ORLAND PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, November 19, 2026 at 5:30 PM
Carnegie Center, 912 Third Street and via Zoom

P: (530) 865-1600 | www.cityoforland.com

Commission: Stephen Nordbye | Sharon Lazorko

Vernon Montague | Tyler Rutledge | Daniel Louder

City Clerk: Jennifer Schmitke

City Staff: Jake Morley, City Planner

Virtual Meeting Information:

https://us02web.zoom.us/j/83578414170

Webinar ID: 835 7841 4170 **| Zoom Telephone: 1 (669) 900-9128**

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at jtschmitke@cityoforland.com or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting

1. **CALL TO ORDER - 5:30 PM**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ORAL AND WRITTEN COMMUNICATIONS**

   Public Comments:

   Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chairperson. However, no formal action or discussion will be taken unless placed on a future agenda. The public is advised to limit discussion to one presentation per individual. While not required, please state your name and place of residence for the record. (Public Comments will be limited to three minutes).

5. **CONSENT CALENDAR**

   A. Approve Planning Commission Minutes from September 24, 2024

6. **PUBLIC HEARING**

   A. **Harvest Baptist Church – Use Permit (UP 2026-02).** A request to install a 1,440-square-foot modular structure at 1202 Railroad Avenue (APN 040-291-017).

7. **COMMISSIONER REPORTS**
8. **FUTURE AGENDA ITEMS**
9. **ADJOURN**

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on 11/12/2026.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, in Orland or on the City's website at www.cityoforland.com where meeting minutes and video recordings are also available.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 530-865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, September 24, 2026

CALL TO ORDER – The meeting was called to order by Chairperson Nordbye at 5:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Commissioners Sharon Lazorko, Tyler Rutledge, Daniel Louder, Vice Chairperson Vern Montague and Chairperson Stephen Nordbye
Commissioner absent:	None
Councilmember(s) present:	Councilmember Enriquez
Staff present:	City Planner Jake Morley and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from August 27, 2026

ACTION: Councilmember Louder moved, seconded by Vice Chairperson Montague to approve the consent calendar as presented. Motion carried by a voice vote, 5-0.

ADMINISTRATIVE BUSINESS

Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Papst Avenue.

City Planner Jake Morley presented the staff report regarding the Lakewest Parkside project, located on a 5.7-acre parcel at the southwest corner of South Street and Pabst Avenue (APN 041-262-028), directly south of the Glenn County Fairgrounds at 1310 Pabst Avenue. The project includes a General Plan Amendment (2024-02) to change the land use designation from Low Density Residential (6 dwelling units per acre) to High Density Residential (25 dwelling units per acre), and a Rezone (2024-02) from R-1 Single-Family to R-3 Multiple-Family zoning.

Mr. Morley reviewed the project's previous environmental analysis, including the 2008 Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Penbrook Tentative Subdivision Map and a June 2025 Addendum addressing the proposed General Plan Amendment and Rezone. Staff determined that the existing environmental documentation did not adequately evaluate the reasonably

foreseeable impacts associated with the proposed increase in residential density under current conditions and CEQA requirements.

Mr. Morley noted that the proposed land use and zoning changes could result in increased building heights, residential units, traffic, paved areas, and demand for public services and utilities. Additional environmental review may be needed to evaluate transportation, air quality, greenhouse gas emissions, noise, drainage, utilities, biological and cultural resources, and tribal cultural resources. Staff also identified the need to document compliance with applicable tribal consultation requirements.

Mr. Morley advised that staff was withdrawing its prior recommendation that the project was exempt from the California Environmental Quality Act (CEQA). Staff recommended continuing the project without a date certain pending preparation of an Initial Study and the appropriate environmental document.

The public hearing was opened at 5:38 p.m.

Steve Butler of Precision Surveying, representing the applicant, spoke about the developer's commitment to Orland and spoke about the different projects the developer has completed around Orland.

Orland resident Betty Skala shared she lives near the proposed project and shared how she reached out to all the neighbors to make sure they knew about the proposed project. Ms. Skala shared how she and her neighbors would not want apartments in the area but were not opposed to more houses. Shared her concerns about the impact it will have on the already existing neighborhood and property values.

Orland resident Tina Norras spoke about her concerns on the proposed project, sharing she understands the community needs to grow but shared her concerns about the impact on the zone change for the already existing neighborhoods.

Orland resident Ron Lane shared he was torn on the project, stating it encourages development but is against the apartments.

County resident Leon Ponci shared his opinion that R1 to R3 is a bad idea and shared he would like to see what is best for Orland.

County resident Marilyn Ponci shared she would like to see developers' plans before any decision or vote is made by the commission.

County resident George Toney understands developers' frustrations but also shared he understands there is a process when it comes to projects like this. Mr. Toney shared that R3 is wrong for the proposed area and that it should be kept R1.

Orland resident Dean Mattice shared concerns about City accommodations that are already overwhelmed.

Orland resident Juan Vaquera shared that he lives near the proposed area and shared concerns about the area having more traffic in an already congested area.

Orland resident Jerry Canadeas shared concerns about the traffic in the area.

The public hearing was closed at 6:18 p.m.

Commissioners thanked community members for attending the meeting and sharing their input and concerns. Commissioner Rutledge thanked Mr. Butler, and Chairperson Nordbye emphasized the importance of ensuring the Planning Commission has all relevant information and facts before moving forward with a decision.

ACTION: Chairperson Nordbye moved, seconded by Commissioner Lazorko to accept the staff's recommendation and continue the discussion to a date uncertain. Motion carried by a roll call vote, 5-0.
Ayes: Commissioners Lazorko, Rutledge, Louder, Vice Chairperson Montague and Chairperson Nordbye
Noes: None

COMMISSIONERS REPORTS

- Commissioner Lazorko shared she has heard from constituents that condos would be a good addition to Orland.
- Commissioner Louder had nothing to report.
- Commissioner Rutledge had nothing to report.
- Vice Chairperson Montague agreed with Commissioner Lazorko but stated that is up to developers.
- Chairperson Nordbye had nothing to report.

ADJOURNMENT – 6:29 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Vice Chairperson

CITY OF ORLAND STAFF REPORT

MEETING DATE: November 19, 2026

TO:	City of Orland Planning Commission
FROM:	Jake Morley, City Planner
SUBJECT:	**Harvest Baptist Church – Use Permit (UP 2026-02).** A request to install a 1,440-square-foot modular structure at 1202 Railroad Avenue (APN 040-291-017).

