

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM
525
LOS ANGELES, CA
90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

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DEPUTY DIRECTOR

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September 23, 2025

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

**PROPOSED INTERIM CONTROL ORDINANCE AND REPORT ON LAND USE
REGULATIONS FOR RECREATIONAL VEHICLE PARKS; CF 25-0843**

RECOMMENDED ACTIONS

1. ADOPT the proposed Recreational Vehicle Parks Interim Control Ordinance (Exhibit A); and
2. ADOPT the Findings (Exhibit B).

On August 8, 2025, the City Council approved a motion (CF 25-0843) instructing the Department of City Planning, with the assistance of the City Attorney, to prepare and process an Interim Control Ordinance (ICO) to prohibit the issuance of any demolition, building, grading, and any other applicable permit to prevent the approval of Recreational Vehicle Parks (RV Parks) as a Public Benefit Project pursuant to Section 14.00 A.7 of the Los Angeles Municipal Code (LAMC), inasmuch as there are inconsistencies in the LAMC and the State of California Building Code, as to the controlling land use regulations for RV Parks. This moratorium will only apply to "trailers" as defined in Section 799.29 of the Civil Code, a "recreational vehicle park" (RV Park) as defined in Section 18862.39 of the Health and Safety Code, and/or permitted by the state as a "special occupancy park" as defined in Health and Safety Code Section 18862.43.

Additionally, on September 10, 2025, the City Council approved a motion (CF 24-1005-S1) instructing the Department of City Planning, in consultation with the City

Attorney, to prepare an amendment to the Zoning Code regarding the controlling land use regulations for Recreational Vehicle Parks to clarify and maintain consistency between provisions of the Zoning Code, Fire Code and State of California Building Code, including modifications to other City codes needed to facilitate this instruction, such as LAMC Section 14.00 concerning Public Benefit Projects, and any amendments necessary to clarify the distinction between Mobilehome Parks and Recreational Vehicle Parks, and the applicable land use limitations, standards, and approval processes relative to each kind of park.

As referenced in the above-described motions, currently there are inconsistencies among land use regulations for RV Parks that must be clarified to address confusion regarding controlling regulations. One key example is the discrepancy between LAMC Section 12.03, which requires a conditional use permit as part of the definition for RV Parks and LAMC Section 14.00 A.7, which permits RV Parks and Mobilehome Parks in A, R, and C Zones as long as they are "lawfully created" and comply with 12 listed performance standards. However, RV Parks are intended to accommodate self-propelling vehicles mounted on wheels which offer temporary living accommodations in a portable mobile setting, and as such, are inherently more transient than abutting, adjoining, and surrounding residential developments. In contrast, Mobilehome Parks are used for permanent occupancy, therefore the two different use types and applicable land use regulations need to be clearly distinguished.

As the 12 performance standards outlined in LAMC Section 14.00 A.7 were last updated over 20 years ago, the existing zoning and building regulations provide minimal development restrictions to oversee the usage and operation of RV Parks and are largely inadequate to address the potential adverse impacts created by this use. Due to the inherently mobile and transient occupancy nature of RV Parks, the residential communities located near RV Parks may be subjected to noise, dust, intrusive lighting, vehicle parking demand, frequent ingress and egress of heavy vehicles and substantial vehicle traffic through residential streets, all of which is otherwise atypical of lower density, permanent occupancy residential communities, that would adversely impact circulation and pedestrian safety, and, therefore, require protection from the externalities generated by this use.

The Department has also found that RV Parks are established via the conditional use process in other jurisdictions. For example, the applicant of one pending RV Park application before the City was required to obtain a conditional use permit for a different park site in the Los Angeles County jurisdiction. (See Project No. 2019-000706-(5) for Conditional Use Permit No. RPPL2019001251-(5), included as Exhibit C).

Further study is therefore needed by the City to determine the appropriate updates to clarify and harmonize the existing regulations and enable the orderly, safe, and nuisance-free development and use of RV Parks. To that end, the Department of City Planning is working pursuant to the Council's instruction to develop an amendment to evaluate updated Zoning Code provisions that address in what zones and under what conditions new RV Parks can be established. The code amendment process will include public meetings and other opportunities for public participation to integrate community input into the proposed new code amendments. As it is expected to take time for the

proposed code amendments to be adopted and become effective and, in the interim, the public health and safety of the community may be compromised if there is no land use related oversight of where RV Parks can be sited, expanded or located without the benefit of the forthcoming code amendments, the Department of City Planning has prepared for Council's consideration a proposed draft of the RV Parks ICO, which would prohibit the issuance of any applicable permits for RV Parks as Public Benefit Projects pursuant to LAMC Section 14.00 A.7 for 45 days from its date of adoption. The City Council may by resolution extend the provisions of the ordinance for a 10-month and 15-day period, which can be further extended to an additional year from the effective date of the ordinance so long as the Council finds that the extension is necessary to protect the threat to the public safety, health, and welfare. No additional extensions are permitted beyond the total two year timeline.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:AV:HSC:bk

Exhibits:

- Exhibit A - Proposed Recreational Vehicle Parks Interim Control Ordinance
- Exhibit B - Findings
- Exhibit C - Los Angeles County Conditional Use Permit No.RPPL2019001251-(5)

Exhibit A - Proposed Recreational Vehicle Parks Interim Control Ordinance

ORDINANCE NO. _____

An Interim Control Ordinance (ICO), adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of permits related to the approval of Recreational Vehicle Parks (RV Parks) in the A, R, and C zones under Los Angeles Municipal Code (LAMC) Section 14.00(A)(7), Public Benefit Projects.

WHEREAS, the ICO is proposed within the City of Los Angeles;

WHEREAS, currently there are inconsistencies among land use regulations for RV Parks that must be clarified, for example, LAMC Section 12.03 requires a conditional use permit as part of the definition for RV Park, but LAMC Section 14.00 (A)(7) lists 12 performance standards, and also requires that the RV Parks must be "lawfully created";

WHEREAS, the inconsistent regulations concerning RV Parks must be clarified to achieve uniformity to lessen confusion, and the current performance standards alone do not adequately consider and are not sufficiently calibrated to safeguard an RV park's compatibility with abutting, adjacent, and surrounding Very Low, Low, and Medium density residential communities;

WHEREAS, RV Parks are intended to accommodate self-propelling vehicles mounted on wheels which offer living accommodations in a portable mobile setting, whether it be recreational, camping, travel, or temporary purposes, and as such, are inherently more transient than abutting, adjoining, and surrounding residential developments;

WHEREAS, there is a need to clearly distinguish RV Parks from Mobilehome Parks, the latter of which are used for permanent occupancy;

WHEREAS, the residential communities located near RV Parks may be subjected to noise, dust, intrusive lighting, vehicle parking demand, frequent ingress and egress of heavy vehicle and heavy vehicle traffic through residential streets, all of which is otherwise atypical of lower density, permanent occupancy residential communities, that would adversely impact circulation and pedestrian safety, and, therefore, require protection from the externalities generated by this use;

WHEREAS, the existing zoning and building regulations provide minimal development restrictions to oversee the usage and operation of RV Parks and are largely inadequate to address the potential adverse impacts created by this use;

WHEREAS, the proposed ICO is intended to allow the City to clarify and harmonize its existing regulations to enable the orderly, safe and nuisance-free development and use of RV Parks;

