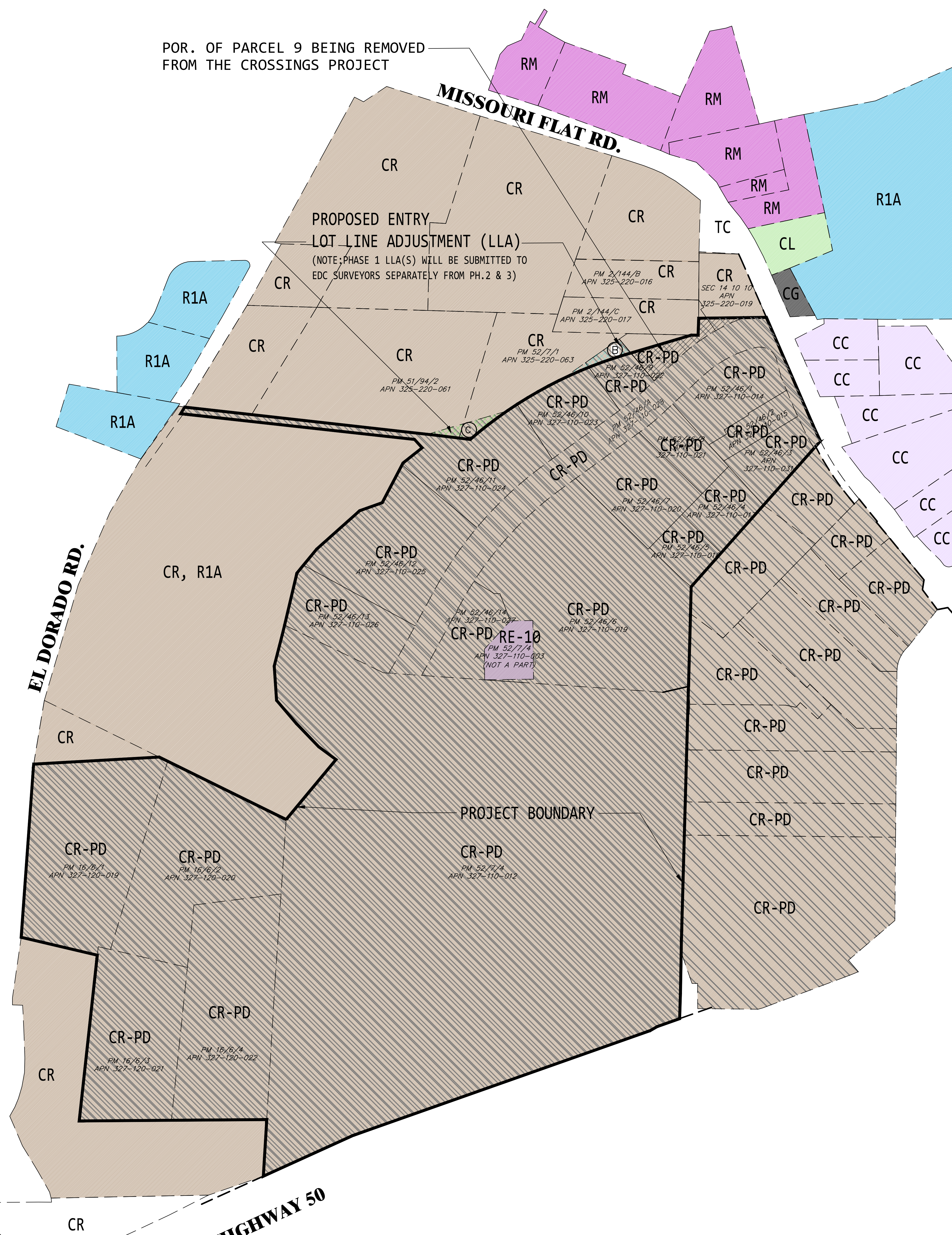
for

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

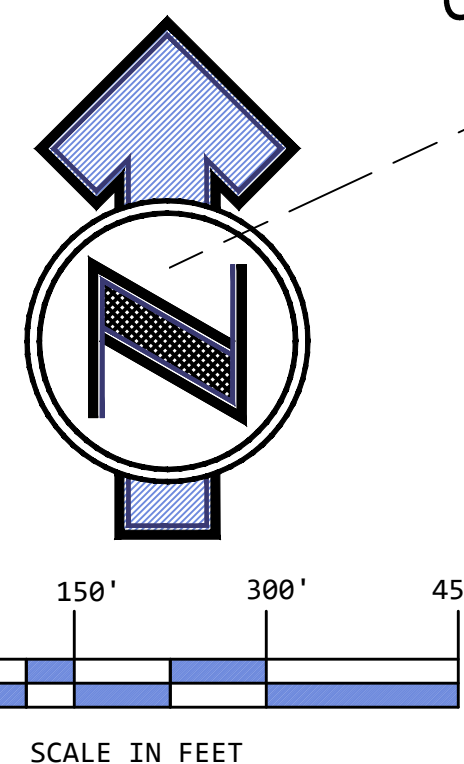
Missouri Flat Road & El Dorado Road, Placerville, CA 95667

March 2025

POR. OF PARCEL 9 BEING REMOVED FROM THE CROSSINGS PROJECT



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 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:	327-118-012, 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: 327-118-012 = 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 = 0.33 