Recommendation: Staff recommends that the Planning Commission adopt Planning Commission Resolution 2026-__ (**Attachment A**) and approve Use Permit (UP 2026-02) for a 1,440-square-foot modular building at 1202 Railroad Avenue (Harvest Baptist Church), subject to the conditions of approval (**See Attachment A – Exhibit I**), and determine the project exempt from review under the California Environmental Quality Act pursuant to Section 15311 (Accessory Structure).

SUMMARY:

The applicant requests approval of a Use Permit to install a 1,440-square-foot (36-by-40-foot) modular structure that would be utilized for a variety of church-related activities, predominantly on Sundays and intermittently through the week for youth and family activities, classes, training, etc. (See **Applicant's Project Description, Attachment B, Modular Structure Elevations, Attachment C**).

BACKGROUND:

The 2.17-acre site is located at 1202 Railroad Avenue, is designated Industrial-Light/Commercial on the General Plan diagram and is in the M-L Limited Industrial zoning district. Existing improvements include an approximately 3,800-square-foot church, a 1,235-square-foot modular building, a play structure, and a parking lot. Previous use permit approvals also authorized a temporary 2,400-square-foot tent used as an interim sanctuary for up to six months annually.

Pursuant to Orland Municipal Code (OMC) Chapter 17.48 - *M-L Limited Industrial*, churches require approval of a Use Permit. When such land use significantly modifies or intensifies the existing land use, such as the addition of a new structure, a Use Permit is still the appropriate entitlement to secure.

The property is surrounded by the following land uses:

Direction	Zoning Designation	Land Use
North	M-L Limited Industrial	Single Family & Ponci's Welding & Machine
South	M-L Limited Industrial	Single Family & Orland Tint Shop/Glenn County Office of Education (EMT School)
East	R-1 Residential One Family P-F Public Facilities	Single Family & C.K. Price Grammer School
West	M-L Limited Industrial	Railroad Right of Way & Vacant Land

Figure 1 – Project Site - Aerial Photo



The project site is served by existing streets and municipal infrastructure, including water, sanitary sewer, storm drainage, electrical, and telecommunications services. Based on the project description, no off-site utility extensions are anticipated; we will review any necessary connections and improvements during building permit processing.

The placement of the modular structure will be located near the south property line, behind both the church structure and the modular building. Installation would require removing two Fruitless Mulberry trees. A compliant accessible path of travel would connect the new building to the other church facilities. To ensure a cohesive facility, staff recommends a condition of approval that the new modular structure be painted to match the two existing structures, which are white with black trim.

Photo 1 – Approximate Location of New Structure



ANALYSIS

Land Use and Compatibility

The proposed building would support the existing church rather than introduce a new use. Although the M-L district primarily accommodates limited industrial and commercial activities, churches may operate with a Use Permit.

Site Design and Building Placement

The 36-by-40-foot modular building is proposed just west of the existing modular and south of the play structure. This location is just east of the temporary tent location that occupies the site for six months of the year. To ensure an accurate location and that the project will be constructed in accordance with applicable accessibility laws, staff recommends a condition of approval that the applicant provide a site plan, drafted by a draftsman's, architect, surveyor, or other professional, in scale with other appropriate markings (north arrow, title block, date, etc.) illustrating the placement of the structure, removal of the trees, connections to existing services, and path of travel. The plan should also note any construction-related details necessary to complete the project, such as foundation design, pipe connections, and sidewalk widths.

Parking Lot and Landscaping:

Pursuant to Orland Municipal Code (OMC) 17.76 – *General Use and Design Requirements*, parking for churches is 1 stall for every six seats or 200 square feet of gross floor area. In this case, with the church's main structure at approximately 3,800 square feet, 19 off-street parking stalls would be required. Currently, the site has approximately 54 paved off-street stalls.

OMC 17.48 – M-L Limited Industrial zones, subsection 17.48.050 – *Design Requirements* notes that structures within the M-L Limited Industrial zones are required to have landscaping in compliance with

OMC 17.76.110. Recently, the parking lot was paved without city review; therefore, it does not meet landscaping standards, and drainage improvements and requirements are unknown. The City Engineer has requested documentation to illustrate that the proposed paved surfaces meet current local and state law regarding storm drains, Low Impact Development (LID), etc.

OMC section 17.76.100 notes that if parking is required for any addition or new use then landscaping is required. In this event, because the site has paved stalls that exceed the required number, additional parking lot landscaping cannot be required. However, as discussed above, the parking lot was installed without the benefit of city staff review. If staff had reviewed the paving plan, staff would have required landscaping within the parking lot to comply with OMC. Because of the cost associated with removal, installation, and installation of any landscaping within the parking lot area, staff recommends a condition of approval to install shade trees around and near the parking lot, in appropriate locations to ensure the trees can be irrigated, mulched, and provide shade to the parking lot and create an attractive environment. Such tree placement shall also be illustrated on a revised site plan.

Lighting

New lighting will be placed on the structure and must comply with OMC 17.48 - Design Requirements, which require lighting to be directed downward.

Trash Enclosure

Currently, the site has a dumpster at the southeast corner that does not meet OMC standards for screening and accessibility.

Pursuant to OMC section 17.48.120 – Trash Enclosures requires adequate storage of trash and recyclable materials in enclosed areas and that such enclosures shall be screened on all four sides with a material that is like the main structure with steel gates, etc. Therefore, staff recommends a condition of approval that a trash enclosure be installed in compliance with OMC 17.48.120 with appropriate accessibility connectivity, prior to certificate of occupancy of the new structure.

GENERAL PLAN

The project is consistent with the following General Plan Goals, Policies and Programs:

Goal 2.1: Maintain and promote the qualities that make Orland a desirable community.

Policy 2.1.A: The City shall ensure that development projects and other improvements conform to an overall plan for the community and that consideration is given to the configuration of adjacent areas to be developed in the future.

Goal 2.3: Create and maintain neighborhoods that ensure a high quality of life in Orland.

Policy 5.1.A: Encourage the development and redevelopment of property within the city limits and Sphere of Influence prior to considering development outside of these areas.

Policy 5.1.B: Direct urban development to areas where agricultural operations are already constrained by existing non-agricultural uses.

Policy 5.6.A: Ensure that new development complies with state and federal regulations and standards in order to maintain and improve water quality

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15311 (Accessory Structure). Consistent with this exemption, the project involves the addition of an approximate 1,440-square-foot structure that is an accessory to the

main institutional facility, which is a church. Staff also finds no unusual circumstances that would preclude applying the exemption, nor substantial evidence that the project may result in a significant environmental effect. The proposal is consistent with the General Plan policies and regulations for the M-L Limited Industry zoning district.