WHEREAS, further study is needed by the City to determine the appropriate clarifications needed in the City's land use regulation system to achieve consistency

among the regulations, and reducing any negative impacts on neighboring uses, and the City's existing infrastructure;

WHEREAS, the City Council adopted, on August 8, 2025 (Council File No. 25-0843), a motion instructing the Department of City Planning, with the assistance of the City Attorney, to prepare and process an ICO to prohibit the issuance of any demolition, building, grading, and any other applicable permit to prevent the approval of RV Parks as a Public Benefit Project pursuant to Section 14.00 (A)(7) of the LAMC;

WHEREAS, the City Council introduced, on August 8, 2025 (Council File No. 24-1005-S1), a separate motion that would instruct the Department of City Planning to prepare an amendment to the Zoning Code and other relevant City codes, to clarify and maintain consistency between City codes relative to RV Parks, to clarify the distinction between RV Parks and Mobilehome Parks, and to clarify and harmonize the regulations and procedures applicable to each kind of park;

WHEREAS, the Department of City Planning is working to propose an amendment to evaluate updated Zoning Code provisions that address in what zones and under what conditions new RV Parks can be established, and where public meetings will be held to integrate community input into the proposed new code amendments;

WHEREAS, it is expected to take time for the proposed code amendments and regulations to be adopted and become effective and, in the interim, the public health and safety of the community may be compromised if there is no land use related oversight of where RV Parks can be sited, expanded or located without the benefit of the new code amendments;

WHEREAS, the establishment, and/or enlargement of these uses may occur in the interim because in the current Zoning Code provisions, for example, LAMC Section 14.00 (A) (7) lists 12 performance standards and also states that the RV Parks must be "lawfully created;"

WHEREAS, it is urgent to protect the public health, safety, and welfare by immediately preventing the issuance of permits or certificates for the establishment of new or expansion of RV Park uses in A,R, and C zones until the necessary updates to the Zoning Code and other relevant codes, such as the Building Code and the Fire Code, are adopted;

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

Sec. 2. **FINDINGS.** Based upon the above recitals and the record the City Council finds:

A. This moratorium will only apply to “trailers” as defined in Section 799.29 of the Civil Code, “recreational vehicle park” (RV Park) as defined in Section 18862.39 of the Health and Safety Code, and/or permitted by the state as a “special occupancy park” as defined in Health and Safety Code Section 18862.43.

B. There is a current and immediate threat to the public health, safety, and welfare from the issuance of any demolition, building, grading, and any other applicable permit related to the approval of a RV Park as a Public Benefit Project pursuant to LAMC Section 14.00 (A)(7), which lists 12 performance standards and also requires that the RV Parks must be “lawfully created.” The lack of adequate conditions and siting of RV Parks results in a threat to the public health, safety, and welfare. Approval of these RV Parks without adequate development conditions of approval are in conflict with LAMC Section 12.03, and the amendments currently being studied by the Department of City Planning. There is at least one pending application before the City.

C. There is a current and immediate threat to the public health, safety, and welfare from RV Parks approved as Public Benefit Projects under LAMC Section 14.00 (A)(7) due to inadequate performance standards that fail to address cleanliness, occupancy and site requirements, sewage and trash disposal, water and electrical distribution systems, landscaping and screening, drainage and grading, utility systems, circulation, fire protection, evacuation and emergency preparedness, security and lighting, graffiti abatement, restrooms, and accessibility.

D. The ordinance will protect the public health, safety, and welfare.

E. The ordinance will prevent the introduction of new or expansion of RV Parks as a Public Benefit Project pursuant to LAMC Section 14.00(A)(7).

F. The City Council finds this ordinance is not subject to the California Environmental Quality Act pursuant to California Code of Regulations, Title 14, Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3), because adoption of the ordinance will not result in a directly or reasonably foreseeable indirect physical change in the environment and has no potential for resulting in a significant effect on the environment as the ordinance will maintain the status quo.

Sec. 3. **DEFINITIONS.** The words and phrases used in this ordinance shall be construed as defined in Section 12.03 of Chapter I of the Los Angeles Municipal Code and under state law as applicable.

Sec. 4. **PROHIBITION.** Notwithstanding any provision of the LAMC, no demolition, building, grading, or other applicable permit shall be issued related to the approval of a RV Park in an A, R, and C zone as a Public Benefit Project pursuant to Section 14.00 (A)(7) of the LAMC.

Sec. 5. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply citywide.

Sec. 6. **APPLICABILITY OF ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter I and Chapter 1A of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

Sec. 7. **EXTENSION OF REGULATIONS AND SUNSET PROVISIONS.** This ordinance will be in effect immediately upon passage and will be in effect for 45 days. The City Council may by resolution extend the effective dates of this ordinance for a 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance so long as the Council makes findings required in Government Code Section 65858(c). The ordinance will be of no further force and effect upon appropriate land use regulatory controls are established and become operative subsequent to the adoption of this ordinance.

Sec. 8. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 9. **SAVINGS CLAUSE.** The provisions of this ordinance do not apply to the extent that their application would result in a taking requiring compensation, would deprive any person of constitutional or statutory rights or privileges, or would otherwise be inconsistent with state or federal law.

Sec. 10. **URGENCY CLAUSE.** Pursuant to Government Code Section 65858 this ordinance shall be effective upon passage.

Exhibit B - Findings

FINDINGS:

Environmental Review and Clearance

1. The Department of City Planning on September 17, 2025, determined that the proposed Interim Control Ordinance (ICO) was exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to California Code of Regulations, Title 14, Section 15060(c)(2) and Section 15061(b)(3), because adoption of the ICO will not result in a directly or reasonably foreseeable indirect physical change in the environment and has no potential for resulting in a significant effect on the environment as the ICO will maintain the status quo.
2. Moreover, the Department of Planning determined that the ICO is exempt from the City's Environmental Quality Act Guidelines pursuant to Article II Section 2 (m) in that it is only a temporary measure until appropriate land use regulatory controls are established and will not result in any impacts on the physical environment.

General Plan

1. In accordance with City Charter Sections 556 and 558, the subject ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan, in that the ordinance seeks to improve the physical environment by imposing a temporary prohibition on the issuance of permits for the approval of Recreational Vehicle Parks (RV Parks) as a Public Benefit Project pursuant to Section 14.00 A.7 of the Los Angeles Municipal Code (LAMC), inasmuch as there are inconsistencies in the LAMC and the State of California Building Code, as to the controlling land use regulations for RV Parks. This moratorium will only apply to "trailers" as defined in Section 799.29 of the Civil Code, a "recreational vehicle park" as defined in Section 18862.39 of the Health and Safety Code and/or permitted by the state as a "special occupancy park" as defined in Health and Safety Code Section 18862.43.
2. This proposed ordinance is consistent with mobility goals of the Land Use Element of the General Plan, in that it will temporarily prohibit the ministerial approval of RV Parks in A, R, and C zones citywide, such as in the fire burned areas of the Pacific Palisades, to allow time for updated Code regulations that may address adequate circulation and access. A policy regarding circulation in the Harbor Gateway Community Plan states "The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the development of the designated Arterials. No increase in zoning density or intensity shall be affected unless it is determined that the traffic infrastructure serving the general area of the property involved, is adequate to serve traffic needs. Where feasible and warranted, adequate improvement of abutting arterials and streets shall be required in connection with the approval of any such zoning intensification." Additionally, Policy 15-1.3 of the Wilmington-Harbor City

Community Plan states "New development projects should be designed to minimize disturbance to existing flow with proper ingress and egress to parking." To that end, this moratorium is consistent with objectives and policies of the General Plan to protect residential areas from potential adverse impacts caused by nearby conflicting land uses.

