

EXHIBIT "I"
CONDITIONS OF APPROVAL
USE PERMIT 2026-01 AND SITE PLAN REVIEW 2025-05
1008 SIXTH STREET (APN 040-243-003)

1. Use Permit 2026-01 and Site Plan Review 2025-05 authorize a 1,200 square foot structure to be utilized as a Tire Shop, in substantial accordance with "Plat to Accompany Use Permit 2026-01 (6th Street Tire Shop)" included in the staff report dated August 27, 2026, except as modified by any other condition of approval.
2. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the Conditions of Approval for Use Permit 2025-05 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 application and issuance of 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 submit building plans and receive approval from the City of Orland Building Official prior to undertaking any work related to the interior modification of the existing structure.
13. The applicant shall apply 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.
14. The property owner/business operator shall not install or utilize business-related signage until such time as an application has been submitted and approved by the City for new business signage.
15. No exterior amplified sound system or noise equipment used as part of the business operation shall be utilized at the site.
16. All new and existing lighting shall be shielded and directed downward and shall not be directed off of the site to reduce light and glare impacts.
17. A single awning shall be constructed over both the door and window on the east elevation. Such an awning shall be aesthetically compatible with the structure, such as metal, and be painted with an accent color (green).
18. The three trellis elements on the western elevation shall come in a color that is in contrast with the body of the structure, such as black or brown.
19. Prior to the certificate of occupancy, the applicant shall provide evidence to staff of a pedestrian and vehicle agreement or easement across the property to the immediate south of the project site.
20. A parking lot tree shall be installed and shall either be a Chinese Pistachio or a Tulip Tree. Such a tree shall be no smaller than 15 gallons and irrigated and mulched.
21. The existing landscape strip along the western property line shall contain a 3-foot-tall metal fence (not chain link) and be planted with creeping vines in a manner to encourage growth upon the fence or be planted with plants that can grow to a height that can screen headlights.
22. The landscape strip along the eastern property line shall be extended to the south to incorporate the length of the outdoor storage facility/trash enclosure. The landscape area shall be planted with star jasmine, or similar, in a manner to encourage the plant to climb the structure.
23. The outdoor storage of used tires shall take place within a CMU wall or similar material enclosure with metal doors. Such an enclosure shall be at least 6 feet tall. The storage area shall be sized to accommodate both the proposed air compressor and at least a

week's worth of storage of used tires. No tires shall be stored or displayed outside the storage area.

24. The existing trash container area shall be upgraded with a storage facility to meet Orland Municipal Code (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. The applicant may, at their own discretion, combine the storage of the trash container and used tires into a single structure. Such a structure shall be adequately sized to accommodate all materials, waste receptacles, used tires, and an air compressor.
25. All public improvements shall be designed in accordance with the City of Orland Land Division standards and Improvements Standards (LDSIS).
26. Developer shall construct City standards alley improvements along the north side of the project between 6th and 7th street, prior to issuance of occupancy.
27. Developer shall connect to the City's sanitary sewer system in 7th Street and install a sanitary sewer lateral, with all appurtenances, to serve the project site.
28. Developer shall connect to the City's water system in 7th Street and install a new water service with all appurtenances to the project site. The City will provide and install the water meter.
29. Developer shall install all new utilities underground.
30. Any and all existing utilities conflicting with proposed improvements shall be relocated at the Developer's expense unless approved by the City Engineer.
31. A Grading Plan shall be submitted to the City Engineer for review and approval prior to the start of any work.