PUBLIC CONTACT

A 10-day public hearing notice was published in the Valley Mirror on October 23, 2026, and a notice was also placed at the planning counter. A mailed notice was also sent to all properties that are within 300 feet of the project site. At the time this report was prepared, Staff had received no written comments regarding the proposed project.

ATTACHMENTS

A. Resolution
    a. Exhibit I – Conditions of Approval
    b. Exhibit II – Plat to Accompany Use Permit 2026-02
B. Applicant's Project Description
C. Elevations

CC:
Issac Davis, pastordavishbc@gmail.com - Applicant

PLANNING COMMISSION RESOLUTION 2026-___

RESOLUTION OF THE CITY OF ORLAND PLANNING COMMISSION APPROVING USE PERMIT (2026-02) AUTHORIZING THE USE AND INSTALLATION OF A 1,440-SQUARE-FOOT MODULAR STRUCTURE AT 1202 RAILROAD AVENUE (APN 040-291-017)

WHEREAS, a project has been submitted for a site totaling 2.17 acres (APN 040-291-017) located at 1202 Railroad Avenue within the City of Orland, for the installation of a new 1,440-square-foot structure and associated improvements ("Project"); and

WHEREAS, the site is designated Light Industrial/Commercial on the General Plan diagram and is located within the M-L Limited Industrial zoning district, which, pursuant to Orland Municipal Code (OMC) 17.48 – M-L Limited Industrial Zone, requires Use Permit approval for a church; and

WHEREAS, the Project has been determined to be Categorically Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA guidelines, further described as an Accessory Structure, because the project involves the addition of an approximate 1,440-square-foot structure that is an accessory to the main institutional facility

WHEREAS, the Planning Commission held a duly noticed public hearing on November 19, 2026, to accept public comments and to review and consider the application and findings; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland as follows:

1. With regard to the Use Permit, the Planning Commission finds that:

    a. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.

    Overall the proposed use is established and the installation of the modular structure would not contribute to the overall intensity of the main use of the site as a church, as the structure will house supporting activities that are generally to occur during off-peak times, such as weekday evenings. Existing site improvements, such as a paved parking lot and lighting, provide a safe, accessible site for the public and protect the public's health, safety, and welfare.

    b. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use.

    The modular building will be located within the existing church property, behind the principal church building and near the existing modular building. Its use will remain related to church activities and will not introduce new, unrelated land use. Conditions addressing building appearance, site improvements, lighting, and landscaping will help maintain compatibility with the neighborhood and surrounding properties.

    c. The proposed use will not be detrimental or injurious to the general welfare of the city.

    The project represents a modest addition to an established church on a developed property already served by streets and municipal utilities. Based on the submitted project description, no off-site extension of public services is anticipated. Subsequent

review through the building permits process will ensure compliance with the California Building Code, Fire Code, CALGreen, accessibility standards, and all applicable City engineering requirements, ensuring the project is constructed in a manner consistent with the city's development standards.

d. The proposed use will be consistent with the policies, standards and any use designations of the general plan, any applicable specific plan and zoning district upon the issuance of the Permit.

The property is designated Industrial-Light/Commercial in the General Plan and is zoned M-L Limited Industrial, where churches require Use Permit approval. The proposed building supports existing church use and does not change the property's General Plan designation or zoning. The project consists of General Plan Goal 2.1 and Policy 2.1.A, which address community character and consideration of surrounding development, and Policy 5.1.A, which encourages development within the city limits. Compliance with applicable site, utility, and drainage requirements will also support Policy 5.6.A concerning water quality. As stated, the project is consistent with the applicable General Plan policies and M-L zoning requirements.

2. Based on all of the above, the Planning Commission hereby approves the project, subject to the conditions of approval set forth in Exhibit I and the plat as set forth in Exhibit II, attached hereto.

The foregoing Resolution was adopted by the Planning Commission on the 19th day of November 2026 by the following vote:

AYES:

NOES:

_____
Stephen Nordbye
Planning Chairperson

_____
Jennifer T. Schmitke
City Clerk / Clerk of the Planning Commission

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.

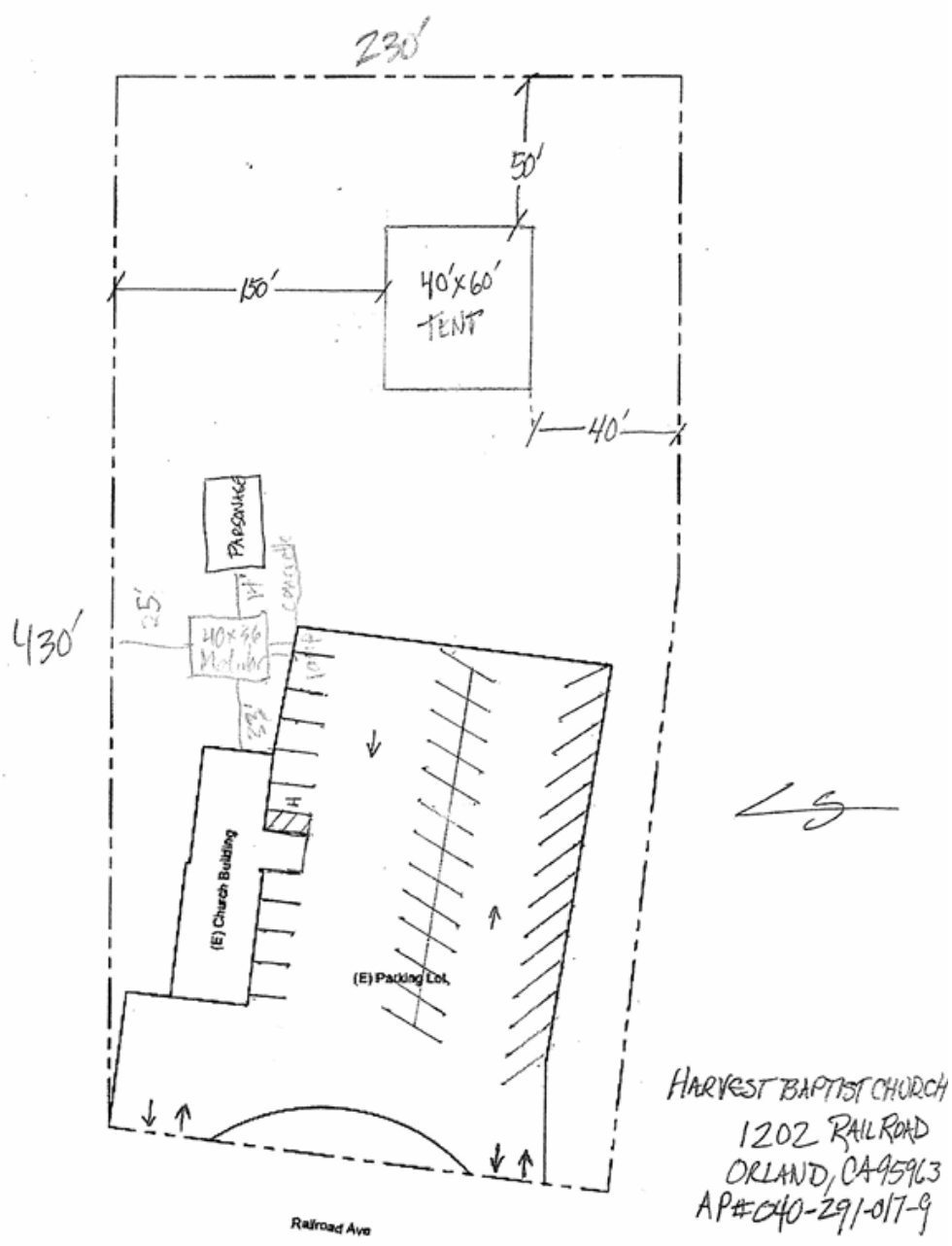
17. Prior to certificate of occupancy, the modular structure shall be painted to match the existing structures on the campus, which are a white body and a black trim.