3. There is a current and immediate threat to the public health, safety, and welfare from the issuance of any demolition, building, grading, and any other applicable permit related to the approval of a RV Park as a Public Benefit Project pursuant to LAMC Section 14.00 (A)(7), which lists 12 performance standards and also requires that the RV Parks must be "lawfully created." The lack of adequate conditions and siting of RV Parks results in a threat to the public health, safety, and welfare. Approval of these RV Parks without adequate development conditions of approval are in conflict with LAMC Section 12.03, and the amendments currently being studied by the Department of City Planning. There are pending application(s) before the City.
4. There is a current and immediate threat to the public health, safety, and welfare from RV Parks approved as Public Benefit Projects under LAMC Section 14.00 (A)(7) due to inadequate performance standards that fail to address cleanliness, occupancy and site requirements, sewage and trash disposal, water and electrical distribution systems, landscaping and screening, drainage and grading, utility systems, circulation, fire protection, evacuation and emergency preparedness, security and lighting, graffiti abatement, restrooms, and accessibility.
5. The ordinance will protect the public health, safety, and welfare.
6. In accordance with City Charter Section 558, the subject ordinance is in conformance with public necessity, convenience, general welfare, and good zoning practice, as it will temporarily prohibit ministerial approval of RV Parks in A, R, and C zones under LAMC Section 14.00(A)(7), thereby preventing potentially severe adverse impacts on existing residents, residential communities, or commercial businesses in the vicinity of ministerially approved RV Parks.
7. In accordance with Government Code Section 65858, the proposed ordinance contains an Urgency Clause for the immediate protection of the public peace, health, and safety. Delaying the implementation of this ordinance would allow the irreversible establishment and/or expansion of RV Park permits related to Public Benefit projects on a ministerial basis with inadequate performance standards which would result in severe adverse impacts to existing residents, nearby residential communities, or commercial businesses in the vicinity of RV Parks.

**Exhibit C -
Los Angeles County Conditional Use Permit No.RPPL2019001251-(5)**



ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

County of Los Angeles

June 17, 2025

17 June 17, 2025

Dawyn R. Harrison
County Counsel

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

EDWARD YEN
EXECUTIVE OFFICER

Board of Supervisors

Hilda L. Solis
Supervisor, First District

Holly J. Mitchell
Supervisor, Second District

Lindsey P. Horvath
Supervisor, Third District

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Kathryn Barger
Supervisor, Fifth District

**Re: PROJECT NO. 2019-000706-(5)
CONDITIONAL USE PERMIT NO. RPPL2019001251-(5)
(10/29/24 Board Agenda; Item No. 8)**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project ("Project") to authorize the continued operation and maintenance of an existing 47-space recreational vehicle park (Cali Lake RV Resort) with appurtenant facilities in the A-2-5 Zone in the Santa Clarita Valley Planning Area. At the conclusion of the public hearing, your Board indicated an intent to approve the Project and instructed our office to prepare the necessary documents. Enclosed are the findings and conditions.



Very truly yours,

DAWYN R. HARRISON
County Counsel

By
ANDRIY PAZUNIAK
Deputy County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

AP:mc

Enclosures

c: Fesia A. Davenport, Chief Executive Officer
Edward Yen, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000706-(5)
CONDITIONAL USE PERMIT NO. RPPL2019001251-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted duly-noticed public hearings on August 13, 2024, and October 29, 2024, in the matter of Project No. 2019-000706-(5), consisting of Conditional Use Permit ("CUP") No. RPPL2019001251-(5). The County Regional Planning Commission ("Commission") conducted duly-noticed public hearings on February 21, 2024, and March 27, 2024.
2. Oceans 11 RV Park LLC ("Permittee") requests the CUP to authorize the continued operation and maintenance of Cali Lake RV Resort, an existing 47-space recreational vehicle ("RV") park with a manager's residence and other appurtenant facilities, including an office, restaurant/snack bar building, two restroom buildings, utility/maintenance building, recreational center/storage building, swimming pool, pond with footbridge, playground, picnic area, eight septic systems, two water wells, two water tanks, and parking areas ("Project"). The Project is located at 10645 Soledad Canyon Road ("Project Site") within the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zone, pursuant to County of Los Angeles County Code ("County Code") Section 22.16.030.C (Land Use Regulations for Agricultural Zones). No significant physical changes to the Project Site are proposed as part of this request.
3. The Permittee also requests to sell beer and wine for on-site consumption at a restaurant on the Project Site accessory to the RV park. The Permittee further requests an exemption from the length-of-stay limit in County Code Section 22.140.490.B.2 based on section 18865.2 of the Health and Safety Code ("HSC") of the State of California.
4. Zone Exception Case No. 5493 ("ZEC") was approved by the Commission on May 4, 1960, to authorize a recreation area with 12 weekend cabins, a snack bar, and other appurtenant facilities. CUP No. 98-003 ("prior CUP") was approved by the Commission on June 14, 2000, to authorize the continued operation and maintenance of the existing recreational trailer park and appurtenant facilities with a maximum of 47 spaces. The prior CUP expired on June 14, 2020.
5. The Project is located at 10645 Soledad Canyon Road within the Mount Gleason Zoned District and Santa Clarita Valley Planning Area. The Project Site is located in the Santa Clara River Significant Ecological Area ("SEA"). Pursuant to County Code Section 22.102.040.D (SEA Exemptions), the Project is exempt from the requirements of County Code Chapter 22.102 (Significant Ecological Areas) because it is a renewal of the prior CUP, the previously approved development footprint is not expanded, and impacts to biological resources were reviewed under the prior CUP.

6. The Project Site is located within the OS-NF (Open Space-National Forest) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan. The OS-NF land use category allows a maximum density of one dwelling unit per five acres.
7. The Project Site is located in the Mount Gleason Zoned District on a private inholding within Angeles National Forest and is currently zoned A-2-5. Pursuant to County Code Section 22.16.030.C (Land Use Regulations for Agricultural Zones), a CUP is required for an RV park in the A-2 Zone.
8. Surrounding zoning within a 500-foot radius of the Project Site includes:

North: A-2-5;
South: A-2-5;
East: A-2-5; and
West: A-2-5.
9. Surrounding land uses within 500-foot radius of the Project Site:

North: Vacant land;
South: Vacant land;
East: Vacant land; and
West: Vacant land.
10. The Project Site is 11.12 gross acres (11.12 net acres) in size and consists of one legal parcel, Assessor's Parcel Number 3210-011-019. The Project Site is irregular in shape with mostly flat topography and some gently sloping areas and is developed with an RV park and appurtenant facilities, including an office, restaurant/snack bar building, two restroom buildings, utility/maintenance building, recreational center/storage building, swimming pool, pond with footbridge, playground, picnic area, eight septic systems, two water wells, two water tanks, and parking areas. The Project Site is generally shaped as a half oval, with a straight line forming the north boundary and a bend in Soledad Canyon Road forming the south lot line; Soledad Canyon Road meets the north boundary at both the east and west ends of the property. The Project Site is located almost entirely within a floodplain, except for some areas close to Soledad Canyon Road, and most of the Project Site is also in a Federal Emergency Management Agency 100-year flood zone. The Project Site is also located entirely within a Very High Fire Hazard Severity Zone ("VHFHSZ"). In March 2023, flooding occurred on the Project Site as the Santa Clara River overflowed its banks. No significant damage occurred to the RV park or its appurtenant facilities, but the lake located on the Project Site became a part of a branch of the Santa Clara River and is now part of the river rather than a lake separated from the river.
11. The Project Site is accessible from Soledad Canyon Road, a major highway in the County Master Plan of Highways, with a variable width of approximately 60 to 120 feet at the

Project Site. The portion of Soledad Canyon Road fronting the Project Site is currently improved with approximately 24 feet of paving to accommodate one travel lane in each direction.

