



AGENDA

WEDNESDAY, SEPTEMBER 11, 2019

**REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY**

6:00 P.M.: COUNCIL CHAMBERS

CHAIRPERSON	• Dale Eyeler
VICE CHAIRPERSON	• Michele Blake
COMMISSIONER	• Jana Shannon
COMMISSIONER	• John Shaffer
COMMISSIONER	• Daria Ali
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Richard Doscher (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible
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*If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
September 11, 2019
6:00 P.M. – REGULAR MEETING**

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call:

_____ Dale Eyeler (Chairperson)
_____ Michele Blake (Vice Chairperson)
_____ Jana Shannon
_____ John Shaffer
_____ Daria Ali
_____ Lorie Adams
_____ Richard Doscher (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Approval of Minutes

- 3. Minutes from May 22, 2019**
- 4. Minutes from June 26, 2019**

Public Hearings

After the staff report for each agenized item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

5. Use Permit (19-02) Stabler Rehab, LLC: To allow operation of a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services in an existing 51,000 sq. ft. structure.

Recommendation: Approve the application for Use Permit 19-02 subject to compliance with the Conditions of Approval and a finding the project is environmentally exempt from CEQA.

Development Services Director Reports

Report of Actions of the Planning Commission

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$747.09, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.



**CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT**

Meeting Date: September 11, 2019

To: Chair and Planning Commissioners

From: Development Services Department

Presentation By: Gary Pedroni, Contract Planner

Public Hearing: Public hearing and consideration of a Use Permit to allow operation of a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services and make a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Project Location: The 5.46-acre project is located at 1251 Stabler Lane approximately 270 feet south of Butte House Road (APN 59-010-050).

Recommendation: Conduct a public hearing and take the following action:

1. Determine the project is Categorical Exempt pursuant to California Environmental Quality Act, Section 15301; and
2. Approve a Use Permit to allow operation of a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services located at 1251 Stabler Lane.

Applicant/Owner: Stabler Rehab, LLC

Project Number: #UP19-02

APN: #59-010-050

Property Address: 1251 Stabler Lane (South of Butte House Rd and North of Poole Blvd.)

General Plan/Zoning: Office and Office Park / Commercial Office (C-O)

Project Proposal:

The project consists of the following components:

1. Use Permit (UP) 19-02: To permit a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services; and
2. Environmental Assessment (EA19-05). An environmental assessment concluding that the project is Categorically Exempt pursuant to California Environmental Quality Act Section 15301 (Existing Facilities).

Project Information:

Stabler Rehab, LLC is a proposed 56-60 bed rehabilitation facility licensed by the California Department of Health Care Services to provide non-hospital (Psychiatric Health Facility - PHF) or sub-acute (Mental Health Rehabilitation Center - MHRC) services pursuant to California Code of Regulations, Title 22, Division 5 and Title 9, Division 1. The project will serve adults 18 and older who are experiencing a psychiatric emergency or other acute or sub-acute mental health challenges.

The operation would include 56-60 beds for inhouse patients, as well as out-patient services which will vary depending upon demand. There will be a maximum of 50 employees on site at any given time.

The project site consists of a 5.46-acre parcel on the east side of Stabler Lane, approximately 270 feet south of Butte House Road. The site is developed with a 51,000 square foot structure that formerly housed a psychiatric hospital (which closed in 2008). The site is currently vacant. The facility would be locked, with 24/7 awake staff providing care, supervision and security for all patients. Patients will not have access to any outdoor areas on their own. All staff receive training in crisis prevention techniques from a certified trainer. In circumstances where a client is a danger to themselves or others, and cannot be managed with less restrictive interventions, seclusion and/or restraint is permitted by the licensing agency (Department of HealthCare Services) and with a physician's order.

The project scope would consist of two proposed providers (Willow Glen Care Center and North Valley Behavioral Health, LLC.) operating at 1251 Stabler Lane would contract with up to 25 northern California counties, including Sutter and Yuba Counties. Other counties of origin are likely to include (in no particular order): Plumas, Placer, Yolo, Napa, El Dorado, Colusa, Shasta, Marin, Kings, Lassen, Humboldt, Tehama, Mendocino, Solano, Del Norte, Butte, Trinity, Glenn, Mariposa, Merced, Lake, Amador, and Sacramento. Depending on county utilization, it is anticipated that Yuba/Sutter County clients will comprise up to 20% of the clientele at these new facilities, though additional clientele from Sutter Youth Mental Health (SYMh) may be accommodated at the request of the host County.

Patients are typically transported by a private 3rd party provider (e.g. ambulance, private security, etc.), or by the contracted County. The majority of patients come from private residences or emergency rooms. Upon arrival clients will be escorted directly from the vehicle into the locked facility. Upon discharge clients will return via a 3rd party

transportation provider or county vehicle back to their county of origin (typically home, board and care or shelter) or to an alternative level of care in another community approved by the referring County. Patients will not be discharged directly into Yuba City unless they are a Yuba/Sutter resident and it is pre-authorized and at the directive of SYMH, the client's Public Guardian, or similar public agency. Patients not native to the Yuba-Sutter area will not be discharged directly into the community.

It is expected that all patients moving to a lower level of care (e.g., board and care, supervised living, etc.) would be returned to the county of origin for placement or other disposition upon discharge from the program.

The application was submitted on June 26, 2019 with additional information submitted on August 28, 2019 in order to provide a complete application for the City's consideration. The applicant also held a voluntary outreach event to allow interested parties to meet the health providers and ask questions about the facility.

Property Description:

The existing facility was constructed on the subject site in 1989 after receiving Planning Commission approval in 1988 as a psychiatric hospital. The complex is composed of a single-story structure approximately 51,000 square feet in area. The site includes several open areas, including a 3,800 square foot area used by patients/clients for relaxation and a 20,000 square foot outdoor area that is enclosed by 15-foot-high masonry wall. The site and facility provide indoor and outside activity space, including 32 semi-private bedrooms with shower, dinning space, activity/group rooms and office spaces. Located on the grounds are multiple outdoor patio spaces for activities and relaxation. The site offers security and privacy for patients and families.

The existing structures exterior is clad in tan stucco. Several portions of the roof line are vaulted and finished with tile roofing. All roof mounted equipment is shielded from view by a mansard roof. Windows are lightly trimmed and are flush with the stucco finish. The primary entrance is located on the west side of building and accented with a canopy. Other entrances into the building include a loading area on the south side of the building and secured employee entrances on the north, east, and south side.

The site is landscaped with a variety of trees and shrubs. There is a landscaped area along Stabler Lane that ranges in width from 22 to 38 feet. The landscape area is planted with various shrubs and trees; however the area lacks street trees. The lawn area located along the northerly property line is approximately 80 feet in width at Stabler Lane and tapers down to 24 feet in width. Aside from the open area in the northwest corner, all fenced areas are landscaped with shrubs, trees, and ground cover that range in width from 5 to 12 feet in depth. Landscaping is also provided along the exterior of the building.

The site uses a 5.5-foot high slated cyclone fence which extends along the entirety of the northerly and easterly property line. The southerly property line includes an 8-foot high masonry wall, covered with vines, that is adjacent to the Yuba City Police Department

and extends approximately 210 feet from the southwest corner to the west. The remainder of the southerly boundary is fenced with 5.5-foot slated cyclone fencing.

There are a total of 137 onsite parking spaces, including 7 handicap accessible spaces.