Declaration of Acceptance:

_____

Issac Davis, Applicant Date
Harvest Baptist Church

EHXIBIT "II"
PLAT TO ACCOMPANY USE PERMIT 2026-02
1202 Railroad Avenue
Harvest Baptist Church



Plat May Be Modified in Accordance with Conditions of Approval

Harvest
BAPTIST CHURCH

September 14, 2026

To: City Planning Department

From: Pastor Isaac Davis, Harvest Baptist Church

Subject: Project Description & Statement of Use – Three-Wide Modular Ministry Building

Property Address: 1202 Railroad Ave

Parcel / APN: 040-291-017-9

Project Description & Statement of Use

1. Overview

Harvest Baptist Church is submitting an application for approval to place a three-wide modular building on our existing church property located at 1202 Railroad Ave. The intended purpose of this structure is to serve as a supplemental, multi-purpose facility primarily supporting our children's and youth ministries, as well as providing auxiliary space for occasional church fellowship activities and gatherings.

2. Building Layout & Primary Function

The proposed three-wide modular unit will feature flexible interior space designated for:

- Children's ministry classrooms and Sunday school instruction
- Youth/teen group teaching and activities
- Multi-purpose assembly space for church family gatherings and events

3. Schedule & Hours of Operation

The proposed facility will operate as an expansion of our existing church schedule and will not add new concurrent weekend services. Anticipated usage includes:

- **Sunday Mornings:** 9:00 AM – 12:00 PM *(Primary use: Children's Classes)*
- **Sunday Evenings:** 5:00 PM – 8:00 PM *(Secondary use: Youth or family ministry activities)*
- **Thursday Evenings:** 6:00 PM – 8:00 PM *(Weekly youth group / ministry gatherings)*
- **Intermittent Mid-week Use:** Occasional small group meetings, volunteer training, or church family get-togethers scheduled during standard hours (between 9:00 AM and 8:00 PM).

530.988.3108 pastordavishbc@gmail.com hbcorland.org 1202 Railroad Ave Orland, CA 95963

4. Occupancy & Operations

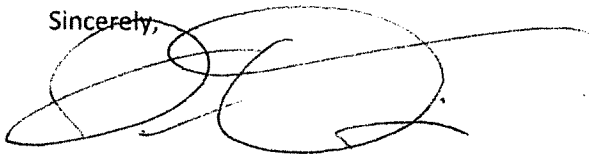
- **Occupancy:** The building will serve existing members and attendees of Harvest Baptist Church. It is designed to accommodate routine classroom sizes and mid-sized church gatherings.
- **Traffic & Parking:** Because this building supports our current congregation and scheduled services, it is not expected to generate new peak-hour traffic beyond our established weekend/evening patterns. Existing on-site parking facilities will adequately accommodate all attendees.
- **Noise & Community Impact:** All activities will take place indoors, adhering to standard local quiet hours and community standards.

5. Building & Site Compliance

The modular building will be installed in full compliance with local building codes, accessibility standards, fire safety regulations, and city setback requirements.

Thank you for your time and assistance in reviewing our application. If you require any additional information, site plans, or documentation, please do not hesitate to contact me directly.