12. The site plan ("Site Plan") depicts the Cali Lake RV Resort. The existing access from Soledad Canyon Road consists of two driveway entrances, which converge into a single driveway, where a gate is located before the driveway enters the RV park. The Project Site contains a total of 47 RV spaces, which vary in size from 22 feet by 40 feet to 24 feet by 50 feet. The RV spaces are located in several locations throughout the Project Site and are in the same locations as were previously approved under the prior CUP. Buildings on the Project Site include a 352-square-foot office located near the entrance; a 600-square-foot restroom/shower building located on the south part of the Project Site; a 1,100-square-foot restaurant building located northeast of the driveway entrance (this building is currently vacant but has been used as a restaurant/snack bar in the past); a 1,000-square-foot recreation center, which is also used for storage, located northeast of the restaurant; a 770-square-foot restroom/shower building located on the east part of the Project Site; a 770-square-foot utility/maintenance building in the eastern part of the Project Site; and a 1,338-square-foot manager's residence near the east end of the Project Site. The manager's building is a single-family residence. The current Site Plan depicts a swimming pool and firepit but does not depict the existing playground and picnic areas adjacent to those facilities or delineate the undeveloped areas of the Project Site or show the existing freestanding sign locations or employee-occupied RVs. A condition of approval will require the submittal of an updated Exhibit "A" Site Plan to show the locations of the areas of the Project Site which shall be allowed to return to a natural condition with native vegetation, freestanding sign locations and content, and the locations of employee-occupied RVs.
13. The Exhibit "A" Site Plan for the prior CUP shows a total of 75 parking spaces. The current Site Plan shows a total of 76 parking spaces. There is sufficient room on the Project Site to accommodate the parking needed for this use. Each RV space is large enough to accommodate an RV with additional room to park one vehicle, and there are additional areas provided for parking that are adequate to meet the needs of the RV park.
14. Prior to the Commission's public hearing on the Project, Department of Regional Planning ("Regional Planning") staff ("Staff") determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation of an existing RV park with no significant changes, expansion, or alteration to its existing operation. The RV park is an existing use that will not be expanded or significantly changed from previous or proposed operation. The Project Site is located in an officially adopted environmentally-sensitive area ("SEA"), but because the RV park is an existing use with

no expansion or significant changes, its impact on the environment is not significant. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable, and the Project can be considered exempt.

15. The Project Site is in the area of the Agua Dulce Town Council ("ADTC"). The ADTC has not formally commented on the Project.
16. Prior to the publication of the Report to the Commission dated March 13, 2024 ("Report"), Staff received a large number of emails and letters regarding the Project. Most of the correspondence was from occupants of the RV park in support of the Project, and many expressed a desire to continue to stay at the Project Site and other favorable comments about the RV park and the management of the facility, as well as concern about potentially needing to relocate. One letter was from a County Fire Department ("Fire") captain expressing gratitude for the cooperation of Cali Lake RV Resort management during recent 2023 flood and fire events at the Project Site.
17. Prior to the Commission's hearing on the Project, Staff received the following recommendations from County departments, which are incorporated as part of the conditions of approval:
 - A. County Department of Public Works: Recommended clearance to public hearing with conditions or comments in a letter dated October 2, 2023.
 - B. Fire: Recommended clearance to public hearing with no conditions or comments in a letter dated October 21, 2022.
 - C. County Department of Public Health ("DPH"): Recommended clearance to public hearing with conditions in a letter dated September 6, 2023. The DPH clearance included conditions to be fulfilled at the permitting stage before the installation of any interactive water features.
 - D. County Sheriff's Department ("Sheriff"): Did not recommend approval of the CUP in a letter, and in an email dated August 22, 2023. In an email dated August 23, 2023, the Sheriff clarified the recommendation was just for the proposed wine and beer sales and did not address the overall operation of the RV park.
 - E. The United States Forest Service ("USFS") issued a letter dated September 28, 2022, stating that the Project would not involve the use of federal land, and it would not require a Special Use Permit from the USFS.
18. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Los Angeles Sentinel), and property posting. Additionally, the Project was noticed, and case

materials were available on Regional Planning's website. On January 11, 2024, a total of seven Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 10 notices to those on the courtesy mailing list for the Mount Gleason Zoned District.

19. The Commission held a duly-noticed public hearing regarding the Project on March 27, 2024. Staff did not recommend approval of beer and wine sales or granting an exemption to the length-of-stay limit due to safety concerns. After the Staff's presentation, representatives of the Permittee testified and opposed the condition in the CUP limiting length of stays at the RV park to 90 consecutive days within a six-month period. The Permittee's representatives argued that there was not sufficient support under section 18865.2 of the HSC to deny the Permittee an exemption from the County Code's length-of-stay limitation, and that allowing long-term occupancy at the RV park would provide needed affordable housing in the County.
20. The Commission opened the public hearing and took testimony of nine members of the public who primarily and currently reside at the Project Site. These members of the public stated that they would like to continue living at the Project Site without time limitations because the limitations would be disruptive to their lives.
21. The Commission asked Staff about the operation of the RV park, the processing of the pending CUP, the enforcement process to ensure compliance, and whether the time limitation could be waived or modified if the Permittee could ensure that all RVs would remain operable. Staff addressed their questions and those of the members of the public.
22. On motion of Commissioner Hastings, seconded by Commissioner Louie, the Commission closed the public hearing, found that the Project was categorically exempt from CEQA, and voted unanimously to approve the Project, as recommended by Regional Planning. The Commission approved CUP No. RPPL2019001251, subject to the proposed findings and conditions, which did not include granting the beer and wine sales or the exemption to the length-of-stay limitation.
23. On April 2, 2024, the Permittee filed a timely appeal of the Commission's decision with respect to Condition No. 23, which prohibited permanent occupancy at the RV park and limited occupancy at the RV park by any one occupant or party to 90 consecutive days in any six-month period, with the exception of RVs used for on-site employees responsible for maintaining or operating the property.
24. On August 13, 2024, the Board held a duly-noticed public hearing on the appeal of the Permittee.
25. Regional Planning submitted a written statement for the record, including a Board letter summarizing the condition appealed.