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 = 0.765 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



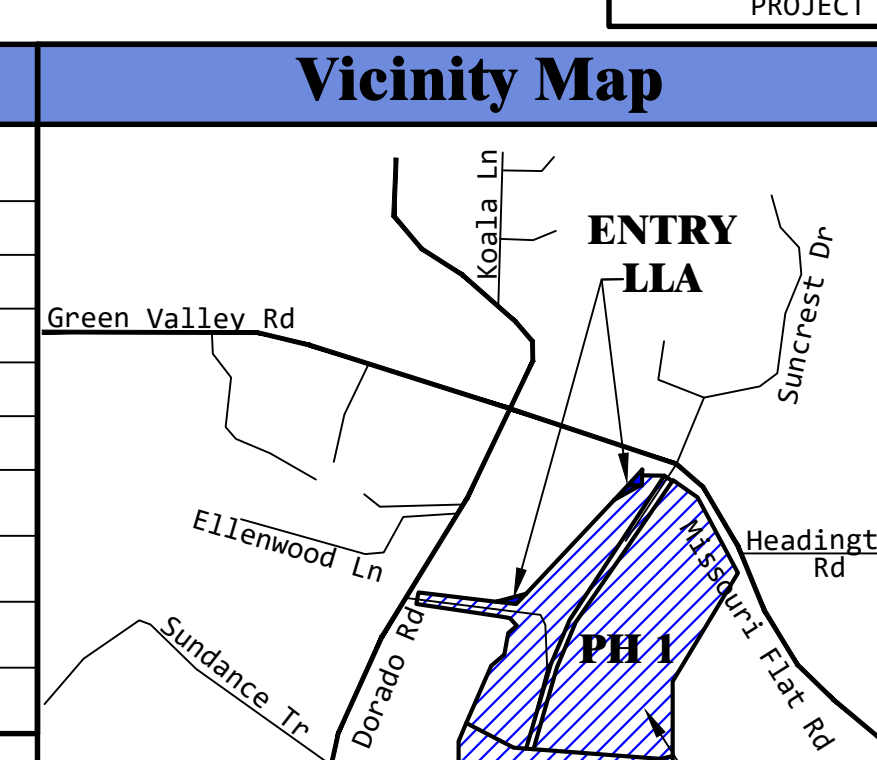
PROPOSED ENTRY LLA:

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

PARCEL	EXISTING ZONING	PROPOSED ZONING
327-118-012	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 327-118-012	CR-PD, TC	CR-PD
(LLA) PORTION OF 327-118-028	CR-PD, TC	CR-PD



PREPARED BY:

LEBECK ENGINEERING, INC.
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

25-0678 C 3 of 3

RZ-1

Plot Date: Apr 03, 2025