Sincerely,

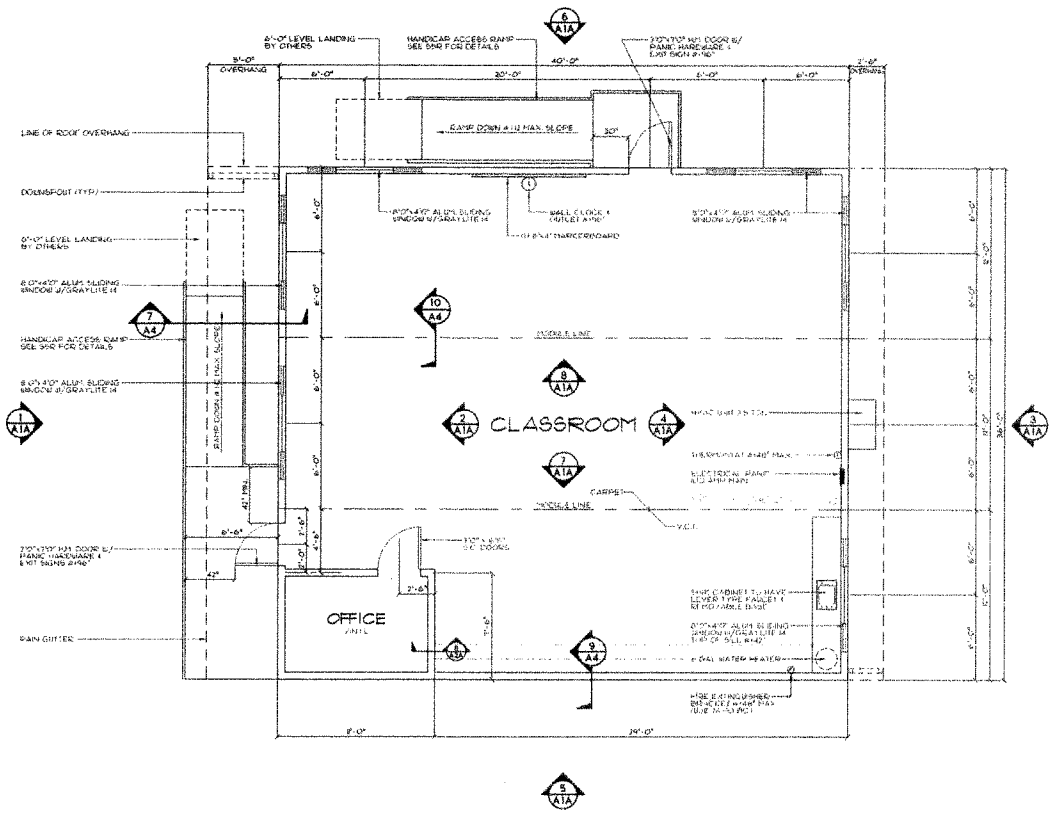


Isaac Davis, Pastor

Harvest Baptist Church

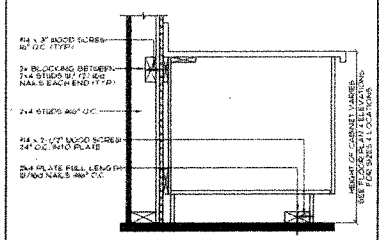
pastordavishbc@gmail.com

530.321.1288



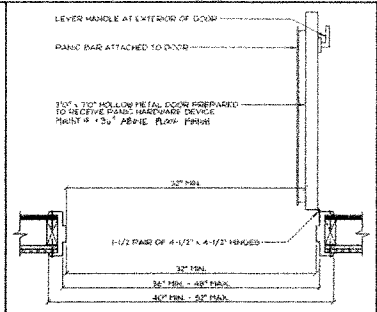
1 36' x 40' CLASSROOM "A" FLOOR PLAN

SCALE: 1/4"=1'-0"



2 CABINET FASTENING DETAIL

SCALE: 1/2"=1'-0"



3 PANIC HARDWARE DETAIL

SCALE: 1/2"=1'-0"

11 PLUMBING SCHEDULE

LAVATORY (ALL ROOMS)	KOHLER K-2882 "ENSEMBLE" TYPE (1.5 GPF) OR APPROVED EQ. W/ MIRROR (SEE ELEV. SHEET A4) OR SIM.
WATER CLOSET (NON-ADA)	KOHLER K-3496 "WELLWORTH" TYPE (1.5 GPF) OR APPROVED EQ. W/ BEMIS 1170 SEAT, OR SIM.
CLASSROOM SINK	ELKAY PSDR-2517 W/ FUNNYSTON FAUCET & 9" EXT. W/LEVER TYPE HANDLES, OR SIM.
KITCHEN SINK	ELKAY PSR-3521 & FAUCET W/ LEVER TYPE HANDLES, OR APPROVED EQ.

ALL PLUMBING FIXTURES & ACCESSORIES TO BE INSTALLED IN ACCORDANCE W/ ACCESSIBILITY REQUIREMENTS (PER SECTION 1115B C.B.C.)

10 BUILDING AND WALL PANEL OPTIONS

DIVISION OF THE STATE ARCHITECT — OFFICE OF REGULATION SERVICES

APPROVED
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APPL NO 02147
AC 22 PLS CD 85 TM
DATE MAY 20 1998

DESIGN CRITERIA

ROOF: DEAD LOAD = 8.0 PSF
ROOF: LIVE LOAD = 20.0 PSF (SNOW)

FLOOR: DEAD LOAD = 8.0 PSF
FLOOR: LIVE LOAD = 50.0 PSF

WALLS: DEAD LOAD = 8.0 PSF
WIND: 80 MPH, EXPOSURE C
qs=16.4 PSF; Cn=1.06; Cq AS REQ
SEISMIC: ZONE 4, Rw=8, I=1.25

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2 APPROVALS

1. CARPETS - ALL MODULES SHALL BE CARPETED WITH DIRECT GLUE DOWN TYPE PER STATE OF CALIFORNIA SPECIFICATION 7220-DK-01 GROUP 1, TYPE 1-A, CLASS 2-A. THE CARPET DENSITY SHALL BE 4600 MIN. PILE YARN SHALL BE BRANDED NYLON. NO CROSS SEAMS SHALL BE ALLOWED. COLOR TO BE SELECTED BY OWNER.
2. RESILIENT BASE COVE - BEST QUALITY, MOULDED RUBBER, 1/8" THICK, 4" HIGH, MOULDED TOP SET COVE. PROVIDE PREFORMED BASE FOR SQUARE EXTERNAL CORNERS AND PREFORMED END STOPS WHERE BASE DOES NOT ADJUT. SOLID COLORS AS MANUFACTURED BY "ROBERT RUBBER CO." OR EQUAL.
3. ADHESIVES SHALL BE WATER BASE, SOLVENT BASE NOT ACCEPTABLE. FURNISH AND APPLY PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. SEALANT - ROOF & MODULE LINE - POLYURETHANE
   SIDING & TRIM - ACRYLIC LATEX
5. PAINT - (EXTERIOR WOOD) PRIMER ---------- ACRYLIC UNDERCOAT
   FINISH ---------- ACRYLIC ENAMEL
   METALS ---------- PRIMER ---------- RED OXIDE ALKYD
   FINISH ---------- ACRYLIC ENAMEL
6. BUILDING TRIM - MASONITE FACED MDO TRIM. TRIM SHALL BE SEALED AT ALL EDGES, SEALANT PAINTED TO MATCH TRIM OR SIDING.
   DOOR/WINDOW TRIM - MASONITE FACED MDO TRIM SHALL BE SEALED AT ALL EDGES, SEALANT PAINTED TO MATCH TRIM OR SIDING.
7. HOLLOW METAL DOORS AND FRAMES - 3'0" x 7'0" x 1-3/4" 16 GA. FULL FLUSH METAL DOOR IN 16 GA. METAL FRAME.
   EXIT DOOR SHALL BE OPENABLE FROM THE INTERIOR WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
   CLOSERS FOR EXTERIOR DOORS SHALL BE SET FOR A MAXIMUM OPENING PRESSURE OF 8.5 LBS. & 5 LBS. FOR INTERIOR CLOSERS.
   DEADBOLT IS NOT PERMITTED UNLESS OPERABLE WITH A SINGLE EFFORT USING LEVER HANDLE.
   DOOR SWINGS CAN BE RIGHT OR LEFT HAND HINGE.
   HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
   (UNLESS OTHERWISE NOTED)
   LOCKSET (LEVER MODEL) - SCHLAGE D10PD0RD (RHODES) OR EQUAL
   (WHERE SPECIFIED ON PLAN)
   DEADBOLT (PANIC DEVICE) - (INTERIOR) PRECISION 4000 SERIES OR EQUAL
   (EXTERIOR) PRECISION 4 NL OR EQUAL
   (CYLINDER) SCHLAGE, YALE, SARGENT OR EQUAL
   HINGES ---------- MASER INDUSTRIES (HEVI) 4-1/2" x 4-1/2" OR EQUAL
   CLOSER ---------- NORTON 8500 SERIES OR EQUAL
   THRESHOLD ---------- PEMKO 2136 OR EQUAL
   DOOR BOTTOM ---------- PEMKO 315AV OR EQUAL
   WEATHERSTRIP ---------- PEMKO 308AA OR EQUAL