26. All persons wishing to testify were sworn in by the Executive Officer of the Board. Amy Bodek, Director of Regional Planning, addressed the Board and provided background about the Project Site.
27. Supervisor Janice Hahn asked about the basis for denying the Permittee's request for a length-of-stay exemption. Director Bodek explained that the Project Site is located in a VHFHSZ, flood zone, and SEA, and the County Code only allowed RV park occupants to stay at the park for up to 90 days consecutively.
28. Supervisor Kathryn Barger asked how many times the RV park had been evacuated. Director Bodek responded that the RV park had been evacuated partially or fully on multiple occasions for both flood and fire purposes.
29. Supervisor Hahn asked about the difference between limiting occupants to 90-day stays and allowing permanent housing at the RV park. Director Bodek explained that RVs that are used for permanent housing are less likely to remain operational and available to evacuate occupants in the event of an emergency.
30. Supervisor Barger stated that the County is facing a scarcity of affordable housing and asked why the County should not allow long-term occupancy at the RV park. Director Bodek responded that, based on the zoning code and the location, Regional Planning would not have permitted a permanent residential project at the Project Site and later added that Regional Planning would have to consider other issues if the Project Site were to be used for permanent housing. Director Bodek explained that the Project Site was originally intended to be used for recreational purposes.
31. Supervisor Hilda Solis and Supervisor Barger stated that occupants have been staying at the RV park for years while the RV park has been out of compliance with its prior CUP and the County Code. Supervisor Solis asked about prior efforts to notify and assist long-term occupants at the RV park. Director Bodek stated that the Board previously directed County departments and agencies, including the Los Angeles Homeless Services Authority, to assist RV park occupants with finding permanent housing.
32. Supervisor Barger asked whether conditions could be added to the RV park's CUP that would reduce the risks in the event of a fire, flood, or other emergency. Director Bodek said it was possible appropriate parameters could be included. Supervisor Barger asked for conditions to be proposed that require RVs to remain mobile and occupants to sign a liability waiver acknowledging the risks of evacuation.
33. On motion of Supervisor Barger, seconded by Supervisor Hahn, the Board continued the hearing to a later date, and the Director of Regional Planning was instructed to conduct further analysis in consideration of the concerns raised by the Board.
34. Regional Planning analyzed and discussed Condition No. 23 with the Permittee. Specifically, Staff and the Permittee came to an understanding on the additional

conditions the Permittee must satisfy to safely allow long-term occupancy at the RV park. These conditions are summarized in Condition Nos. 26 to 29.

35. On October 29, 2024, the Board held a duly-noticed public hearing on the Permittee's appeal. All persons wishing to testify were sworn in by the Executive Officer of the Board. Director Bodek presented proposed Condition Nos. 26 to 29 and was available for questions. Supervisor Barger commended Regional Planning for incorporating the Board's feedback from the August 13, 2024, public hearing, and spoke in favor of proposed Condition Nos. 26 to 29. Four members of the public spoke in favor of the Project.
36. On motion of Supervisor Barger, seconded by Supervisor Lindsey Horvath, the Board took the following actions:
 - A. Granted the Permittee's appeal of Condition No. 23 and instructed County Counsel to prepare the necessary findings and conditions of approval incorporating the proposed Condition Nos. 26 to 29, as presented by Regional Planning for the Board's consideration;
 - B. Affirmed the Commission's approval of CUP No. RPPL2019001251-(5), including proposed Condition Nos. 26 to 29; and
 - C. Made a finding that the Project is exempt from CEQA, pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption).
37. The Board finds the Project is consistent with the goals and policies of the Area Plan because allowable uses on privately-owned lands (inholdings) within the OS-NF designation include single-family homes at a maximum density of one dwelling unit per five acres as well as agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses are determined by the underlying zoning designation. The A-2-5 Zone allows RV parks with a CUP.
38. The Board finds the Project is consistent with the goals and policies of the General Plan. The following General Plan policy is applicable to the Project:
 - A. General Plan Land Use Policy LU 5.2: "Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."
 - B. The Project is an RV park which has served the Santa Clarita Valley for more than 60 years and which meets a need by providing RV spaces. It also provides on-site recreational opportunities, including a restaurant, recreation room, swimming pool, playground, and picnic facilities.
39. The Board finds the Project is consistent with the goals and policies of the Area Plan. The following Area Plan policy is applicable to the Project:

- A. Area Plan Land Use Policy LU-4.1.4: "Promote economic opportunity for all segments of the community, including small businesses and new businesses."
 - B. The Project is a small business that benefits the community and has operated for more than 60 years. It employs a small number of employees and provides economic opportunities for them. The continued operation of this RV park within the Angeles National Forest can attract visitors to the Santa Clarita Valley area and draw customers to the area, supporting other local businesses.
40. The Board finds the Project is consistent with the A-2-5 zoning classification as an RV park is permitted in such zone with a CUP, pursuant to County Code Section 22.16.030.C (Land Use Regulations for Agricultural Zones).
41. The Board finds the existing structures and RV spaces on the Project Site may remain in their current locations. The A-2 Zone has required yards of 20 feet in the front yard setback, five feet in the side yard setbacks, and 15 feet in the rear yard setback, pursuant to County Code Section 22.16.050 (Development Standards for Agricultural Zones). Because of its unusual shape, the Project Site does not have any side yards. The front yard extends the full width of the lot along Soledad Canyon Road, and the rear yard is the north lot line. The Project Site tapers to a point on each side, so the front lot line, or highway line, intersects with the rear lot line; and there are no side lot lines, and therefore, no side yards. Pursuant to County Code Section 22.110.080 (Required Yards), the front yard may be reduced to 10 feet due to sloping terrain. As there is a natural grade difference of over 10 feet from the midpoint of the highway line to a point 50 feet from the highway line, the existing structures and RV spaces, which are located at least 10 feet from the highway line, are therefore in compliance with the required front yard in sloping terrain. The existing structures are also located outside of the required 15-foot rear yard, except two RV spaces in the northeast part of the Project Site that are in the same location as approved by the prior CUP. Pursuant to County Code Section 22.172.020 (Nonconforming Uses, Buildings and Structures – Regulations Applicable), the two RV spaces within the rear yard setback approved in the same location under the prior CUP, may remain within the required rear yard as they are a continuation of a previously approved use nonconforming due to standards.
42. The Board finds the Project is exempt from the SEA regulations of County Code Chapter 22.102 (Significant Ecological Areas). The Project Site is located in the Santa Clara River SEA. Pursuant to County Code Section 22.102.040.D (SEA Exemptions), the Project is exempt from SEA requirements because it is a renewal of a previously-approved discretionary permit (prior CUP), the previously-approved development footprint is not expanded, and impacts to biological resources were reviewed under the prior CUP. Nevertheless, the CUP's conditions of approval shall include requirements from the prior CUP pertaining to biological resources and new conditions to ensure ongoing protection of the SEA's biological resources. Because the RV park is an existing use with no expansion or significant changes and will be further

conditioned to ensure protection of SEA resources, its impact on the environment is not significant.

