

**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.