The site is relatively flat with no unique topographic features. The site drains to the existing storm drain system on Stabler Lane. There are no rock outcroppings or heritage-type trees on the site. Public utilities are located in a Public Utility Easement located along Stabler Lane.

All public improvements are in place. There is an attached sidewalk along Stabler Lane, the site's only street frontage. Stabler Lane is a Major Arterial road that provides two travel lanes in each direction with a continuous left turn lane. There are bicycle lanes on both the east and west side of Stabler Lane.

Adjacent Property Information:

The following table provides the General Plan land use and zoning for adjacent properties:

Table 2: Project and Bordering Site Information			
	General Plan Land Use Classification	Zoning	Existing Land Use
<i>Project Site</i>	Office & Office Park	C-O (Office Commercial District)	51,000 sq. ft. former psychiatric facility and parking
<i>North</i>	Community Commercial	C-2 (Community Commercial District)	Retail and commercial
<i>East</i>	Community Commercial	C-2 (Community Commercial District)	Religious facility
<i>West</i>	Community Commercial	C-2 (Community Commercial District)	Feather Down Shopping Center
<i>South</i>	Community Commercial & Public Facility	C-2 (Community Commercial District) & PF (Public Facility)	Retail & Police Department

General Plan:

Existing Land Use Classification: *Office & Office Park.* This classification encourages development containing professional and medical offices. This classification includes neighborhood, community, and downtown offices as well as office development in a low-intensity, campus-like setting. Office sites could include a mix of uses, such as a small-scale support services and residential uses that are secondary to the office development. Development intensity for buildout projections is assumed at Floor Area Ratio (FAR) of

0.25; the maximum FAR is 1.0. The site is developed at a FAR of 0.21.

FAR is the relationship between the total amount of usable floor area that a building has and the total area of the lot on which the building stands. For instance, a 10,000 square foot parcel with a 0.75 FAR could have up to 7,500 square feet of useable floor area. The building could be single-story or have multiple stories, but not to exceed a total useable floor area of 7,500 square feet.

General Plan Policies:

Although the proposed project is not in a residential area the General Plan does recognize the need to allow “...*alcoholism or drug abuse recovery or treatment facilities... consistent with state and federal law...*” The General Plan provides the following Guiding and Implementing Policies relating to residential areas and pertinent to this project:

Table 3: Applicable City Policies

Guiding Principles

3.4-G-7	Achieve compatibility between employment center development and surrounding neighborhoods through buffering requirements and performance standards intended to minimize harmful effects of excessive noise, light, glare, and other adverse environmental impacts.
6.3-G-2	Promote the development of medical facilities in Yuba City to serve a local and regional population.

Implementing Policies

6.3-I-17	Work with health care providers to maintain a full range of health care facilities and services designed to meet regional and community needs.
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Zoning District Classification:

Existing Zoning: The site is zoned C-O (Office Commercial District). The C-O district is intended to provide for the establishment and concentration of professional and business and administrative offices and business support services normally associated with offices. This district is consistent with the Institutional and Professional, Community Commercial and Regional Commercial General Plan designations. The district allows hospitals and care facilities with a Use Permit. There is no proposed change of zone.

Previous Commission Action:

On October 11, 1988 the Planning Commission approved Development Plan Amendment No. 88-15 to allow a psychiatric hospital. The site was part of the Civic Center Area Study when the psychiatric hospital was approved. It was anticipated that the hospital would be developed with an initial 80 beds and a subsequent future expansion. The first phase of development, approved with DP 88-15 did not include the proposed future expansion of the hospital with an additional 20-bed wing. The existing structure was constructed in 1989 and was operated by Sterling Development Group for approximately 10 years. The

State of California then operated the psychiatric facility for several years until its closure in 2008 when the property was purchased by Rideout Hospital. The facility has been vacant since 2008. There was an application submitted in 2017 (UP17-04) for a similar type of facility which was approved by the Planning Commission but the applicant never enacted to use.

Staff Comments:

The facility will be licensed through the California Department of Health Care Services. The Project application, as well as proposed Conditions of Approval, address a wide range of items to ensure that the proposed use is compatible with the area and provides certain operational assurances such as the type of operation, staffing, security, and services provided. As such, the proposed facility will operate in accordance with:

- A. The Project Description
- B. Conditions of Approval

Operational Standards: The applicant, Stabler Rehab, LLC, is proposing a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services in a non-hospital 24-hour setting for adults 18 and older who are experiencing psychiatric emergency or other acute or sub-acute mental health challenges.

The operation would include 56-60 beds for inhouse patients, as well as out-patient services which will vary depending upon demand. There will be a maximum of 50 staff members onsite at any given time who provide 24-hour care.

Facility Modifications: The proposed Stabler Rehab operation will utilize a site which contains an existing 51,000 square foot structure that has been vacant for approximately 11 years. Minor interior and exterior modification are proposed to meet current building code standards and to address landscaping concerns. These modifications are not expected to impact building footprint or aesthetics in a significant manner.

Project Amenities: As previously noted, the site provides several outdoor areas that were previously used for passive and active recreating purposes.

Landscaping: There is existing landscaping throughout the site which generally needs attention. The applicant is proposing to improve the site aesthetics pursuant to city municipal code (see Attachment C, Preliminary Landscape Plan).

Fencing and Wall: The existing fencing is well maintained and does not show signs of disrepair. Existing landscaping softens the appearance of the fencing. Nonetheless, staff recommends that a condition of approval require that the applicant maintain the existing fencing and wall as well as landscape buffers.

Lighting: There is existing lighting throughout the site. Staff recommends several

conditions of approval requiring that lighting be pedestrian in scale and spaced appropriately for the fixture, type of illumination, and pole height. More specifically, the condition requires that the site be appropriately lit, with special attention given to main entry, parking, and other common facilities.

Parking: As previously noted, there are a total of 137 existing onsite parking spaces which exceeds the Code requirement of 123 spaces. In addition, staff is recommending a condition of approval that the applicant provide a minimum of five bicycle parking spaces.

Security: The applicant has indicated that onsite staff (orderlies) and as necessary other medical staff will provide 24-hour supervision and security. The facility will be locked. Staff is recommending a condition of approval that security cameras be provided in all common areas both inside and outside the facility.

Compatibility with Surrounding Uses: Compatibility with surrounding uses is a critical issue that must be considered for this project. As previously noted in Table 2, areas to the north are developed with a variety of commercial uses including a pharmacy and restaurants. Property to the east is developed with play fields owned by a religious institution. Properties to the south are developed with a commercial use and the Yuba City Police Department. The area to the west is developed with Feather Down shopping center. The nearest residential area is approximately 500 feet to the north.

Given that activities at the site are within the confines of the building and recreating areas, the proposed use does not appear to be in conflict with existing uses.

Police Department Comments: During interdepartmental review of the project, Police representatives agreed to allow the facility to operate without privately contracted security for a period of one year. The applicant operates Willow Glen Care Center and North Valley Behavioral Health, LLC in Yuba City which have demonstrated no operational issues. City Police have agreed to review the project after one year in order to ascertain whether additional security measures will be required.

Fire Department Comments: The Yuba City Fire Department will require that prior to occupancy, a State fire inspection must be conducted to ensure compliance with fire codes.

Availability of City Services:

All City services, including water, sewer and storm-water drainage are available to this site.