43. The Board finds the Project is exempt from the Inclusionary Housing Ordinance (also known as Inclusionary Zoning Ordinance) because County Code Section 22.121.030 (Inclusionary Housing-Applicability) excludes "mobilehome parks," as defined in section 18214 of the HSC. Under section 18214 of the HSC, the term "mobilehome parks" includes "recreational vehicles used for human habitation."
44. The Board finds the parking on the Project Site is adequate. There is no specific parking standard for the number of required parking spaces for an RV park in County Code Sections 22.112.070 (Required Parking Spaces) or 22.140.490 (Recreational Vehicle Parks). There was also no specific parking requirement for the Project Site under the prior CUP. The prior CUP Exhibit "A" Site Plan depicted a total of 75 parking spaces. The current Site Plan shows a total of 76 parking spaces. Pursuant to County Code Section 22.112.070.C (Uses Not Specified – Number of Spaces Required), "[w]here parking requirements for any use are not specified, parking shall be provided in an amount that the Director [of Regional Planning] finds adequate to prevent traffic congestion and excessive on-street parking" (clarification added). There is sufficient room on the Project Site to accommodate the parking needed for this use. Each RV space is large enough to accommodate an RV with additional room to park one vehicle; and there are additional areas for parking provided that are adequate to meet the needs of the RV park. No additional parking spaces are necessary on the Project Site.
45. The Board finds the existing signage on the Project Site is consistent with County Code requirements, except for the number of freestanding signs. An RV Park is permitted to have one freestanding sign not to exceed 20 square feet in area, or 40 square feet in total sign area, pursuant to County Code Section 22.140.490.B.1 (RV Parks – Development Standards – Signs). The Board finds that, due to the unique circumstances on the Project Site and its approximately 2,000-foot-long curving street frontage, it is appropriate to have two freestanding signs, one for each entrance. There are two existing freestanding signs at the entrances, each with an area of 20 square feet, one for each direction. The total sign area is 40 square feet, consistent with the County Code maximum. The reason there are two single-faced signs rather than one double-faced sign is that there is one sign for each driveway entrance, and there is a tree in between them. In order to be visible from both directions, it is necessary to have two single-faced signs rather than one double-faced sign. The Permittee is seeking to keep the two existing signs at the same locations established by the prior property owner. The prior CUP included two freestanding signs along Soledad Canyon Road, although the current sign locations differ from those that were previously approved. Pursuant to County Code Section 22.158.070 (CUPs – All Zone Regulations Apply Unless Permit is Granted), the above requirement can be modified through the CUP to allow the two existing single-faced signs to remain instead of replacing both with one double-faced sign, which would require the removal of an existing tree. The Project Site also includes numerous

existing directional and informational signs. Each of these signs is under 12 square feet in sign area and under six feet in height, consistent with the requirements of County Code Section 22.114.190 (Directional or Informational Signs).

46. The Board finds that, under section 18865.2 of the HSC, the Project, as conditioned, shall be exempt from the maximum duration of occupancy limitation for RV parks in a VHFHSZ set forth in County Code Section 22.140.490.B.2 (RV Parks – Development Standards – Maximum Duration of Occupancy, VHFHSZ). The Board finds that any adverse health and safety impacts that would result from granting an exemption from the length-of-stay limitation in County Code Section 22.140.490.B.2 (RV Parks – Development Standards- Maximum Duration of Occupancy, VHFHSZ) will be mitigated or avoided by the attached conditions.
47. The Board finds that, under section 18865.2 of the HSC, the Project, as conditioned, shall also be exempt from the prohibition on permanent residency set forth in County Code Section 22.140.490.B.5 (RV Parks – Development Standards – Prohibitions). The Board finds that any adverse health and safety impacts that would result from granting an exemption from the prohibition on permanent residency in County Code Section 22.140.490.B.5 (RV Parks – Development Standards – Prohibitions) will be mitigated or avoided by the attached conditions.
48. The Board finds the Project Site meets the minimum size requirement for an RV park, pursuant to County Code Section 22.140.490.B.3 (RV Parks – Development Standards – Area). The minimum size requirement for an RV park in the A-2-5 Zone is five acres. The Project Site has an area of 11.12 acres.
49. The Board finds the Project Site is required to comply with the restrictions listed under County Code Section 22.140.490.B.5 (RV Parks – Development Standards – Prohibitions), except for the prohibition on permanent residency under County Code Section 22.140.490.B.5.a. This County Code Section requires the following:
 - A. Facilities within the RV park shall be used only by the occupants of the park, except where otherwise authorized by the CUP; and
 - B. No commercial uses are allowed, except those permitted by the zone and authorized by the CUP.
50. The conditions of approval will allow permanent residency on the Project Site by a caretaker, a manager, or employees responsible for maintaining or operating the property within the manager's residence and up to three RVs designated for RV park staff.
51. The Project Site includes an accessory restaurant/snack bar, which was previously authorized and operated on the Project Site. The conditions of approval will allow the

accessory restaurant and other amenities of the RV park to be used only by occupants of the park and their guests.

52. The sale of alcoholic beverages is not authorized, and the conditions of approval include conditions prohibiting the sale of alcoholic beverages on the Project Site without approval of a separate valid CUP authorizing such use. The Permittee may apply at a future time for a CUP to authorize the sale of alcoholic beverages at the restaurant/snack bar.
53. The conditions of approval will prohibit use of RV spaces for any commercial activity.
54. The Board finds the proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project Site has been used as an RV park since 1960 and is a long-established use. As there is no expansion of the RV park beyond what was previously approved under the prior CUP, no adverse impacts are anticipated as conditioned. The conditions of approval increase the probability that RVs will remain in working condition and capable of evacuating in the event of an emergency. The surrounding area remains largely undeveloped land, and no adverse impacts are anticipated to surrounding uses.
55. The Board finds the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Site has a gross area of more than 11 acres; and there is ample space for all required development features, such as the RV park, related facilities, and parking. Despite its size, the Project Site has certain constraints due to the location of water features and hillside areas and due to the previously approved configuration of RV spaces and other structures and facilities. Therefore, a modification of the rear yard is appropriate as described in Finding No. 41, above, for the continued use of two previously-approved RV spaces in the same location. The Project Site also needs two signs for visibility from Soledad Canyon Road, one for each driveway entrance and each direction, to avoid the need to remove an existing tree, as described in Finding No. 45, above. The Project is a continuation of the existing use, and no significant changes are proposed to the Project Site.
56. The Board finds the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is served by Soledad Canyon Road, a major highway in the County Master Plan of Highways, with a variable width of approximately 60 to 120 feet at the Project Site. No increase in traffic is anticipated, as the Project Site is to remain largely the same with the same number of RV spaces as approved under the previous CUP, and no expansion is

proposed. The recently upgraded septic system has been found to be functioning properly and capable of continuing to serve the Project Site. The Project Site is served by two on-site wells which provide safe drinking water to the RV park and its occupants.

57. The Board finds the Permittee must ensure that RV occupants and visitors can safely evacuate the RV park in the event of a fire, flood, or other emergency. Specifically, the Permittee must: verify that all RVs and automobiles staying at the RV park will remain in operational working order and maintain current registration issued by the California Department of Motor Vehicles ("DMV"); obtain copies of the current DMV registrations for all RVs and automobiles from all persons staying at the RV park; and retain the DMV registrations, rental contracts, tenant rights notification forms, and liability waiver forms on file for a period of at least five years for all persons staying at the RV park, and provide such copies to Staff upon request. In addition, Permittee cannot allow objects and/or structures, such as fences, patios, and other items in the RV spaces or in driveways that could block or otherwise obstruct or hinder an RV from exiting a space or using a driveway in the case of an emergency. The Permittee must also prepare and submit an emergency evacuation plan to Regional Planning for review and approval by the Director of Regional Planning. The Permittee must provide a copy of the approved emergency evacuation plan to each RV occupant and post the evacuation plan at RV administrative office and recreation buildings. The Permittee must also maintain and operate a shuttle van on the Project Site to be available for any persons on the Project Site who are unable to evacuate in their RV or other vehicle during evacuations and in emergency situations.
58. The Board finds RV occupants must be notified of the high risk of fires and floods at the RV park. Specifically, the Permittee must require each RV occupant to sign an acknowledgement statement that they are aware the RV park is in a VHFHSZ and a floodplain and is subject to a high risk of fires and floods. The Permittee must provide copies of the signed form to Staff upon request.
59. The Board finds the Permittee must indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees for any and all actions or claims relating to or resulting from any natural disaster or emergency event that may occur at the Project Site, including any such claims from the RV park's tenants and occupants.
60. The Board finds the Permittee must notify RV occupants that they may be eligible for tenant protections. Specifically, the Permittee must inform RV occupants as part of the rental contract between the Permittee and the RV occupant that a stay at the RV park for more than 90 consecutive days may be eligible for tenant protections, including rental protections and relocation assistance from the Permittee, depending upon the current regulations in effect. The rental contract must also include a statement from each RV occupant attesting that each RV and automobile is currently in working order and will remain so for the duration of the stay by the occupant. In addition to the rental

