

INITIATING SUPPORT FOR THE RESIDENTS OF THE CALI LAKE RV RESORT

Recreational Vehicle (RV) Parks, like Mobilehome Parks, fall under the jurisdiction of the State of California’s Department of Housing and Community Development (HCD). However, local jurisdictions like the County of Los Angeles (County) have ultimate authority of land use and zoning and can create appropriate permitting processes to ensure that these types of parks are sited in locations that are appropriate for the land use, density, and compatibility with the surrounding community.

Cali Lake Recreational Vehicle Resort (Cali Lake), located in the unincorporated Agua Dulce area, has history that goes back to the early 1930s, when it was first operated as a picnic grounds. In the 1960s, the property owner at the time, made additional improvements to the park to turn it into a recreation area. Then In June 2000, the County Regional Planning Commission approved a Conditional Use Permit for the operation of an RV Park with 47 spaces for transient, short-term RV use, not to exceed 90 consecutive days, due to the site being located in a Very High Fire Hazard Severity Zone and in an identified Flood Hazard Zone.

In July 2018, the County was made aware of illegal grading and unpermitted improvements at Cali Lake, which had expanded capacity from 47 to approximately 103 RV spaces. In addition, Cali Lake was also being used as permanent, long-term housing, rather than a transient, short-term use. At that time, the County’s Department of Regional Planning issued a Notice of Violation to Cali Lake’s owner for the unpermitted improvements and inappropriate use of the facility. Additionally, the site is located in a Significant Ecological Area, pursuant to the County’s Significant Ecological Area Ordinance.

Since the issuance of the Notice of Violation in 2018, the County and the owner of Cali Lake have been working on a path to resolve the violations to come into compliance with applicable County codes. The owner of Cali Lake has submitted appropriate abatement plans and has applied for a new Conditional Use Permit for Cali Lake as the current permit expired in June 2020.

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MOTION

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In addition, the owner of Cali Lake is in the process of resolving outstanding violations, issued by HCD for the unpermitted improvements. HCD has noted to the owner of Cali Lake that he must, “abate and abandon all unapproved lots until such a time as proper procedures, inspections and approvals have been given by the Department to operate the additional spaces.” HCD has noted that a component to their approval of any expansion of the number of spaces at Cali Lake is whether the local authority, in this case the County, will provide land use approval for the proposed expansion.

Accordingly, my office has received calls from concerned residents of Cali Lake who are noting that HCD is currently requiring the property owner to comply with the drawdown requirements by January 1, 2023.

Other residents have testified in front of the Board of Supervisors and noted that there are many families currently living at Cali Lake and that they have built a community at this location and fear displacement due to conditions outside of their control. These speakers also noted that their children are currently in school and fear disruption to their learning if forced to relocate elsewhere. They also shared that many of the RVs at Cali Lake are in poor operating condition and would have difficulty relocating to other RV Parks or other locations.

As the County has a role to play as the land use authority for Cali Lake and is also the appropriate resource for any residents within Cali Lake who are seeking additional housing options, the County will be taking action to visit the site and to an assessment of the persons residing there. In addition, we must take immediate action to get clarity on the current status of the permitting of Cali Lake along with the needs of any residents seeking assistance.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Direct the Department of Regional Planning, in coordination with the Department of Public Works, Department of Public Health, and the Fire Department, to report back in writing in 14 days with a summary of the status of the County’s review of the Cali Lake Recreational Vehicle (RV) Resort application for a new Conditional Use Permit and provide a summary of their findings related to potential use of the facility for long-term living options;
2. Instruct the Chief Executive Office (CEO) – Homeless Initiative (HI) in conjunction with the Department of Consumer and Business Affairs (DCBA), the Los Angeles County Development Authority (LACDA), and the Los Angeles Homeless Services Authority (LAHSA) to report back in writing on the results of their site visit of the Cali Lake RV resort within 30 days;

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3. Instruct the CEO – HI, in collaboration with LAHSA, DCBA, LACDA and relevant County Departments and Agencies to report back in writing within 45 days on current homeless prevention programs and resources to assist impacted residents of the Cali Lake RV community and identify any additional prevention options for the Board’s consideration; this report should include:
 - a. Recommendations for potential funding sources housing options, and assistance programs for residents, and,
 - b. An assessment of existing mobile home and RV parks in the Service Planning Area 2 (SPA 2) - Santa Clarita Valley Region with availability to accommodate Cali Lake residents, and,
 - c. An overview of the availability of Affordable Housing Program (AHP) resources to fund replacement RVs for residents with older vehicles who are interested in housing at another RV park; and,
4. Instruct CEO Legislative Affairs and Intergovernmental Relations to send a 5 signature letter to Governor Gavin Newsom and the California Department of Housing and Community Development to request that the State establish a different “draw down” timeline for the Cali Lake RV resort which would enable the County to develop the aforementioned homeless and housing options; and to inquire about any surplus RVs less than 10 years old to utilize as replacements for individuals residing in RVs older than 10 years.

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