Environmental Determination:

The Project is Categorically Exempt pursuant Section 15301, Existing Facilities, Class 1 of CEQA Guidelines. The Class 1 exemption consists of “the operation, repair,

maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities ... involving negligible or no expansion of the use or facility beyond that existing at the time of the lead agency's determination."

Recommended Action:

Findings:

The proposed project has been examined with respect to its consistency with the goals and policies of the General Plan, its compatibility with surrounding uses, and the scope of improvements, all of which has been determined not to have a significant impact on the environment.

Yuba City Municipal Code Sections 8-5.7003 requires that five findings be made in order to approve a Use Permit. Provided below is an evaluation of the findings required to approve the project. The required findings are in *italics*.

1. **Environmental:** The Project is categorically exempt pursuant Section 15301, Existing Facilities, Class 1 of CEQA Guidelines.

Staff Analysis: As noted above, a determination has been made that the project is Categorically Exempt in that the existing facility footprint will not be increased. The project improvements consist with interior modifications.

2. **Use Permit:** Based upon analysis of the Use Permit application and subject to the applicant's compliance with the conditions of approval, the following required findings of Section 8-5.7001(C) of the Municipal Code can be made:

a. The proposal is consistent with the General Plan:

The General Plan notes that the Office & Office Park designation allows for wide range of office activities including professional and medical offices. In this instance, the site contains an existing facility that is sufficient in size to accommodate the proposed use, and to provide required parking, landscaping and lighting. In addition, operational standards and security measures provided will ensure that the proposed use will have minimal impact on nearby commercial and retail uses.

b. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this Chapter (Zoning Regulations).

The project site is approximately 5.46 acres with an existing 51,000 square foot structure. There are an existing 137 onsite parking spaces. The project site is in a developed with parking, landscaping, and public improvements.

c. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.

The site is located on a Stabler Lane a Major Arterial that is fully improved. Patient activities are limited primarily to the site. City Public Works staff have indicated that no negative traffic impacts are expected with respect to this proposal.

- d. The site design, design of the building, and scale of the project will complement neighboring facilities.*

The site is developed with a 30 year-old building that previously housed a psychiatric facility. The facility is of similar design and construction as other uses in the immediate area, including offices and medical offices.

- e. The project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity.*

The applicant, Stabler Rehab, LLC, is proposing a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services in a non-hospital 24-hour setting for adults 18 and older who are experiencing psychiatric emergency or other acute or sub-acute mental health challenges.

The operation would include 56-60 beds for inhouse patients, as well as out-patient services which will vary depending upon demand. There will be a maximum of 50 employees on site at any given time.

The project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity given the proposed project conditions of approval and compliance with the City Municipal Code.

Commission Action:

Staff recommends that the Planning Commission:

1. Find the project is Categorically Exempt pursuant to California Environmental Quality Act Section 15301 Existing Facilities.
2. Approve Use Permit 19-02, subject to making the necessary findings as presented above, and the Conditions of Approval (Attachment B).

Attachments:

- A. Aerial
- B. Operational Statement
- C. Site Plan
- D. Floor Plan
- E. Landscape Plan
- F. Conditions of Approval

Stabler Rehab, LLC

Project Description

ATTACHMENT B

Introduction

Stabler Rehab, LLC is a proposed 56-60 bed project comprised of one or more licenses for non-hospital acute (Psychiatric Health Facility - PHF) or sub-acute (Mental Health Rehabilitation Center - MHRC) programs licensed by the California Department of Health Care Services under the California Code of Regulations, Title 22, Division 5 and Title 9, Division 1. The project will serve adults 18 and older who are experiencing a psychiatric emergency or other acute or sub-acute mental health challenges.

In order to respond to the increasing demand for these services in northern California, Stabler Rehab, LLC is planning to develop a facility to improve access to this level of care.

Program

The program may include a Psychiatric Health Facility and Mental Health Rehabilitation Center providing therapeutic and rehabilitation services in a non-hospital 24-hour setting. Services are provided to individuals experiencing an acute or sub-acute psychiatric episode or crisis, whose physical health needs can be met by an affiliated hospital or in outpatient setting.

The proposed facilities located at 1251 Stabler would be locked, with 24/7 awake staff providing care, supervision and security to all clients. Clients will not have access to any outdoor areas on their own, and staff would be trained to work with severely and persistently mentally ill adults and to handle escalating client situations. All staff receive training in crisis prevention techniques from a certified trainer. In circumstances where a client is a danger to self or others, and cannot be managed with less restrictive interventions, seclusion and/or restraint is permitted by the licensing agency (Department of HealthCare Services) and with a physician's order.

The primary focus of the program is continuous diagnostic assessment of the individual's mental health status, stabilization and maintenance of the mental health condition, improvement of patient's functioning ability, and transitional planning with appropriate referrals. It is expected that referrals will come from multiple sources, including higher levels of acute, locked, or other long-term placements, such as state hospitals; or from lower levels of supervised or independent living. All programs are intended for individuals who have a qualified mental health condition or crisis requiring

temporary care in a safe and secure environment.

The program plans to accept “involuntary” and “voluntary” adult patients who are referred from county mental health agencies who meet the admission criteria established for the program(s). All care provided by the program(s) will be pre-authorized by the referring county mental health agency and subject to utilization review criteria for medical and service necessity.

The program will provide a patient-driven, clinician supervised model that will assist the patient in identifying, practicing and implementing those skills necessary to reduce the number of inpatient hospital days and maximize their opportunity to succeed in community-based or independent living arrangements.

It is expected that the two proposed providers operating at 1251 Stabler would contract with up to 25 northern California counties, including Sutter and Yuba Counties. Other counties of origin are likely to include (in no particular order): Plumas, Placer, Yolo, Napa, El Dorado, Colusa, Shasta, Marin, Kings, Lassen, Humboldt, Tehama, Mendocino, Solano, Del Norte, Butte, Trinity, Glenn, Mariposa, Merced, Lake, Amador, and Sacramento. Depending on county utilization, it is anticipated that Yuba/Sutter County clients will comprise up to 20% of the clientele at these new facilities, though additional clientele from SYMH may be accommodated at the request of the host County.

Patients will be discharged or transferred from the program(s) when: 1) the patient has successfully completed a treatment plan and no longer meets medical or service necessity criteria, 2) the patient no longer meet criteria for an involuntary hold, or 3) the patient needs a higher level of medical or psychiatric care.

Patients are typically transported by a private 3rd party provider (e.g. ambulance, private security, etc.), or by the contracted County via cage car. Upon arrival clients will be escorted directly from the vehicle into the locked facility. Upon discharge clients will return via a 3rd party transportation provider or county vehicle back to their county of origin (typically home, board and care or shelter) or to an alternative level of care in another community approved by the referring County. Clients will not be discharged directly into the Yuba City community unless it is a Sutter Yuba client and it is pre-authorized and at the directive of SYMH, the client’s Public Guardian or similar public agency. Non Sutter-Yuba clients will not be discharged directly into the community.

It is expected that all patients moving to a lower level of care (e.g. board and care, supervised living, etc.) would be returned to the county of origin for placement or other disposition upon discharge from the program.

Though some clients placed at the proposed locked facilities may have criminal records, the primary reason for placement and/or hospitalization will be to address and treat their mental health diagnosis. Those diagnoses are likely to include: depression, bi-polar disorder, schizophrenia, schizo-affective disorder, and other major mental disorders.

The intended program has established relationships with other providers to handle medical care, health emergencies, higher levels of psychiatric care and other referral needs.