contract, the Permittee must provide a tenant rights notification to each tenant on an annual basis to inform them that, if they stay at the RV park for more than 90 consecutive days, they may be eligible for tenant protections, including rent protections and relocation assistance from the Permittee, depending upon the current regulations in effect. The tenant rights notifications must be signed annually by each tenant at the RV park to confirm that a tenant rights notification was provided during the year. The tenant rights notification forms must be maintained by the Permittee and must be provided to Staff upon request. The Permittee must file a tenant rights notification affidavit annually with Staff starting one year after the effective date, and it must be due every year thereafter on the anniversary of the effective date until the end of the grant term. The tenant rights notification affidavit must certify that the Permittee has provided tenant rights information to each tenant annually must inform each tenant of their rights under current state and local laws concerning rent protections and potential relocation benefits.

61. The Board finds that, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to a grant term of 20 years.
62. The Board finds the Project is exempt from CEQA, pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves the continued operation of an existing RV park, and allowing long-term occupancy at the RV park will not result in significant changes or new environmental impacts. The RV park is an existing use that will not be expanded or significantly changed. No new development is proposed at this time. The Project Site is located in an officially adopted environmentally SEA, but because the RV park is an existing use with no expansion or significant changes and will be further conditioned to ensure protection of SEA resources, its impact on the environment is not significant. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable, and the Project can be considered exempt.
63. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use, with the attached conditions, will be consistent with the adopted General Plan and Area Plan.

- B. The proposed use at the Project Site, with the attached conditions, will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. Under section 18865.2 of the HSC, an exemption from the length-of-stay limitation in County Code Section 22.140.490.B.2 (RV Parks – Development Standards – Maximum Duration of Occupancy, VHFHSZ) and an exemption from the prohibition on permanent residency set forth in County Code Section 22.140.490.B.5 (RV Parks – Development Standards – Prohibitions) is hereby granted by the County.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Finds Project No. 2019-000706-(5) is exempt from CEQA, pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. RPPL2019001251-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000706-(5)
CONDITIONAL USE PERMIT NO RPPL2019001251-(5)

1. This grant is for Conditional Use Permit ("CUP") No. RPPL2019001251-(5), as part of Project No. 2019-000706-(5) ("Project"), to authorize the continued operation and maintenance of Cali Lake RV Resort, an existing 47-space recreational vehicle ("RV") park with a manager's residence and other appurtenant facilities, including office, restaurant/snack bar building, two restroom buildings, utility/maintenance building, recreational center/storage building, swimming pool, pond with footbridge, playground, picnic area, eight septic systems, two water wells, two water tanks, and parking areas, subject to the following conditions ("Condition") of approval.
2. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating they are aware of and agree to accept all of the Conditions of this grant, and the Conditions of this grant have been recorded as required by Condition No. 7, and until all required monies have been paid, pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittees' counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to Los Angeles County Code ("County Code") Section 2.170.010 (Fees for Providing County Records).
- 6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 7. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and Conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of this grant and its Conditions to the transferee or lessee of the subject property.
- 8. This grant shall terminate on March 27, 2044. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new CUP application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 12 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
- 9. This grant shall expire unless used within 90 days from the date of final approval of this grant. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the RV park on the site and satisfaction of Condition No. 3 shall be considered use of this grant.
- 10. The subject property shall be maintained and operated in full compliance with the Conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these Conditions. No provision of any easement of any other encumbrance on the property

shall exempt the Permittee and/or property owner from compliance with these Conditions and applicable regulations. Inspections shall be made to ensure compliance with the Conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum of \$4,260, which shall be placed in a performance fund and be used exclusively to reimburse Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the Conditions of this grant. The fund provides for 10 inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems.

11. If additional inspections are required to ensure compliance with the Conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the Conditions of this grant, the Permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$426 per inspection, or the current recovery cost established by Regional Planning at the time any additional inspections are required, whichever is greater.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds these Conditions have been violated or this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.238 (Modifications and Revocations) of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these Conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

17. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." Changes to the Exhibit "A" shall be required to show the location of the employee-occupied RVs, the location of the undeveloped areas of the project site that are not to be disturbed, in accordance with Condition No. 35, and the location, appearance, wording, and dimensions of the freestanding signs, in accordance with Condition No. 37, and any other changes as a result of instruction given at the public hearing. One digital copy of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of this grant by the County.
20. In the event subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit one digital copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
21. The Conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or Regional Planning Zoning Enforcement inspector. The manager and all employees of the RV park shall be knowledgeable of the Conditions herein.
22. Violation of the Conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
23. This grant shall authorize the continued operation and maintenance of Cali Lake RV Resort, an existing 47-space RV park with a manager's residence and other appurtenant facilities. The appurtenant facilities include the following facilities: office, restaurant/snack bar building, two restroom buildings, utility/maintenance building, recreational center/storage building, swimming pool, pond with footbridge, playground, picnic area, eight septic systems, two water wells, two water tanks, and parking areas.
24. The Permittee shall comply with all conditions set forth in the attached County Department of Public Health letter dated September 6, 2023.

25. The Permittee shall comply with all conditions set forth in the attached Public Works letter dated October 2, 2023.
26. The Permittee shall verify that all RVs and automobiles that stay at the RV park will remain in operational working order. All RVs and automobiles that stay at the RV park shall maintain current registration issued by the California Department of Motor Vehicles ("DMV"), and the Permittee shall obtain copies of the current DMV registrations for all RVs and automobiles from all persons staying at the RV park. The Permittee shall retain the DMV registrations, rental contracts, tenant rights notification forms, and liability waiver forms on file for a period of at least five years for all persons staying at the RV park, and shall be provided to Regional Planning staff ("Staff") upon request. No objects and/or structures, such as fences, patios, and other items may be kept in the RV spaces or in the driveways that could block or otherwise obstruct or hinder an RV from exiting a space or using a driveway in case of an emergency. The Permittee shall provide a copy of the emergency evacuation plan to be approved by the Director to each RV occupant and post the evacuation plan at RV administrative office and recreation buildings. The Permittee shall maintain and operate a shuttle van on the Project Site to be available for any persons on the project site who are unable to evacuate in their RV or other vehicle during evacuations and in emergency situations.
27. Each RV occupant shall sign an acknowledgement statement that they are aware the RV park is in a Very High Fire Hazard Severity Zone and a floodplain and is subject to a high risk of fires and floods. The Permittee shall provide copies of the signed form to Staff upon request.
28. The Permittee acknowledges and accepts that as part of this grant, in addition to Permittee's indemnification obligations set forth herein in Condition No. 4, above, for the issuance of this grant, the Permittee shall indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees for any and all actions or claims relating to or resulting from any natural disaster or emergency event that may occur at the project site, including any such claims from the RV park's tenants and occupants.
29. The Permittee shall inform RV occupants as part of the rental contract between the Permittee and the RV occupant that a stay at the RV park for more than 90 consecutive days may be eligible for tenant protections, including rent protections and relocation assistance from the Permittee, depending upon the current regulations in effect. The rental contract shall also include a statement from each RV occupant attesting that each RV and automobile is currently in working order and will remain so for the duration of the stay by the occupant. In addition to the rental contract, the Permittee shall provide a tenant rights notification to each tenant on an annual basis to inform them that if they stay at the RV park for more than 90 consecutive days, they may be eligible for tenant protections, including rent protections and relocation assistance from the Permittee, depending upon the current regulations in effect. The tenant rights notification shall be