ROOFING
METAL ROOF:
PREPAINTED (APPROVED) INTERLOCKING 29 GAGE MIN. GALVANIZED STEEL ROOF PANELS, MECHANICALLY CLOSED STANDING SEAM OVER 30 LB. FELT OVER 15/32" APA RATED EXTERIOR GRADE PLYWOOD (CLASS "B" FIRE RATING)

INSULATION
1. ALL INSULATION (INCLUDING FIRE INSULATION) SHALL COMPLY WITH CALIFORNIA QUALITY STANDARDS, CALIFORNIA BUILDING CODE SEC. 1013, 1017 & 2606 FOR FOAM. MAX. FLAME SPREAD 25, MAX SMOKE DENSITY 450.
2. CEILING - 6" R-19 FIBERGLASS
3. WALLS - 3-1/2" R-11 FIBERGLASS
4. FLOOR - 1-1/2" RIGID CELLULAR BOARD (TOTAL FLOOR INSULATION R-19)

IDENTIFICATION
NOTE - THE MANUFACTURER SHALL PLACE A PERMANENT METAL IDENTIFICATION TAG OR EACH MODULAR BUILDING MECHANICALLY FASTENED TO THE END WALL. THE TAG SHALL SHOW DSA APPLICATION NUMBER, MANUFACTURER'S SERIAL NUMBER, PLANT, INSPECTOR'S IDENTIFICATION MARK AND DESIGN FLOOR AND ROOF LIVE LOAD.

8 MATERIAL SPECIFICATIONS & NOTES

1. SAW LUMBER GRADED PER WEST COAST LUMBER INSPECTION BUREAU RULE 17.
2. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER (STUDS, 2x4 AND 2x6 BLOCKING SHALL BE DOUGLAS FIR #2 OR BETTER (D.F.)).
3. NAIL SCREWS AND STAPLES SHALL BE SET FLUSH AND NOT DRIVEN INTO PLACE.
4. LUMBER MAY BE REJECTED FOR BOWED, HEART, EXCESSIVE SHAKE, TWIST, SPLIT, CHECK, FUNGUS HOLD, OR ANY REASON PROVIDED BY GRADING RULES.

9 LUMBER NOTES

1. ALL MODULES MAY BE BUILT OPPOSITE HAND FROM THE WAY THEY ARE SHOWN.
2. INDIVIDUAL & OVERALL ELEVATIONS SHOWN ON SHEET A4 ARE MODULAR NON-BEARING WALLS NOT REQUIRED FOR THE RESISTANCE OF VERTICAL OR LATERAL LOADS.

JH Lowndes, Inc.
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RELOCATABLES FOR PALO ALTO UNIFIED SCHOOL DISTRICT @ ADDISON ELEMENTARY SCHOOL

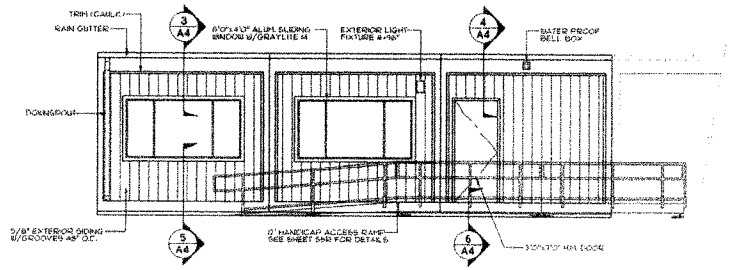
FLOOR PLAN "A" - DETAILS
MATERIAL SPECIFICATIONS - NOTES

REVISION DATE:	BY:
DATE	

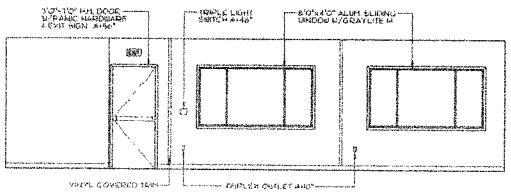
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A1

