EXHIBIT "I"
CONDITIONS OF APPROVAL
USE PERMIT 2026-02 (Harvest Church)
1202 RAILROAD AVENUE (APN 040-291-017)

1. Use Permit 2026-02 authorizes the installation of a 1,440-square-foot structure to be utilized as supportive services to the church, such as youth and family activities, classes and training, in substantial accordance with "Plat to Accompany Use Permit 2026-02 (Harvest Church)" included in the staff report dated November 19, 2026, except as modified by any other condition of approval.

2. The applicant shall sign the Declaration of Acceptance of the following conditions by submitting a signed copy of the Conditions of Approval for Use Permit 2026-02 to the Planning Division within ten (10) days of Planning Commission approval.

3. Failure to comply with the conditions specified herein as the basis for approval of the application and issuance of the permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.

4. The use granted by this permit shall be established within one (1) year of the date of approval or the permit shall become null and void.

5. The applicant shall submit a check or money order in the amount ***of $100.00 made payable to the City of Orland*** for the preparation of the Notice of Exemption from CEQA within five (5) days of the date of approval.

6. The applicant shall submit a check or money order in the amount of **$50.00 made payable to the *Glenn County Recorder's Office*** for the fee to record the Notice of Exemption from CEQA within five (5) days of the date of approval.

7. Neither the applicant nor any agent or representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.

8. Minor changes to the approved Site Plan or use of the property may be approved by the City Planner upon receipt of a substantiated written request by the applicant or his respective designee. Prior to such approval, each department shall verify that the modification is consistent with the application, the fees paid, and the conditionally approved environmental determination.

9. Proposed changes to the approved Site Plan, use of the property or the Conditions of Approval that are deemed to be major or significant in nature shall require approval of a Conditional Use Permit Amendment by public hearing before the Planning Commission. The applicant is responsible for all applicable fees of the request.

10. Project shall obtain all necessary business licenses and occupancy permits from the City and pay all appropriate fees for any required utilities modification, construction, and connections. Project shall also obtain permits from the City Building Department and pay all appropriate fees for any construction work to be undertaken as part of the project.

11. All signs shall comply with the City of Orland Sign Ordinance (Chapter 17.78 of the Orland Municipal Code).

12. The applicant shall apply for and pay for an encroachment permit from the City of Orland for all work necessary within the public right-of-way. Any existing broken or damaged public improvements shall be repaired to city standards.

13. Prior to issuance of a building permit, a dimensioned site plan prepared by a qualified design professional (draftsman, architect, surveyor, etc.) showing the precise building location, property-line setbacks, tree removal, utility connection, accessible path of travel, and other required site improvements. The plan shall include appropriate project details, title blocks, north arrow, dates, etc. that are standard in industry. Site improvements (sidewalk, pipe connection to sewer/water, etc.) and foundation details shall be provided with the building permit submittal, as applicable

14. Prior to issuance of building permit, the applicant shall provide the City Engineer documentation addressing storm drainage and any applicable low-impact-development standards in relationship to the pavement of the parking lot. The calculations need to show that increased runoff from the parking lot and proposed building is being detained or retained on-site. The City Engineer may require drainage improvements to be addressed and installed.

15. Prior to certificate of occupancy, one tree for every ten parking spaces shall be installed in a manner that provides shade to the parking lot surfaces. Install trees using best management practices, including appropriate irrigation, double staking, and mulching. Tree species shall be chosen from the approved list found in Orland Municipal Code (OMC) *19.76.110 – Parking lot landscaping*.

16. The existing trash container area shall be upgraded with a storage facility to meet OMC *17.40.12 – Trash Enclosure*, which requires enclosures to adequately screen trash and recycling material. The facility shall be constructed of a 6-foot-tall CMU wall or similar material with metal doors and contain an accessible path of travel as required by regulations. Enclosure shall be constructed prior to certificate of occupancy for the 1,440-square-foot structure.

17. Prior to certificate of occupancy, the modular structure shall be painted to match the existing structures on the campus, which are a white body and a black trim.

Declaration of Acceptance:

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Issac Davis, Applicant Date
Harvest Baptist Church