



Legislation Text

File #: 25-0678, Version: 1

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%.

DISCUSSION/BACKGROUND

Request to consider The Crossings - El Dorado RV Resort and Campground project (GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017), 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 in the Diamond Springs area. At the March 27, 2025 public hearing (Legistar file 25-0465), the Planning Commission (PC) reviewed the proposed project, all of the entitlement requests, and the related documents and exhibits as presented by staff along with written and verbal public comments received both in favor and in opposition to the proposed project. Attachment N includes additional exhibits that were presented by the applicant during the Planning Commission hearing, with inclusion of a conceptual architectural hotel design (submitted following the Planning Commission hearing) for Board consideration. Proposed Condition of Approval #13 addresses the Hotel Design and requires the applicant shall submit the architectural plans for the review and approval of the Planning and Building Department. The design shall include features to reduce the visual appearance of the height and be in conformance with the Missouri Flat Design Guidelines and any applicable adopted County design standards and guidelines.

The PC deliberated on many topics with much of the discussion focused on: on-site and off-site traffic/circulation and project access related to the request to remove the conceptual Headington Road alignment from General Plan Figure TC-1, the Circulation Map for the El Dorado County General Plan, (Attachment B, Exhibit A and Attachment M.2, Exhibit P), Conditions of Approval for transportation related improvements to El Dorado Road (Attachment L), and the request for proposed perimeter access gates to the resort (Attachment M.1, Exhibit E); the request to exceed the height limitations of the RFH zone to allow for the hotel and the ancillary uses related to the hotel; potential air quality impacts to neighbors related to the number of proposed wood burning fire pits ultimately resulting in modified Condition of Approval No. 63 (Attachment L) reducing the number of wood burning fire pits for the project to 30; potential noise impacts to neighbors from proposed pickleball courts, which the project design will help reduce and the hours of operation and related noise analysis have addressed; and modification of the existing 50-foot tall U.S. Route 50 oriented monument sign to include a digital sign component.

Following closure of public comment and PC deliberation, a motion was made to recommend the Board of Supervisors adopt the Addendum to the EIR prepared by staff with incorporation of the changes of PC Attachment I, Crossings Addendum and MMRP Errata Sheet, (Attachments E and M.3), adopt the revised MMRP (Attachment H), and approve the project based on the Findings (Attachment K) and subject to the Conditions of Approval as revised by the Planning Commission (Attachment L).

The motion passed 4-1 based on the Findings presented by staff (Attachment K), incorporating changes identified in PC Attachment I, Crossings Addendum and MMRP Errata Sheet (Attachment E), and incorporating revised Conditions of Approval from the Planning Commission (Attachment L). The dissenting vote was based on the lack of support for the proposed revision to The Crossings Sign Program to allow the digital sign modification.

ALTERNATIVES

The Board may elect to:

- 1) Modify the entitlements to be approved, the mitigation measures, or Conditions of Approval as proposed;
- 2) Continue the item to a date certain for additional information and future action;
- 3) Continue the item off-calendar, which would require a new public notice for future consideration and action; or
- 4) Deny the application. A Denial action would result in a request to have the item be continued to a date certain so that staff can prepare Findings for Denial.

PRIOR BOARD ACTION

In April 1998, the Board of Supervisors certified the Missouri Flat Area Master Circulation and Funding Plan (MC&FP), Sundance Plaza, and El Dorado Villages Shopping Center Projects EIR.

On December 8, 1998, the Board of Supervisors approved the Sundance Plaza project (renamed to The Crossings Project) (DA98-01/Z97-22/PD97-0011/P97-0017).

OTHER DEPARTMENT/AGENCY INVOLVEMENT

County Counsel, Department of Transportation, County Counsel

FINANCIAL IMPACT

The general store and hotel would provide an opportunity for sales tax and transient occupancy tax (TOT) revenue, as would the RV resort and campground should TOT requirements extend to include RV parks and campgrounds.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain the Chair's signature on the original copy of the General Plan Amendment Resolution and Rezone Ordinance.
- 2) Clerk to send one (1) fully executed copy of the Rezone Ordinance and General Plan Resolution to the Planning and Building Department, attention of Rhiannon Guilford, Acting Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Thriving Economy and Public Infrastructure. The project aligns with the General Plan Economic Development Element as well as the Thriving Economy focus area of the County's Strategic Plan. Project approval would allow the development of the proposed RV resort and campground, including a proposed hotel and general store, that would provide sales tax, property tax, and TOT revenue. The Public Infrastructure focus area is also addressed by the project, as the project would make needed improvements to County-maintained roadways in the project vicinity and improve vehicular and emergency vehicle access.

CONTACT

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