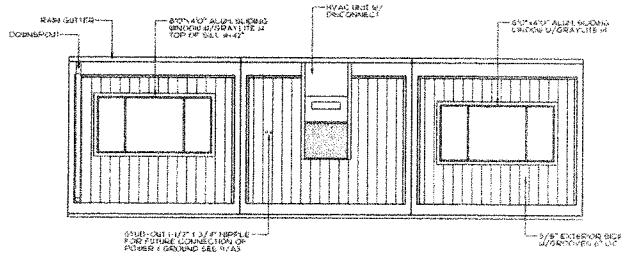
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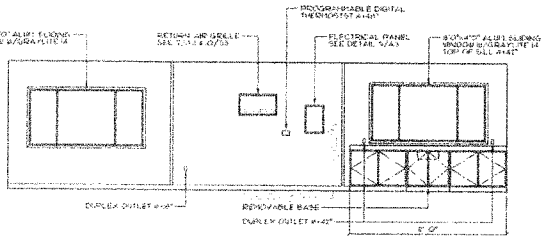
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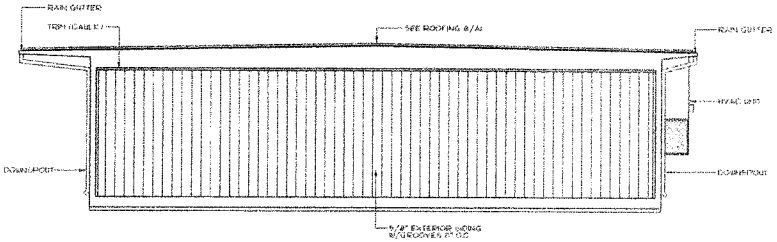
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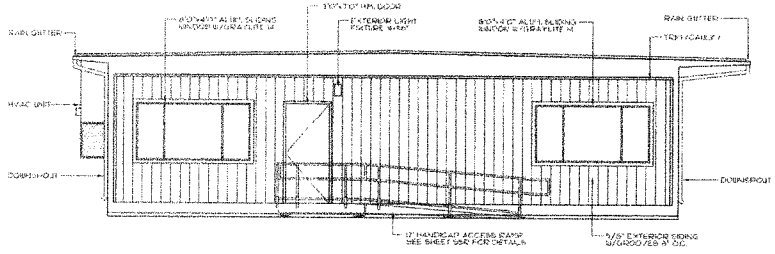
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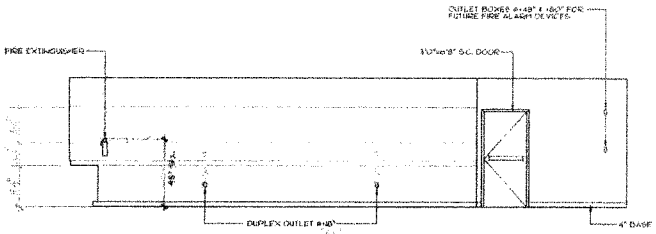
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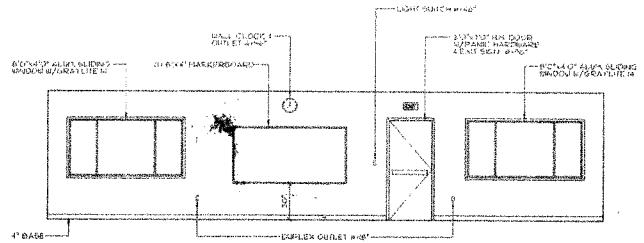
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SCALE: 1/4"=1'-0"



6 SIDE WALL EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



7 SIDE WALL INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



8 SIDE WALL INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DIVISION OF THE STATE ARCHITECT — OFFICE OF REGULATION SERVICES

APPROVED
DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APP. NO. 60147
AC
DATE: MAY 20 1997

DESIGN CRITERIA

ROOF: DEAD LOAD = 5.0 PSF
ROOF: LIVE LOAD = 20.0 PSF (SNOW)

FLOOR: DEAD LOAD = 8.0 PSF
FLOOR: LIVE LOAD = 50.0 PSF

WALLS: DEAD LOAD = 8.0 PSF
WIND: 80 MPH; EXPOSURE C
qs=16.4 PSF; Cen=1.06; Cq AS REQ.
SEISMIC ZONE 4, Rw=6, Cv=2.75

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RELOCATABLES FOR PALO ALTO UNIFIED SCHOOL DISTRICT @ ADDISON ELEMENTARY SCHOOL

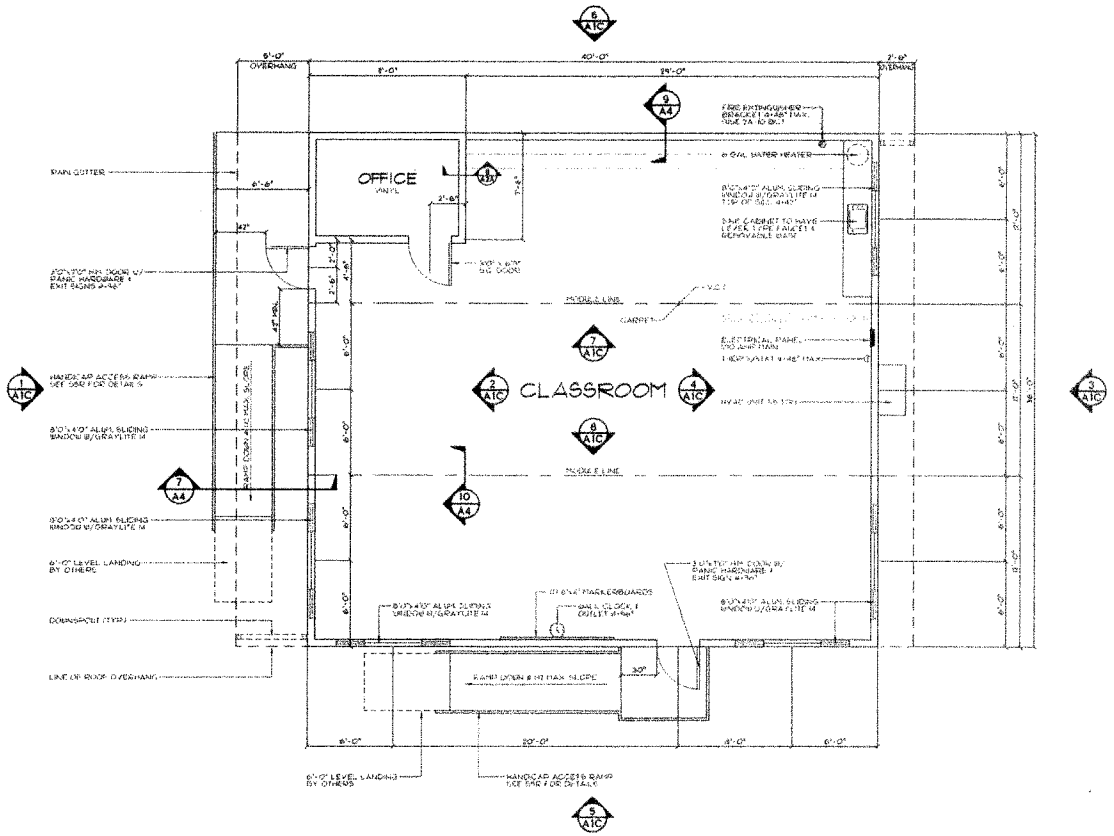
EXTERIOR & INTERIOR LEVATIONS

REVISION DATE	BY

DATE

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A1A



1 — 36' x 40' CLASSROOM "B" FLOOR PLAN

SCALE: 1/4"=1'-0"

STAMPED BY THE STATE ARCHITECT — OFFICE OF REGULATION SERVICES

APPROVED
OFFICE OF REGULATION SERVICES
APPL 03147
AC
DATE MAY 28 2003

DESIGN CRITERIA

ROOF: DEAD LOAD = 15.0 PSF
ROOF: LIVE LOAD = 20.0 PSF (SNOW)

