



Legislation Details

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On agenda: 4/29/2025 **Final action:** 4/29/2025

Title: HEARING - To consider the recommendation of the Planning Commission on The Crossings - El Dorado RV Resort and Campground project (General Plan Amendment GPA24-0003/Rezone Z23-0001/Planned Development Permit Revision PD-R23-0001/Conditional Use Permit CUP23-0002/Administrative Permit ADM25-0017), submitted by El Dorado RV Resort and Campground, LLC, the property owner 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 Figure TC -1 (Attachment B, Exhibit A); 2) Rezone from Commercial, Regional with a Planned Development Combining zone (CR-PD) to Recreational Facilities, High-Intensity with a Planned Development Combining zone (RFH-PD); 3) Planned Development Permit Revision to alter the use of the site from what was previously approved, to reduce building setbacks, and modify the Crossings Sign Program; 4) Conditional Use Permit for the following operations within the RFH zone: a recreational vehicle (RV) resort; a campground facility; a hotel; exceedance of the 35-foot building height limit; and allowance of the swimming pool and pickle ball courts to operate outside of daytime hours; and 5) Administrative Permit to allow for the following operations within the RFH zone: apartment for the on-site manager; pickleball courts; swimming pool; and perimeter gates. The property, identified by Assessor's Parcel Numbers (APNs) 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, consists of 48.83 acres, and is located north of U.S. Route 50, east of El Dorado Road and southwest of Missouri Flat Road, in the Diamond Springs area. Planning Commission recommending the Board of Supervisors take the following actions: 1) Adopt the Addendum to the Environmental Impact Report (EIR) (SCH 1997092074) prepared by staff in accordance with the California Environmental Quality Act (CEQA) Guidelines with incorporation of the changes in Attachment E, PC Attachment I, Crossings Addendum and Mitigation Monitoring and Reporting Program (MMRP) Errata Sheet, (Attachments E and M.3); 2) Adopt the revised MMRP (Attachment H); 3) Adopt and authorize the Chair to sign Resolution 053-2025 for General Plan Amendment GPA24-0003, removing the conceptual Headington Road alignment from General Plan Figure TC-1, the Circulation Map for the El Dorado County General Plan, (Attachment B); 4) Adopt and authorize the chair to sign Ordinance 5228 for Rezone Z23-0001, rezoning from CR-PD to RFH-PD (Attachment C); and 5) Approve General Plan Amendment GPA24-0003, Rezone Z23-0001, Planned Development Permit Revision PD-R23-0001, Conditional Use Permit CUP23-0002, and Administrative Permit ADM25-0017 based on the Findings and subject to the Conditions of Approval as revised by the Planning Commission (Attachments K and L). (District 3)

FUNDING: Developer Funded - 100%.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Resolution No. XXX-2025, 3. C - Ordinance No. XXXX, 4. D - PC Attachment H - Crossings RV Entry Concept, 5. E - PC Attachment I - Crossings Addendum and MMRP Errata Sheet, 6. F - Signed Mitigation Monitoring Agreement, 7. G - REVISED PC Staff Report Exhibit N, 8. H - REVISED PC Staff Report Exhibit U, 9. I - REVISED PC Staff Report Exhibit Q, 10. J - PC Staff Report, 11. K - PC Findings, 12. L - PC Conditions of Approval, 13. N - PC Hearing Room

Exhibits, 14. M.1 - PC Staff Report Exhibits A-K, 15. M.2 - PC Staff Report Exhibits L-U, 16. M.3 - PC Staff Report Exhibit V, 17. Public Comment BOS Rcvd. 4-28-2025, 18. Public Comment BOS Rcvd 4-25-2025, 19. Public Comment BOS Rcvd 4-24-2025, 20. Executed Resolution 053-2025, 21. Executed Ordinance 5228, 22. Proof of Publication, 23. FINAL Findings, 24. FINAL Conditions of Approval, 25. APPROVED STAMPED Exhibits, 26. RECEIPT - Notice of Exemption

Date	Ver.	Action By	Action	Result
4/29/2025	1	Board of Supervisors	Approved	Pass