Staffing

The program will be staffed by professional and paraprofessionals, which may include one or more of the following, but not limited to: Psychiatrist, Primary Care Physician, Physician's Assistant, Nurse Practitioner, Clinical Psychologist, Registered Nurse, LVN/LPT; as well as direct care staff. Adjunctive staff, such as Recreation Therapists, Chemical Dependency Counselors, etc., may be utilized depending on the needs of the patients and programs. Ancillary patient services such as medical appointments, consults, lab, dentistry, etc., will be provided to patients on an outpatient basis with appropriate referrals.

Average Length of Stay

The length of stay at the program is planned to meet the acute and/or sub-acute psychiatric needs of the patients referred to the program. The program will accept both voluntary and involuntary patients who meet the admission criteria.

It is expected that many of the patients referred to the PHF program will be on an involuntary hold, which is limited to 72 hours, or to the MHRC as a referral from their Conservator or Public Guardian for longer-term rehabilitation needs. These patients may receive ongoing treatment if they meet continued medical necessity. To continue treatment, a patient must either agree to be treated on a voluntary basis or must be mandated to continue on an involuntary basis by the proper legal authority.

It is anticipated that the average length of stay at a PHF program will be between 3 to 5 days. Stays of less than three days or longer than five days will be dependent on the individual needs of the patient. It is anticipated that the average length of stay at an MHRC program will be between 60-90 days. In all cases, individual care will be coordinated with the referring county mental health agency. Discharge planning and Aftercare will be coordinated with the patient's referring agency/caseworker to ensure post-discharge placement, medication support and social, vocational and educational services as appropriate.

Facility

The proposed location for Stabler Rehab, LLC is in the community of Yuba City, California at 1251 Stabler Lane. The subject property provides a 50,000 square foot building on 5+ acres with more than adequate indoor and outside activity space, including 32 semi-private bedrooms with a shower, a dining space, activity/group

rooms and office spaces. Located on the grounds is are multiple outdoor patio spaces for activities and relaxation. The site offers security and privacy for patients and families.

**CONDITIONAL USE PERMIT 19-02
1251 STABLER LANE
STABLER REHAB, LLC
CONDITIONS OF APPROVAL
SEPTEMBER 11, 2019**

GENERAL

1. Approval of this use 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 use 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 use permit or subsequent amendments or revisions.
2. 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

3. Approval of Use Permit No. UP 19-02 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 19-02 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.

PLANNING DIVISION

4. The approved project shall be developed per the plans approved by the Planning Commission on September 11, 2019, except as provided by the conditions below. The facility shall operate pursuant to the Project Description as described in the Planning Staff Report dated 9/11/19, as approved by the Planning Commission.
5. All amenities discussed in the Project Description shall be in place prior to the operation of the facility. As an alternative, the owner may enter into an agreement, in the form of the covenant which shall will run with the Subject Property and shall be binding on each successive owner of the Subject Property and his and/or her heirs, administrators, successors, and assigns, that stipulates that all amenities shall be installed within one-year from the date of occupancy. The failure to abide by the terms of this covenant may result in the revocation of the Certificate of Occupancy for the all or any portion of the Subject Property

affected, in addition to other penalties and remedies available to the City. The covenant shall be recorded with the Sutter County Recorder and shall be released at such time as the Development Services Director of the City of Yuba City issues a written release of such conditions and obligations and records such a release.

6. Clients shall be provided with a waiting room, regardless of arrival time, until such time that they are admitted.
7. All clients leaving the facilities shall leave the complex upon exiting the facility. Signs stating "No Loitering" shall be conspicuously posted.
8. The operator shall escort clients leaving the facility to the client's primary mode of transportation.
9. All smoking areas are to be clearly marked and maintained free from debris. Said areas shall not be readily visible from Stabler Lane.
10. No secondhand smoke shall be detectable outside of the property.
11. Security cameras shall be provided in all common areas both inside and outside the facility excluding patient rooms.
12. The facility shall provide the Development Services Director with an annual report of police, fire, or emergency personnel calls to the site. In the event that police, fire, or emergency personnel are called in excess of two times the number of calls for similar uses, the Development Services Director shall determine if the use permit needs to be reviewed by the Planning Commission to determine if additional conditions need to be applied to the use.
13. Building Elevations
 - a. Any proposed building elevation modifications, including the exterior painting of the facility, shall be reviewed and approved by the Development Services Director.
14. Colors
 - a. Prior to exterior painting, if any, colors shall be presented to the Development Services Department for review and approval.
15. Walkways
 - a. Walkways should be designed to provide convenient access and connections both internally and externally. Walkways should be safe, accessible, well-lit, and landscaped.

16. Landscaping
 - a. 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.
 - b. Minimum 50 percent parking lot shading within 15 years shall be provided. Provision of shade calculations shall be included in the final landscape plan, including tree species and tree counts.
 - c. All landscaping per the approved final landscaping plan shall be maintained and replanted if necessary.
17. Refuse Collection Areas
 - a. Trash enclosures should be screened from street view with vines or shrubs on three sides.
18. Existing perimeter cyclone fencing with slats and the masonry walls shall be maintained along the northerly, easterly, and southerly boundary. Access gates or openings shall not be permitted along the perimeter of the site. Openings or access gates in the cyclone fencing are to be replaced with continuous cyclone fencing and slats.
19. Lighting
 - a. Building lighting fixtures shall be decorative and be compatible with the design of the buildings. Wall packs shall not be permitted.
 - b. 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.
 - c. The entire site should be well lit, with special attention given to the principle entries, and parking areas.
 - d. Outdoor lighting used for security, landscaping, or building illumination should be shielded so as not to shine directly onto adjacent properties.
20. Mechanical Equipment
 - a. 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.
 - b. 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.

21. Bike Stalls.
 - a. Provide a minimum of five bicycle parking spaces.
 - b. Depict the type of bike rack. Wave racks are not permitted.
22. 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.
23. All existing parking spaces shall be restriped.
24. Any new parking spaces shall meet City standards pursuant to Yuba City Municipal Code Sec. 8-5.6104.

PRIOR TO CERTIFICATE OF OCCUPANCY

25. 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.
26. 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 American Water Works Association licensed tester shall be submitted to the Public Works Department.

FIRE DEPARTMENT

27. All fire sprinkler and alarm plans shall be submitted directly to Yuba City Fire Department, no differed submittals. Prior to any occupancy, a State STD850 inspection shall be conducted and passed.

OPERATIONAL CONDITIONS

28. The operator shall obtain and maintain proper licensing from the Department of Health Care Services, as required to operate as this class of rehabilitation facility. Should the Department of Health Care Services licensing be revoked, suspended, or discontinued, the City shall be informed within 24 hours by the operator.
29. The operator shall offer clients medically monitored care to assist in the safe withdrawal from the effects of various drugs and alcohol. Substance abuse education, intervention and counseling will be part of the addiction recovery protocols.



**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
June 26, 2019
6:00 P.M. – REGULAR MEETING**

Materials related to an item on the Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net subject to staff's availability to post the documents before the meeting.

Call to Order

Vice Chairperson Blake called the meeting to order.

Roll Call:

Commissioners in Attendance:

Michele Blake (Vice Chairperson)

Daria Ali

Jana Shannon

Lorie Adams

John Shaffer

Commissioners not in Attendance:

Dale Eyeler (Chairperson)

Richard Doscher (Sutter County Representative)

Pledge of Allegiance led by Commissioner Shaffer.