signed annually by each tenant at the RV park to confirm that a tenant rights notification was provided during the year. The tenant rights notification forms shall be maintained by the Permittee and shall be provided to Staff upon request. The Permittee shall file a tenant rights notification affidavit annually with Staff starting one year after the effective date, and it shall be due every year thereafter on the anniversary of the effective date until the end of the grant term. The tenant rights notification affidavit shall certify that the Permittee has provided tenant rights information to each tenant at the RV park during the preceding calendar year. The tenant rights notification provided to each tenant annually shall inform each tenant of their rights under current State and local laws concerning rent protections and potential relocation benefits. For purposes of this requirement, a tenant is defined as an RV occupant staying on the project site for more than 90 consecutive days. An occupant is anyone occupying an RV on the project site for any period of time, and a rental contract is the contract signed by each RV occupant, regardless of the length of stay.

30. The Permittee shall develop a weed management plan for the RV park that shall include a program to eradicate noxious plant species that includes, but is not limited to, giant reed (*Arundo donax*) and Spanish broom (*Spartium junceum*). As part of the weed management plan, the Permittee shall also include protection measures for sensitive and threatened species that are known to exist in the area. The Permittee shall develop this plan in cooperation with the U.S. Forest Service ("USFS") and the California Department of Fish and Wildlife, as necessary. As a part of the weed management plan, the program may also promote environmental stewardship to RV park occupants by educating them on how to identify invasive plants in collaboration with the USFS. A draft weed management plan in accordance with this Condition shall be submitted to Regional Planning within one year of approval of this grant. The final weed management plan shall be completed and implemented within two years of approval of this grant.
31. In coordination with the USFS, the Permittee shall install and maintain signage and protective fencing marking the boundary of the project site and the USFS property. The Permittee shall also provide interpretive signage indicating that the river habitat is a sensitive ecological area and potential endangered species habitat. Such signs may not exceed 12 square feet for each sign face or six feet in height; and the sign locations, appearance, wording, and dimensions shall be reviewed by Regional Planning as part of the Exhibit "A" or Revised Exhibit "A." The fencing and signage shall be installed within one year of the approval of this grant. The Permittee shall provide photographs along the northern boundary with the USFS property depicting the drainage area, fencing, and signage to document existing conditions. The Permittee shall submit to Regional Planning photographic documentation from the established photo locations depicting site conditions for any changes from previous years. The first photographic documentation report is due within 18 months of the approval of this grant. Additional photographic documentation reports showing recent photographs of the established photo locations shall be provided to Staff upon request.

32. To further enhance protection and education of the Santa Clara River Significant Ecological Area ("SEA"), an Environmental Education Program ("EEP") shall be implemented to educate all RV park occupants and Staff about the SEA and its importance as a wildlife corridor that supports sensitive habitats and special-status plant and wildlife species. Each RV space occupant shall be informed of the sensitivity of the SEA at the effective date of this grant and before any stay at the RV park. Each RV space occupant shall be required to sign an EEP form agreeing to observe protective measures. The Permittee shall be required to maintain the completed EEP forms for a minimum of five years and provide them to Regional Planning upon request. The EEP form shall include the following protective measures:
- A. Pets (e.g., dogs and cats) shall be kept on leash to avoid predating native wildlife and prevented from entering natural habitats within the SEA.
 - B. RV park occupants shall "leave no trace" of trash, which may attract "nuisance" wildlife like crows, ravens, coyotes, and bears that may predate local wildlife, or cause other disturbances to the natural environment that could harm native plants, wildlife, or other occupants of the RV park. All food-related trash must be disposed of in wildlife-proof closed containers.
 - C. RV park occupants shall not collect any plants or animals, move rocks or block/alter any streams, or introduce any fish or other non-native plant/wildlife species.
 - D. Any lighting shall be shielded down and away to prevent light trespass or glare into the natural habitats, including the Santa Clara River main channel.
 - E. Noise shall be limited so as not to disturb other RV park occupants and wildlife in the vicinity, particularly during nighttime hours.
 - F. RV park occupants shall avoid damaging sensitive biological resources.
 - G. RV park occupants and their pets shall avoid entering the National Forest property north of Cali Lake RV Resort, which shall be marked by signage and fencing.
33. Any additional fencing installed on the project site shall be wildlife permeable.
34. Fencing and signage shall be provided within one year of the approval of this grant and maintained along the north lot line to mark the boundary of USFS land.
35. Any areas on the project site which are not used for existing RV spaces, structures, driveways, parking spaces, septic systems, wells, playground facilities, swimming pool, pond, picnic area, and other uses depicted on the approved Exhibit "A" (or approved Revised Exhibit "A"), shall not be further disturbed and shall remain in a natural condition or shall be allowed to return to a natural condition with native vegetation.

36. Outdoor lighting shall comply with the applicable standards in County Code Chapter 22.80 (Rural Outdoor Lighting District).
37. One single-faced freestanding sign not to exceed 20 square feet in sign area shall be permitted at the entrance to the RV park facing each direction on Soledad Canyon Road, for a total of two single-sided signs with 40 square feet in total sign area. The freestanding sign locations and content shall be shown on the Exhibit "A."
38. There shall be no more than 47 RV spaces on the project site at any time.
39. A sign shall be provided and maintained in a prominent location on the property which shall caution that the park is in a flood hazard area and explain the flood evacuation procedures.
40. Vehicle storage shall be prohibited except for RVs and maintenance equipment used in the operation of the RV park. Abandoned vehicles shall be removed from the project site within 60 days of abandonment.
41. Vehicle repairs shall be prohibited on-site except at the designated maintenance/repair shop depicted on the Exhibit "A." The maintenance/repair surface shall be concrete or similar impervious material to prevent contamination of soil and groundwater.
42. All RV parking stalls shall remain surfaced with pervious materials. Impervious surfaces on the subject property shall be kept to a minimum.
43. The existing accessory restaurant building may be used as a restaurant, snack bar, or store, and/or for storage accessory to the RV park to serve RV park occupants and their guests. The existing accessory building shall not be open to the general public. No signage shall be permitted visible from Soledad Canyon Road to advertise it. No alcoholic beverages may be sold or served, unless a separate CUP is approved for such use and the required license from the California Department of Alcoholic Beverage Control is obtained and maintained.
44. The accessory playground, swimming pool, recreation room, and other amenities of the RV park shall only be used by RV park occupants, employees, and guests, and shall not be open to the general public.
45. RV spaces shall not be used for any commercial activity by the occupants, pursuant to County Code Section 22.140.490.B.5 (RV Parks – Development Standards – Prohibitions).
46. The RV park may host a maximum of four special events per calendar year, and each event shall have no more than 200 attendees. Prior to its start date, each event shall obtain an approved Special Events Permit under County Code Chapter 22.188 (Special Event Permits).