

UP 19-01
Fur and Feathers
Conditions of Approval

Categorical Exemption

1. A determination has been made that the project is categorically exempt pursuant to the Guidelines for California Environmental Quality Act § 15000 – 15332 California Code of Regulations Title 14, Chapter 3 State of California Article 19. Categorical Exemptions § 15332. In-Fill Development.

General

2. Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, 2016 Uniform Building Code, and all Public Works Standards and Specifications. The City shall not assume responsibility for any deletions or omissions resulting from the permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
3. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.

Expiration and Development Impact Fees

4. Approval of Use Permit No. UP 19-01 (UP 19-01) shall be null and void without further action if either the project has not been substantially commenced within two years of the approval date of UP 19-01 or that a request for an extension of time, pursuant to Section 8-5.7106 of the Yuba City Municipal Code (YCMC) has been submitted to the City.
5. Development Impact Fees. Impact fees shall be paid pursuant to the YCMC.

Public Works

6. To help contain fugitive dust, construction site shall be watered down during the construction phase of the project or as directed by the Public Works Department.

7. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
8. The Developer, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
9. Storage of construction material is not allowed in the travel way.
10. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or agricultural lands or impede the drainage from those properties. The rear yards and/or side yards of the lots that are created by this subdivision that are adjacent to existing residential development shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department. If retaining walls are required they shall be constructed of concrete or masonry block.
11. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on grading plans. The Engineer of Record shall designate on the plans as to where any retaining walls are required and provide details of all proposed retaining walls. A retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.
12. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
13. Prior to the approval of the Improvement Plans, the Developer shall submit to Sutter County a drainage plan for any drainage improvements that utilize County facilities for approval by Sutter County Public Works Director.
14. Required Improvement Plan Notes:
 - a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding

properties and roadways. The Contractor shall be responsible for all construction equipment to be equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work.”

- c. “If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.”
- d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the CalTrans “Manual of Traffic Safety Controls for Construction and Maintenance Work Zones.” The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s).”
- e. “Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department.”

15. The Developer’s Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit for each phase of construction.

16. The applicant shall be required to pay all applicable Sutter County Water Agency connection fees and maintenance and operation fees. Fees are payable at the Sutter County Development Services Counter located at 1130 Civic Center Blvd. Yuba City.

17. Prior to grading and building permit issuance, the Developer shall enter into an agreement with Sutter County providing the following:

Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.

18. Prior to Certificate of Occupancy, the curb, gutter, sidewalk, and lot drainage shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not

in accord with City standards or is damaged before or during construction, shall be replaced. All sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.

19. Prior to the issuance of a certificate of occupancy, all reduced pressure backflow preventers shall be tested and a back-flow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.

Planning Conditions

20. The building shall comply with all applicable City Design Guidelines and shall be constructed per the plans approved by the Planning Commission.
21. Prior to exterior painting, if any, colors shall be presented to the Development Services Department for review and approval.
22. Walkways should be designed to provide convenient access and connections both internally and externally. Walkways should be safe, accessible, well-lit, and landscaped.
23. A variety of plants shall be used on the planting palettes for front yards, courtyards and common open space areas to create an individual identity for each space.
24. Minimum 50 percent parking lot shading within 15 years shall be provided. Provide shade calculations on the landscape plan, including tree species and tree counts.
25. All landscaping per the approved plan shall be maintained and replanted if necessary.
26. Building lighting fixtures shall be decorative and be compatible with the design of the buildings. Wall packs shall not be permitted.
27. Lights shall be pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height shall not exceed 18 feet. A lighting plan required by Article 58 of the Zoning Regulations shall be approved prior to the issuance of building permits.
28. A fiberglass valve enclosure cover shall be provided for the backflow preventers. The valve enclosure is to be reviewed and approved by the Development Services Director.

29. The entire site should be well lit, with special attention given to the principle entries, and parking areas.
30. Outdoor lighting used for security, landscaping, or building illumination should be shielded so as not to shine directly onto adjacent properties.
31. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, transformers and cable and telephone junction boxes, HVAC units) shall be screened from view with landscaping and/or construction that is compatible with the building design.
32. All mechanical equipment, whether mounted on the roof or the ground, should be screened from public view. Utility meters and equipment should be placed in locations that are not exposed to view from the street or should be suitably screened. All screening devices are to be compatible with the architecture and color of the adjacent structures.
33. The facility shall operate pursuant to the Project Description dated June 24, 2019, as approved by the Planning Commission.
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35. The perimeter block wall shall be painted, plastered, or otherwise treated with a decorative pre-cast element to contribute to the visual quality of the site. Any of the interior block walls separating outdoor play areas visible from the Public Right of Way shall be similarly treated.
36. Prior to building permit issuance, provide details and specifications for the ornamental steel gates that will be used to allow internal site access between outdoor play areas.
37. Provide details for the trash enclosure which should be surrounded by landscaping and should employ a decorative finish in plaster or paint. Consider covering the trash enclosure with a metal shed roof. Trash enclosures can be screened by vines or shrubs on three sides.
38. Install a 10-foot landscape along the back of sidewalk and install mature trees according to the recommended tree list. The installation shall be completed prior to issuance of certificate of occupancy.
39. Hours of outdoor play area shall be limited from 7 am to 6 pm.
40. An on-site employee/attendant shall be any time animals are boarded overnight.

- 41. Indicate no veterinary services are included as part of the Use Permit approval.
- 42. Clarify the use is subject to compliance with City acceptable noise standards.

Fire

- 43. Provide three complete fire sprinkler plans, hydraulic calculations, and materials specifications for underground and overhead - no deferred submittals.
- 44. Provide complete fire alarm/fire sprinkler monitoring system plans, calculations, and materials specifications - no deferred submittals.
- 45. Provide Knox key box at main entrance to building.
- 46. Provide address on building visible from Street.
- 47. Provide fire extinguishers at appropriate locations, YCFD will direct.
- 48. All gates shall be installed per City standard.
- 49. All Backflow/RP devices shall be installed per City standard w-17.