

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

4 (2) The clubhouse project parcel is adequate in size, shape, location and physical characteristic as it
5 exceeds the minimum lot size of 20,000 square feet in size for a Community club by approximately
6 23,560 square feet (project parcel is approximately one (1) acre in size)), and the duplex project
7 parcels are adequate in size, shape, location and physical characteristic as they exceed the minimum
8 density of 4,000 square feet per duplex dwelling unit (29 duplex dwelling units are proposed within a
9 3.5 acre area, resulting in a density of 1 duplex unit per 5,257 square feet.), and

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

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

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

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

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

27 The Board of Supervisors hereby approves the Santa Clara Major Use Permit, UP 20-02 for a clubhouse
28 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:

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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