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearances of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statement to three minutes.

Public Hearings

After the staff report for each agenda item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

3. General Plan Amendment (GPA_ 18-03, Rezoning (RZ) 18-02 & Tentative Subdivision Map (TSM) 19-03:

Vicrim Chima, Development Services Planning Manager, shared an overview of the proposed General Plan Amendment. He then gave a presentation item including the rezoning and tentative subdivision map. He then explained some of the proposed conditions from Staff.

Commissioner Shaffer asked what the expected density is for the apartment site and if any of it is expected to be affordable housing. Mr. Chima explained that medium to high density envisions 12-36 dwelling units per acre. He then shared how the City helps with affordable housing but noted he has seen it be most successful when inclusionary housing ordinances have been implemented. He pointed out that they do not meet the number of affordable housing they need.

Commissioner Ali requested clarification of the specific limitations of the office zoning. Mr. Chima reviewed what was permitted in office zoning with Commission. He noted that this information can be found on the City website, along with other portions of the municipal code.

Commissioner Adams asked what is on the commercial property next to the residential area. Mr. Chima indicated it is a parking and storage area.

Commissioner Shaffer asked why there is a need for a tunnel permit. Ben Moody, Interim Director of Public Works, indicated that the permit addresses installing underground utilities.

George Musallum, Project Engineer, stated they agree with all the conditions suggested by Staff. He then asked the commission to consider waving the off-set sidewalk within the subdivision. He then explained why they are asking for that waiver. Further discussion was made on the off-set sidewalk requirement. Mr. Chima pointed out a concern to completely waiving this requirement and that it might set a precedent; but suggested coming up with an alternative.

Vice Chairperson Blake indicated she would only consider a waiver if there was an enhanced landscaping requirement. Discussion continued on some of the challenges with off-set sidewalks. Mr. Masala indicated they would be willing to plant and maintain trees next to the

sidewalk to give a similar treelined street feel. Commissioner Shannon stated she cannot support waiving the off-set sidewalk for such a small subdivision.

Mr. Chima shared a letter written by Chairperson Eyeler, since he could not be present at today's meeting. The letter included several questions which Mr. Chima addressed. It was noted that they may opt to include a condition addressing who will disclose to potential homebuyers to the industrial operations to the north. Mr. Chima commented that a flood protection plan is not necessary for this project, but is preferred for future projects.

Commissioner Adams commented that she would still like to see enhanced landscaping, to address the aesthetic character associated with off-set sidewalks. She noted that she supports the project moving forward. Vice Chairperson Blake indicated the off-set sidewalk as a concern of hers, but feels that this is a much-needed project and would like to see it move forward. Commissioner Ali stated she likes the project and while she likes the off-set sidewalk she is fine with the enhanced landscaping option due to the size of the subdivision.

Mr. Masala stated they have no problem with the enhanced landscaping and asked that it be consistent with whatever the landscaping would have been if there was an off-set sidewalk. Commissioner Adams responded that might not be the best look for the area and suggested working with the Public Works Director to create something appropriate for the space.

Motion: To approve for recommendation to the City Council General Plan Amendment 18-03, Rezoning 18-02, and Tentative Subdivision Map 19-03. Waiving the condition on sidewalk setbacks with the provision that the developer provide an enhanced landscape plan, including trees in front of each home and duplex, to the satisfaction of the Public Works Director. With the addition of a condition regarding an industrial use disclosure at sale. To approve the environmental assessment 18-08.

Moved by: Commissioner Ali

Seconded by: Commissioner Adams

Vote: Daria Ali, aye, Jana Shannon, aye, Michele Blake, aye, Lorie Adams, aye, Richard Doscher, aye.

The vote passed 5:0

Development Services Director Reports

Commissioner Ali asked if the Planning Commission could get updated reports of projects going on in the City even if they do not come to Planning Commission for approval. Mr. Chima indicated they have started collecting information that can be distributed to Commission and the public to keep everyone informed.

Mr. Chima indicated the July 10, 2019 meeting will likely be cancelled, but they are likely to have one on July 24, 2019.

Report of Actions of the Planning Commission

None.

Adjournment

Vice Chairperson Blake adjourned the meeting.



**MINUTES
PLANNING COMMISSION
CITY OF YUBA CITY
May 22, 2019
6:00 P.M. – REGULAR MEETING**

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Call to Order

Vice Chairperson Blake called the meeting to order.

Roll Call:

Commissioners in Attendance:

Michele Blake (Vice Chairperson)

Jana Shannon

John Shaffer

Daria Ali

Lorie Adams

Commissioners Absent:

Dale Eyeler (Chairperson)

Richard Doscher (Sutter County Representative)

Pledge of Allegiance led by a Commissioner.

Public Communication

The Planning Commission welcomed those in attendance and encouraged them to participate in the meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Public Comment:

There were no public comments made.

3. Minutes from August 22, 2018

Darin Gale, Development Services Director, explained the City is making sure all past meeting minutes have been recorded and approved.

Commissioner Daria Ali asked for a correction to be made to the meeting minutes to reflect that the General Plan revision would only take one to two years to complete.

Motion: To approve the August 22, 2018 Meeting Minutes with the correction that the General Plan revision be listed as only taking one to two years to complete instead of twenty years.

Moved by: Commissioner Ali

Seconded by: Commissioner Shannon

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

Public Hearings

After the staff report for each agenda item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

4. Tentative Parcel Map (PM) 19-01: A single parcel that is being subdivided into three new parcels: Parcel One (0.54 acres), Parcel Two (1.17 acres), and Parcel Three (0.93 acres)

Anna Canales, Assistant City Planner, explained that the parcel map is a proposal to divide a 2.64 acre parcel into three different parcels of 0.54 acres, 1.17 acres, and 0.93 acres. The General Plan and zoning designations for the parcel are Office Commercial and they would not change with the parcel division. She added that staff would have several conditions for approval, including cross easements between each of the three parcels, screening for trash enclosures, and appropriate buffers for commercial-residential transition areas.

Commissioner Ali asked whether the existing American Red Cross building was on a separate parcel or the parcel being discussed.

Ms. Canales explained that the building is not on the parcel being discussed.

Commissioner John Shaffer asked whether the parcel owner was planning to sell the other two parcels. He also asked whether subsequent owners of the other two parcels would need to get approval to develop the parcels.

Mr. Gale explained that there were currently no interested buyers for the other two parcels but noted that the owner felt that it was best for him financially to divide the parcel. Mr. Gale also explained that the approval process for subsequent owners would depend on the uses that they would want to develop.

Commissioner Shaffer wanted clarification in the conditions for approval to make it clear that the American Red Cross building was not part of the original parcel.

Mr. Gale stated that he would clarify the conditions for approval.

Commissioner Shannon asked for clarification on the condition for approval regarding ingress and egress and whether the city would look at changing it or not.

Mr. Gale explained that there could be changes with the ingress and egress on each parcel but that each parcel would still have the requirement to provide ingress and egress.

Motion: Approve the project and the environmental determinations subject to compliance with the conditions of approval and changes that have been discussed by the Planning Commission to include the changes to Item 8 under "Engineering" renaming it "the adjacent property to the north."

Moved by: Commissioner Ali

Seconded by: Commissioner Adams

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

Second Motion: That the project be categorically exempt from the California Environmental Quality Act (CEQA).

