



Legislation Text

File #: 17-0302, **Version:** 1

Community Development Agency, Development Services Division, forwarding a request from El Dorado RV, LLC, for a Conceptual Review of a proposal to change the land use and zoning to allow development of a Recreational Vehicle Park, campground, and family fun center (Pre-Application PA16-0004/El Dorado RV Park), on property identified by Assessor's Parcel Numbers 048-210-38 through 048-210-43, 048-210-47 through 048-210-50, and 048-210-07, consisting of 54.94 acres, in the Smithflat area. This item is for discussion purposes only. (Supervisory District 3) (Est. Time: 1 Hr.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division, forwarding a request from El Dorado RV, LLC (El Dorado RV/Applicant), for a Conceptual Review of the El Dorado Recreational Vehicle (RV) Park project. This item is for discussion purposes only.

DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented at the request of the Applicant. This is not a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process." Policy J-6 specifically exempts the required process for projects that do not increase density by more than 50 dwelling units.

This is a request to consider Pre-Application PA16-0004/El Dorado RV Park submitted by El Dorado RV for a Conceptual Review of a proposal to change the land use and zoning to allow development of an RV park, campground, and family fun center. The property, identified by Assessor's Parcel Numbers 048-210-38 through 048-210-43, 048-210-47 through 048-210-50, and 048-210-07, consisting of 54.94 acres, is located on the east side of Jacquier Road, approximately 500 feet north of the intersection with Smith Flat Road, in the Smithflat area, Supervisory District 3. (County Planner: Rob Peters)

The proposal would require a change to the General Plan land use designation and zoning of the project site to allow for the development of a RV park, campground, and family fun center within the 54.94 acres project site. The General Plan land use designation would be changed from Industrial to Tourist Recreational and the zoning from Industrial-Light to Recreational Facilities-High. The proposed facility would include an RV park, campground, tent cabins, cabins, a living history family entertainment center, an amphitheater, parking lots, restrooms, and associated improvements. The RV Park and campground uses would require approval of a conditional use permit.

A Staff Memo dated March 3, 2017, is attached, along with the Memo's referenced Exhibits A - K.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost resulting from the proposed Conceptual Review.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Development Services Division Director
Community Development Agency