

COUNTY OF LAKE

**USE PERMIT UP 21-24
CATEGORICAL EXEMPTION CE 21-05
Hilltop Recovery Services LLC**

EXPIRES June 24, 2023 if not activated

Pursuant to the approval of the Lake County Planning Commission on **June 24, 2021**, there is hereby granted to **Hilltop Recovery Services LLC, PO Box 316, Lucerne, CA 95458**, a Major Use Permit **UP 21-24** to allow the use of an existing **3,400 sq. ft. dwelling for use as a substance abuse recovery center**, located at **14725 Catholic Church Road, Clearlake Oaks**, being **APN 010-046-06**, with the following findings:

Findings:

1. This proposed expansion meets the definition of a Community Care Facility found in Article 68 of the Lake County Zoning Ordinance.
2. This proposed expansion meets the standards and criteria for a Community Care Facility found in Article 27.11(e) of the Lake County Zoning Ordinance.
3. All findings of Section 56 of the Lake County Zoning Ordinance have been made.
4. All findings of Article 51, Subsection 4 of the Lake County Zoning Ordinance have been made.
5. The project is consistent with the Lake County General Plan and the Shoreline Communities Area Plan.
6. The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) per CEQA section 15301(e)(1).
7. The project will not have a detrimental impact to the site or surrounding area including roads and infrastructure.

And subject to the following original, new and amended conditions:

A. General

1. This project shall be in substantial conformance with the project description and site plans submitted to the Community Development Department on December 7, 2020, and shall be in compliance with Department of Health Care Services Licensing and Certification requirements. Minor modifications not resulting in increased environmental impact may be approved in writing by the Community Development Director.
2. All conditions of approval from UP 15-15 remain in full force and effect unless amended by this action.
3. The total occupancy of the new site, including staff, program residents, and other residential uses shall not at any time exceed twenty four (24) persons including residents, staff and guests at any time.
4. Parking spaces shall be provided for all staff (3 spaces), 6 residents (6 spaces) and one (1) ADA compliant parking space, and shall meet all ADA requirements for site, location and accessibility into the facility. The applicant shall contact the Lake County Building Department to schedule an appointment for inspection of these parking spaces prior to occupation under the terms of this use permit.

B. Transportation

1. Within six (6) months of the date of this approval, the applicant shall upgrade the SR 20 / Whisner Lane driveway approach to commercial driveway approach standards.
2. Prior to activation of this modification, the applicant obtain an encroachment permit from CalTrans and meet all CalTrans encroachment requirements
3. Within six (6) months of the date of this approval, the applicant shall meet signage requirements for signs located within Caltrans right of way and Outdoor Advertising Act standards.
4. Within six (6) months of the date of this approval, the applicant shall provide verification to the County that CalTrans has confirmed that the existing Hilltop business sign along the highway frontage (and any other private advertising signage) has been relocated or is located outside of Caltrans right of way.

C. Timing & Expiration

1. This permit shall be null and void if not used by June 24, 2023, or if the use is abandoned for period of two (2) years.
2. This permit shall remain valid until the approved use vacates for a period of two (2) years, or if this use permit is revoked due to violation of the terms of this permit and/or Chapter 51.4 of the Lake County Code.
3. The permit holder shall permit the County of Lake or its representative or designees to make periodic inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.

Prepared By: EJP

Community Development Department

By: _____
Kerrian Marriott, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing terms for this Use Permit and agree to each and every term and condition thereof.

Date:_____

Applicant or Authorized Agent