Moved by: Commissioner Ali

Seconded by: Commissioner Adams

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

5. Subdivision Map (SM) 16-04 and Development Plan (DP) 16-01, Yuba Crossing. A request to consider an extension of time in which to file a final subdivision map and to begin construction of the development project.

Mr. Gale explained some background about the project development and then proceeded to explain the conditions for being given an extension of time, which were that the applicant must file the application in a timely manner and that they must pay the associated fee with the application. He further explained that the Zoning Code does allow for a two-year extension on

development projects and recommended that the Planning Commission approve an 18-month extension for the tentative map and a two-year extension for the development plan.

Commissioner Ali asked for clarification that the conditions for approval for the development would be included with the renewal for the extension of time.

Mr. Gale explained that the conditions for approval would carryover with the extension.

Commissioner Adams asked about the blight at the front of the project and if the City had any protection against the blight caused by the project.

Mr. Gale explained that the developers were planning to make improvements to the front side in order to remove any blight.

There was discussion about how the developers could be held responsible to make improvements along the front of the development as part of the negotiations for the extension of time for the project.

Commissioner Adams asked about the plan to accommodate traffic with the construction along Oji Way.

Mr. Gale explained there are currently no requirements to finish construction along Oji Way. He clarified that the developers had requirements for their portion of the plan, but the City did not.

Motion: That the Planning Commission determine the previously prepared mitigated negative declaration prepared for the project remains valid and no further environmental review is required and approve the 18-month extension of time for the Tentative Map (SM) 16-04 pursuant to the Yuba City Municipal Code Section 8-2.6.10 resulting in a new expiration date of February 18, 2021, and approve a two-year extension of time for the Development Plan 16-01 pursuant to Yuba City Municipal Code Section 8-7.5.7.1.06 resulting in a new expiration date of August 18, 2021.

Moved by: Commissioner Jana Shannon

Seconded by: Commissioner Adams

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

6. Annual consideration and review of the Capital Improvement Program (CIP) for consistency with the General Plan for fiscal years 2019-2020 through 2023-2024.

Mr. Gale explained that the CIP is the city's comprehensive multi-year plan for development improvements for capital facilities and infrastructure and that the CIP outlines those improvements five years into the future. He explained that the CIP is a flexible fund that can be used by the City Council to put funds toward future capital improvement projects. He also gave several examples of projects throughout the City that had been funded through the CIP.

Deputy Public Works Director Benjamin Moody noted that the CIP was consistent with the one presented the previous year and explained some of the new projects that had been added to the CIP.

Commissioner Shaffer asked about why there were two different cost projections for the 5th street bridge replacement.

Mr. Moody explained that one was a cost projection based on current funds in the account and the second figure was a cost projection based on funding from external sources. He then explained some of the progress that the city is making on the 5th street bridge project.

Commissioner Shannon asked why there are not any specific streets that have been identified for repair.

Mr. Moody explained that funding can be received years before a project starts. He noted that each year the City Council is presented with a list of specific projects the CIP funds are intended for.

Commissioner Shannon asked what happened to the other sources of funding for transportation projects.

Mr. Moody explained that the other source of funding designated by the City Council for transportation projects has not disappeared but that it has also not been increased and that a set amount of it goes each year to specific projects.

Vice Chairperson Blake asked about if there would be any further expansions of the city's current recreational opportunities.

Mr. Moody answered there were plans to do some expansions in the 2019-2020 fiscal year that would start following July 1, 2019.

Commissioner Adams asked if city staff had taken advantage of Prop 68, which gives entitlement money designated for the development of parks.

Mr. Moody said that he would look into it to make sure that the city was taking advantage of it.

Motion: That the Planning Commission approve the CIP as presented and that the CIP is consistent with the Yuba City General Plan and that it be forwarded to the City Council for their review and approval.

Moved by: Commissioner Shaffer

Seconded by: Commissioner Shannon

Vote: Michele Blake, aye, Jana Shannon, aye, John Shaffer, aye, Daria Ali, aye, Lorie Adams, aye

The vote passed 5:0

Development Services Director Reports

Mr. Gale asked for anyone that would like copies of the Bogue Stewart Master Plan and its accompanying draft environmental impact plan. He indicated the goal is to have it before the Planning Commission in September and the City Council in October.

Mr. Gale reviewed projects they have coming up in the City and in future meetings.

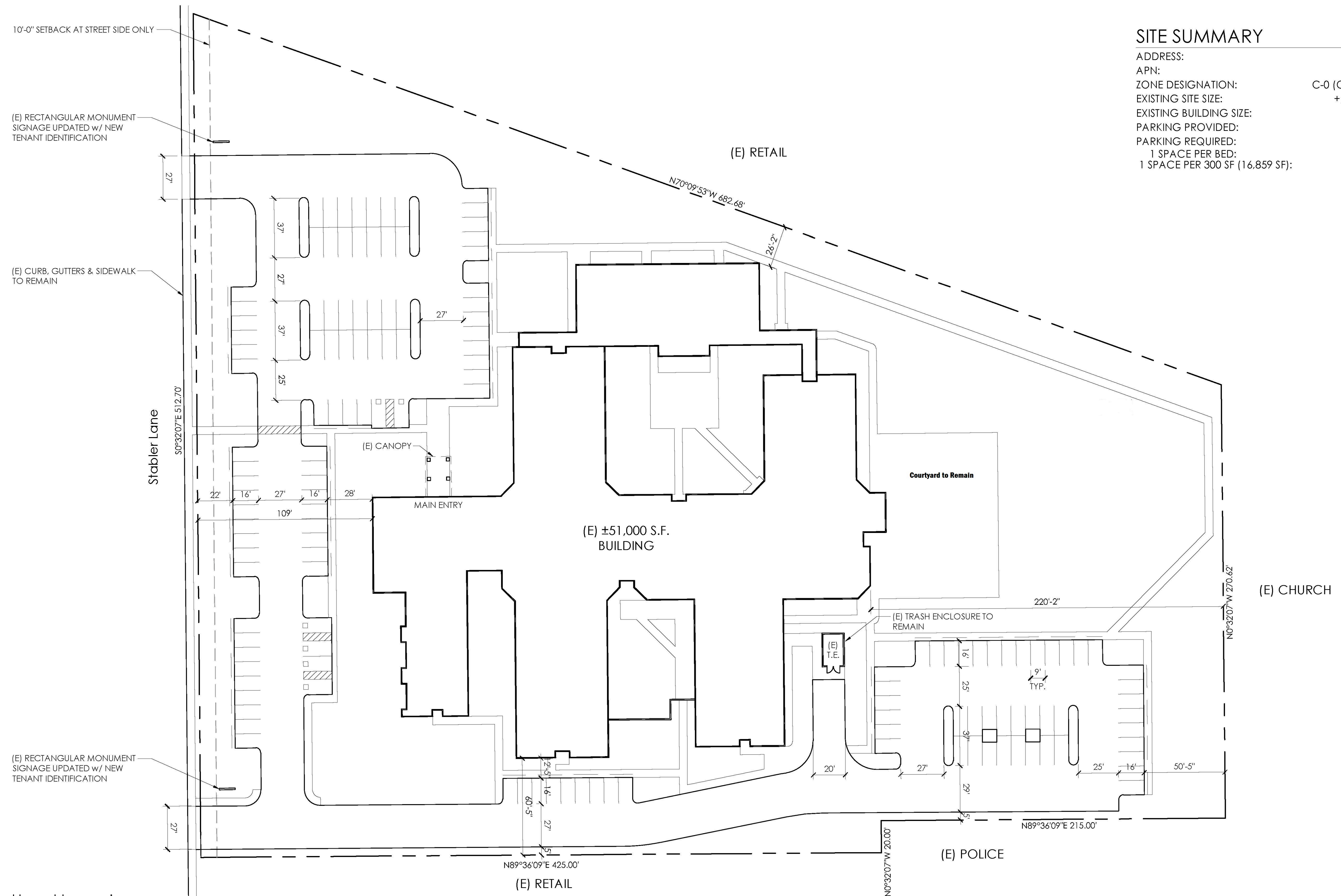
Report of Actions of the Planning Commission

Commissioner Shannon stated the Sutter County Planning Commission made a recommendation concerning the truck issue. She noted right now they do not have a lot of power to enforce anything and they felt it was better to pass something and amend it later than have nothing in place at all.

