

1 **BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA**

2 **RESOLUTION NO. _____**

3 **RESOLUTION ADOPTING SANTA CLARA MAJOR USE PERMIT, UP 20-02 FOR A CLUBHOUSE AND**
4 **DUPLEXES IN MIDDLETOWN FOR THE GUENOC VALLEY MIXED USE**
5 **COMMERCIAL DEVELOPMENT PROJECT**

6 **WHEREAS**, the Board of Supervisors has conducted a duly noticed public hearing on a Santa Clara
7 Major Use Permit, UP 20-02 in Middletown for the Guenoc Valley Mixed Use Commercial Development Project,
8 subject to the Conditions of Approval for the General Plan and Specific Plan of Development, and with
9 recommendations and the reasons herein and

10 **WHEREAS**, the Board of Supervisors has reviewed and considered the environmental effects of the
11 Santa Clara Major Use Permit, UP 20-02 as conditioned, and as set forth in the Final Environmental Impact
12 Report

13 **WHEREAS**, the Board of Supervisors independently reviewed and evaluated the CEQA Findings of Fact
14 and Statement of Overriding Considerations referenced herein; and

15 **WHEREAS**, on July 7, 2020, at a duly noticed public hearing, the Board of Supervisors found the Final
16 EIR to be in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines;
17 and

18 **WHEREAS**, on July 7, 2020, at a duly noticed public hearing, the Board of Supervisors certified the Final
19 EIR that was prepared for Guenoc Valley Mixed Use Commercial Development Project, and

20 **WHEREAS**, the Santa Clara Major Use Permit, UP 20-02 in Middletown is consistent with the goals and
21 objectives of the Lake County Zoning Ordinance, the General Plan and the Middletown Area Plan, and,

22 **WHEREAS**, Santa Clara Major Use Permit, UP 20-02 in Middletown is consistent with the Lake County
23 Zoning Ordinance Article 27, Section 21.11 Table "B," Item "F": Community Club upon approval of a Major Use
24 Permit; and

25 **WHEREAS**, Santa Clara Major Use Permit, UP 20-02 in Middletown is consistent with Article 27 of the
26 Lake County Zoning Ordinance, Section 21.11 Table "B" item "F": Community Club; and

27 **WHEREAS**, Santa Clara Major Use Permit, UP 20-02 in Middletown, as conditioned, is consistent with
28 Article 51 of the Lake County Zoning Ordinance and has met the required six (6) findings of approval, in Section
51.4.

- (1) That the establishment maintenance, or operation of the use applied for will not under the
circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general
welfare of the persons residing or working in the neighborhood of such proposed use, or be
detrimental to property and improvements in the neighborhood or the general welfare of the County
the Use Permit is to allow a community clubhouse and more than 5 duplex units in this location will
benefit the general welfare of the surrounding neighborhood – the Workforce Housing neighborhood.

Once a complete Building Permit Application Packet has been submitted, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all necessary regulations, adheres to the approved project and conducting the necessary site inspections, and

(2) The clubhouse project parcel is adequate in size, shape, location and physical characteristic as it exceeds the minimum lot size of 20,000 square feet in size for a Community club by approximately 23,560 square feet (project parcel is approximately one (1) acre in size), and the duplex project parcels are adequate in size, shape, location and physical characteristic as they exceed the minimum density of 4,000 square feet per duplex dwelling unit (29 duplex dwelling units are proposed within a 3.5 acre area, resulting in a density of 1 duplex unit per 5,257 square feet.), and

(3) The existing streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed community clubhouse and duplex units, as the Santa Clara Site is accessed directly via eastbound Santa Clara Road, which is maintained by the Lake County Department of Public Works (Appendix TIS of the Draft EIR). Implementation of traffic mitigation improvements in the Traffic Impact Study provided as Appendix TIS of the Draft EIR have been included as conditions of project approval. Additionally, all necessary permits shall be obtain from the Lake County Department of Public Works and the California Department of Transportation (Caltrans), and

(4) The Draft EIR determined that there are adequate public or private services, including water, wastewater and local fire and sheriff, to accommodate the proposal, and

(5) The request for a community clubhouse and additional duplex units is in conformance with the Zoning, Middletown Area Plan and the General Plan upon approval of the Guenoc Valley Mixed Use Commercial Project, and

(6) There are no known violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code on the Santa Clara Major Use Permit, UP 20-02 (Clubhouse) in Middletown.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, THAT IT FINDS, DETERMINES, ORDERS AND HEREBY DECLARES AS FOLLOWS:

The Board of Supervisors hereby approves the Santa Clara Major Use Permit, UP 20-02 for a clubhouse and duplex units, as conditioned.

THIS RESOLUTION was passed by the Board of Supervisors of the County of Lake, State of California, at a regular meeting thereon on the ____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

Chair, Board of Supervisors

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

ANITA L. GRANT
County Counsel

APPROVED AS TO FORM:

By _____
NICOLE JOHNSON
Deputy County Counsel

Lake County Community
Development Department