FLOOR: DEAD LOAD = 8.0 PSF
FLOOR: LIVE LOAD = 50.0 PSF

WALLS: DEAD LOAD = 8.0 PSF
WIND: 80 MPH, EXPOSURE C
qs=16.4 PSF; Cq=1.06, Cq AS REQ.
SEISMIC: ZONE 4, Ra=6, Ct=2.75

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2 — APPROVALS

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(209) 521-1144 FAX (209) 521-1186

REGISTERED PROFESSIONAL ENGINEER — JAMES M. LOWDER — No. S-2170 — CIVIL — STRUCTURAL — STATE OF CALIFORNIA

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RELOCATABLES FOR PALO ALTO UNIFIED SCHOOL DISTRICT @ ADDISON ELEMENTARY SCHOOL

FLOOR PLAN "B"

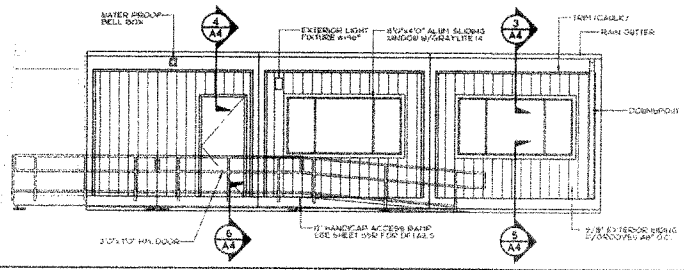
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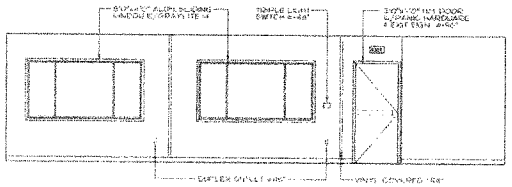
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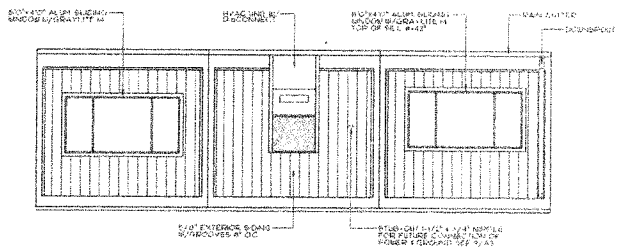
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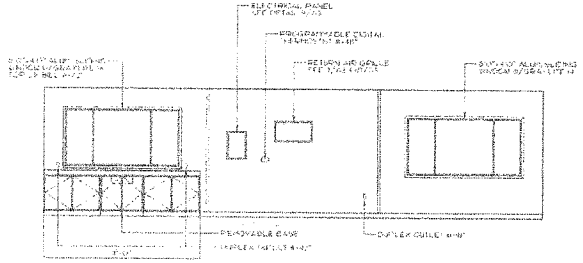
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SCALE 1/4"=1'-0"



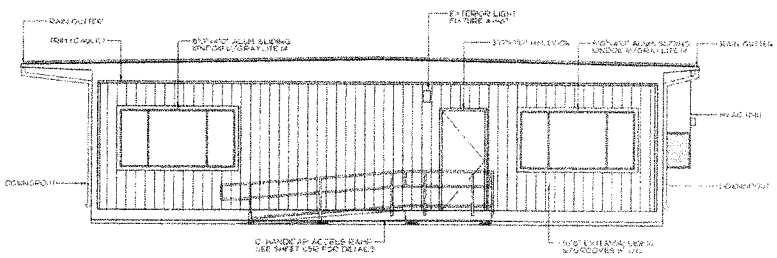
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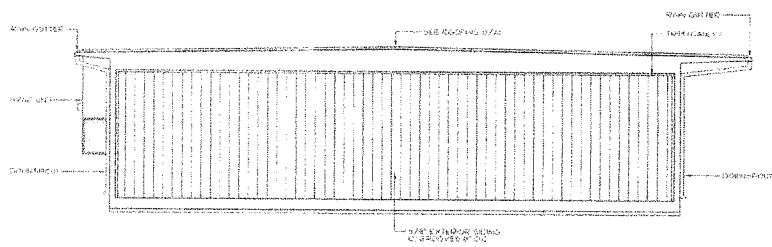
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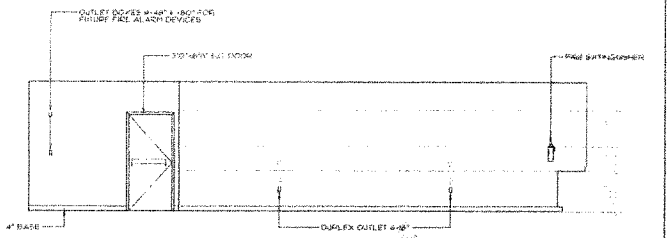
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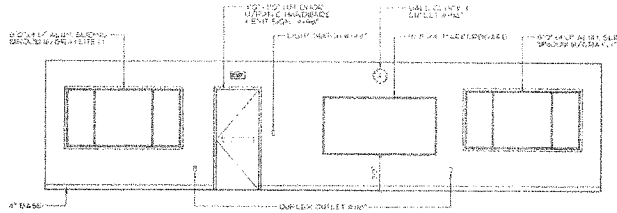
5 SIDE WALL EXTERIOR ELEVATION
SCALE 1/4"=1'-0"



6 SIDE WALL EXTERIOR ELEVATION
SCALE 1/4"=1'-0"



7 SIDE WALL INTERIOR ELEVATION
SCALE 1/4"=1'-0"



8 SIDE WALL INTERIOR ELEVATION
SCALE 1/4"=1'-0"

9 APPROVALS

DIVISION OF THE STATE ARCHITECT — OFFICE OF REGULATION SERVICES

APPROVED
DIVISION OF THE STATE ARCHITECT
APP# 80 147
AC ☐ NO ACCESS
DATE MAY 12 1997

DESIGN CRITERIA
ROOF DEAD LOAD = 3.0 PSF
ROOF LIVE LOAD = 20.0 PSF (SNOW)
FLOOR DEAD LOAD = 8.0 PSF
FLOOR LIVE LOAD = 50.0 PSF
WALLS DEAD LOAD = 5.0 PSF
WIND: 80 MPH, EXPOSURE C
SEISMIC: ZONE 4, Ss=1.5, Cc AS REQ

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RELOCATABLES FOR PALO ALTO UNIFIED SCHOOL DISTRICT @ ADDISON ELEMENTARY SCHOOL

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A1C

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