Commissioner Shannon asked who gave the new bank on Palora Avenue the permission to cut down trees. Mr. Gale indicated it was California Department of Transportation (Caltrans). He added that they have to replace the trees. Further discussion was made on the trees and why they were removed.

Adjournment

Meeting was adjourned at 8:05 PM by a Commissioner.



SITE SUMMARY

ADDRESS:	1251 Stabler Lane
APN:	59-010-050
ZONE DESIGNATION:	C-0 (Office Commercial District)
EXISTING SITE SIZE:	+/- 5.46 AC +/- 237,838 S.F.
EXISTING BUILDING SIZE:	+/- 51,000 S.F.
PARKING PROVIDED:	137 STALLS
PARKING REQUIRED:	127 STALLS
1 SPACE PER BED:	60-70 STALLS
1 SPACE PER 300 SF (16,859 SF):	57 STALLS

NOTE:
Existing site features and layout to remain unless otherwise indicated.

Overall Site Plan

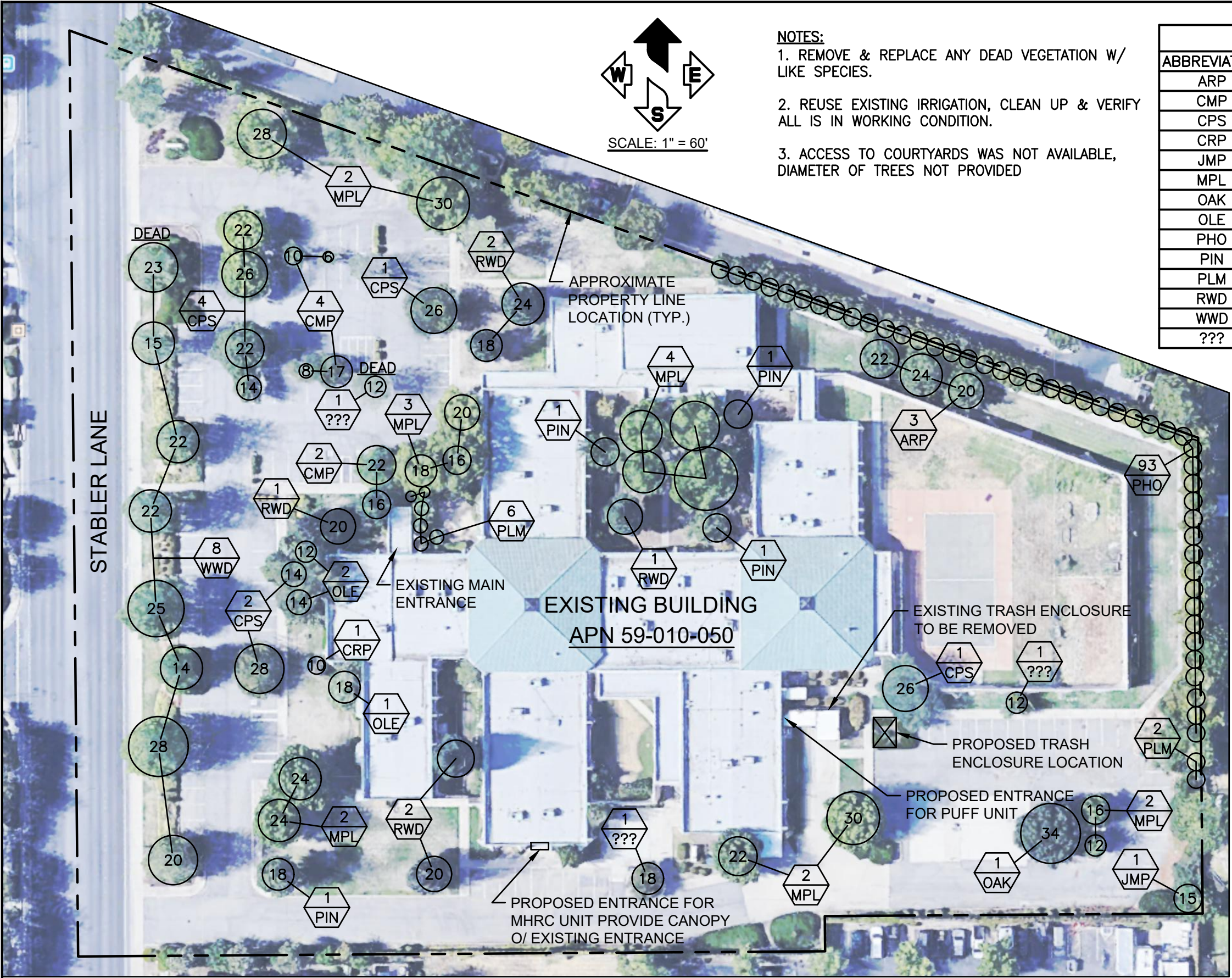
NOTE:
This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

0 15' 30' 60' SCALE: 1" = 30'-0"



Stabler Lane LLC

1251 Stabler Lane, Yuba City, California
Sutter County, California



- NOTES:**
- 1. REMOVE & REPLACE ANY DEAD VEGETATION W/ LIKE SPECIES.
 - 2. REUSE EXISTING IRRIGATION, CLEAN UP & VERIFY ALL IS IN WORKING CONDITION.
 - 3. ACCESS TO COURTYARDS WAS NOT AVAILABLE, DIAMETER OF TREES NOT PROVIDED

LEGEND	
ABBREVIATION	DESCRIPTION
ARP	ARISTOCRAT PEAR
CMP	CAMPHOR
CPS	CHINESE PISTACIO
CRP	CREPE MERTAL
JMP	JAPANESE MAPLE
MPL	MAPLE
OAK	OAK
OLE	OLEANDER
PHO	PHOTINIA (SHRUB)
PIN	PINE
PLM	PALM
RWD	REDWOOD
WWD	WHITEWOOD
???	UNKNOWN

AMOUNT
ABBREVIATION
DIAMETER

PROPOSED SITE PLAN & EXISTING LANDSCAPE PLAN

CONCEPT PLAN FOR STABLER LANE LLC
1251 STABLER LANE, YUBA CITY, CA 95993

ENGINEERS STAMP

H

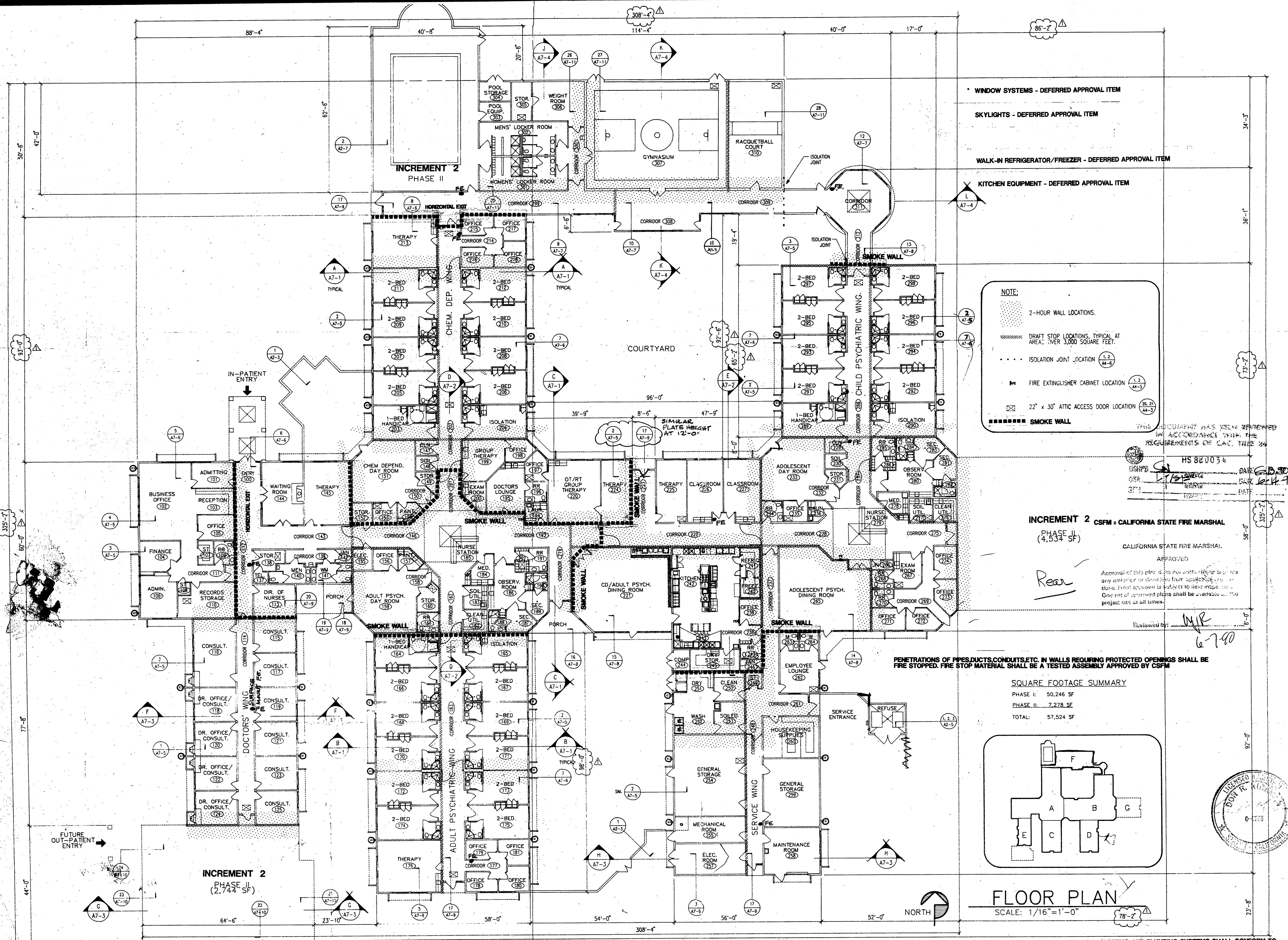
HILBERS INCORPORATED

CONTRACTORS & ENGINEERS

770 N. WALTON AVENUE, SUITE 100
YUBA CITY, CA 95993
P:530-673-2947 F:530-674-9578
WWW.HILBERSINC.COM

DATE: 08-27-19
SCALE: 1" = 60'
DRAWN: JL
JOB:
SHEET 1 OF 1 SHEETS

THESE PLANS ALONG WITH THE GENERAL DESIGN AND LAYOUT OF THIS PROJECT MAY NOT BE COPIED, REPRODUCED, OR REDESIGNED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF HILBERS INC



- WINDOW SYSTEMS - DEFERRED APPROVAL ITEM
- SKYLIGHTS - DEFERRED APPROVAL ITEM
- WALK-IN REFRIGERATOR/FREEZER - DEFERRED APPROVAL ITEM
- KITCHEN EQUIPMENT - DEFERRED APPROVAL ITEM

NOTE:

- 2-HOUR WALL LOCATIONS.
- DRAFT STOP LOCATIONS, TYPICAL AT AREAS OVER 3,000 SQUARE FEET.
- ISOLATION JOINT LOCATION (1, 2, 4, 5)
- FIRE EXTINGUISHER CABINET LOCATION (1, 2, 4, 5)
- 22" x 30" ATTIC ACCESS DOOR LOCATION (25, 21, 44-5)
- SMOKE WALL

INCREMENT 2 CSFM - CALIFORNIA STATE FIRE MARSHAL
PHASE II (4,534 SF)

CALIFORNIA STATE FIRE MARSHAL
APPROVED

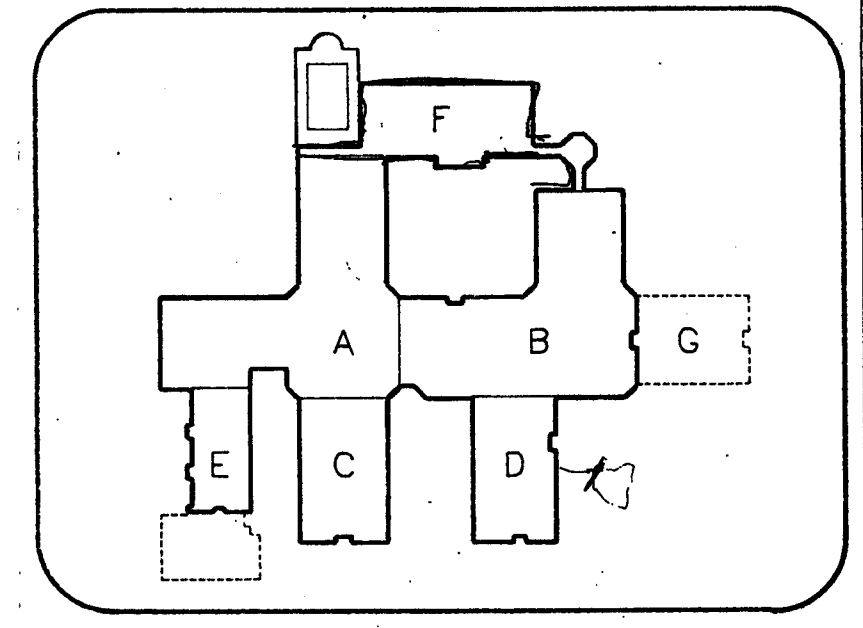
Approval of this plan does not constitute an endorsement of any product or service. The user assumes all liability for the use of this plan. One set of approved plans shall be available at the project site at all times.

Rear

PENETRATIONS OF PIPES, DUCTS, CONDUITS, ETC. IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. FIRE STOP MATERIAL SHALL BE A TESTED ASSEMBLY APPROVED BY CSFM

SQUARE FOOTAGE SUMMARY

PHASE I:	50,246 SF
PHASE II:	7,278 SF
TOTAL:	57,524 SF



FLOOR PLAN
SCALE: 1/16"=1'-0"



INCREMENT 2 - PHASE I

