
**PLUMAS COUNTY
ZONING ADMINISTRATOR**

Minutes of the Meeting of July 14, 2021, and continued to July 15, 2021

The Plumas County Zoning Administrator convened in a meeting on July 14, 2021, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance. The agenda is approved as submitted.

Due to a power outage at approximately 10:55 a.m., the meeting was continued to July 15, 2021, at 10:00 a.m. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

II. SPECIAL USE PERMIT: HOLCOMB, SARAH; APN 116-073-007; T.24N/R.10E/S.18 MDM

The request to keep Nigerian Dwarf goats within a small shelter and fencing within a fenced residential property for a 4-H project, located at 94 Redberg Avenue, East Quincy, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the staff report. Herrin states there have been no comments received to date on this project. Upon questioning by Zoning Administrator, Tracey Ferguson, it is determined the applicant or a representative is not present. The item is continued to the August 11, 2021, Zoning Administrator meeting as representation from the applicant must be present to take action on the item.

III. SPECIAL USE PERMIT: PLUMAS COUNTY PUBLIC HEALTH AGENCY (applicant) / SARGENT, JOANNE (property owner); APN 115-031-035; T.24N/R.9E/S.14 MDM

The request to establish a public service facility consisting of a teen center in a portion of the existing structure located at 173 Lawrence Street, Quincy, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the staff report. Two staff members of the Plumas County Public Health Agency are present and state they have no questions. The public hearing is opened at 10:08 a.m. There being no comments, the hearing is closed at 10:08 a.m. Tracey Ferguson, Zoning Administrator, notes the project description is very specific, for example, the number of students being served and the hours of operation. A staff member of Public Health responds that a lot of the limitations in the project description were put in place in response to the restrictions imposed by COVID-19. As those restrictions are loosening up they are hoping to increase capacity. Ferguson comments that Condition No. 1 speaks to the special use permit being approved in conformance with the special use permit application and that if the operations deviate from the application at any point in the future, an amendment of the special use permit may be required. Ferguson explains that if some amendments are made today that are deemed appropriate then those amendments would be on the record, conditions could be modified, and an amendment in the future wouldn't necessarily be required. In response, Public Health states that they would still operate Tuesday through Friday, but are talking about changing the hours to 1:00 p.m. to 5:00 p.m. instead of only two-hour periods. Regarding capacity, right now they are limited to 10 youth based on the recommendation of their COVID-19 advisor, but are hoping that in the future they could expand it to 20 youth. Ferguson questions what constitutes a "school year" in the project description. Public health responds it would be operated only when school is in session, which changes on a yearly basis, but is usually from the end of August through the beginning of June. Ferguson questions if front office staff would be working in July. Public Health responds staff would be working the entire calendar year, including July.

Ferguson states that for the permit she will make it a 12-month cycle, understanding that the center for the students is limited to the “school year,” but for the front office staff the occupancy of the building would be throughout the year or 12 months. Ferguson notes that “business office” is an approved use in C-1 (Core Commercial Zone), so the front office component is permitted by right with no further discretionary action required. Condition No. 1 is amended to add “. . . as amended during Zoning Administrator meeting of 7/14/21” at the end of the first sentence. Ferguson notes that if any operations deviate from what was discussed today, an amendment of the special use permit would be required. Ferguson also notes the applicant will need to obtain a sign permit from the Planning Department for any signage on the building. In addition, it’s noted that the parcel is within the Quincy Design Review area so any signage will need to be reviewed by the Quincy Design Review Committee or Planning staff, if the Committee is unable to attain a quorum in a timely way.

DECISION

Tracey Ferguson, Zoning Administrator, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A and B; and approves the Special Use Permit subject to the conditions of approval outlined in Exhibit 8, with the amendment of Condition No. 1, making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That it can be seen with certainty, based upon a review of the initial environmental assessment, that there is no possibility that the project may have a significant effect on the environment; and
- B. That the location and custodian of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

CONDITIONS

1. The special use permit for the public service facility (Teen Center) is approved in conformance with the special use permit application submitted on May 13, 2021, *as amended during the Zoning Administrator meeting of July 14, 2021*. If the operations deviate from this application at any point in the future, an amendment to the special use permit may be required.
2. Applicant shall obtain a sign permit from the Planning Department prior to the installation of any business signs on the building.
3. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
4. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.

FINDINGS

- A. This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts.
- B. Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project will be in conformance with all other regulations pertaining to the use.

- C. This project is economically compatible with the surrounding area because the use will not interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare.
- D. This project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

IV. VARIANCE: KONKIN, TAYLOR & REBECCA; APN 104-221-006; T.28N/R.8E/S.21 MDM

The request for a variance from the side yard setback of 5 feet per story to 0 feet to allow construction of a residential garage located at 3628 Lake Almanor Drive, Hamilton Branch, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the staff report. Herrin clarifies that the original request was to reduce the front yard setback from 20 feet to 10 feet, and the side yard setback from 5 feet per story to 0 feet. However, the front yard setback for a residential garage is 10 feet, so the variance of the front yard setback is not required. Continuing, Herrin states that since the garage is proposed to be constructed along the property boundary, it will require fire-rated construction according to the California Building Code. Jeff Morrish of NST Engineering is present, representing the applicant. Morrish states he has no questions, but confirms that the standard height of a garage is 14 feet as stated in the project findings. Morrish goes on to state that because of the zero setback to the adjacent property, the garage is designed with a roof that slopes to the back for drainage, as to not create offsite impacts to the adjacent neighbor, and in addition, the garage is designed to be very low profile to minimize the impact on neighbors' viewsheds. Continuing, Morris states that the south side of the property was chosen because the adjacent property owner agreed to it and the balance of the property is very steep and a leachfield expansion cannot be put in that area, so it is otherwise unusable. The public hearing is opened at 10:08 a.m. Neighbor, Walt Steuben, is in support of the project and requests clarification on the setbacks. Two written public comments, which were received and included as part of the project record, were read out loud. Both commenters are opposed to the variance. Zoning Administrator, Tracey Ferguson, questions if any trees will be removed, noting that the written public comment spoke to the potential viewshed impacts to a neighbor across the street, but that the trees on the property are taller than the proposed garage. Morrish replies that trees will be removed and the viewshed to the lake may likely be improved, adding that alternatives to locate the garage are limited and if the applicant, for example, pursued moving the driveway easement to then build a garage more to the north based on what is allowed by County code, the applicant could have a 2-story garage structure, 25 to 30 feet in height, which would significantly reduce the views.

DECISION

Tracey Ferguson, Zoning Administrator, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15305, making Findings A through C; and approves the variance subject to the conditions of approval outlined in Exhibit 8, making Findings A through F as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A) That there is no substantial evidence in the record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B) This project is a variance from the side yard setback for the construction of a residential garage that will meet all applicable building code requirements; and
- C) That the location and custodian of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

CONDITIONS

1. The Variance for the proposed residential garage is approved in conformance with the variance application submitted January 15, 2021.
2. Applicants shall submit all necessary building permits to the Plumas County Building Department within eighteen (18) months of the approval of this variance.
3. The variance shall be signed by the property owners and returned within forty (40) days of the date of approval of the variance or the variance will be voided.

FINDINGS

A) There are special circumstances applicable to the property under which strict application of the provisions of this chapter would deprive the property owner of privileges enjoyed by other property owners in the vicinity.

The special circumstances applicable to this property are that this is an existing parcel that is 44.6 ft. wide at the street and 90 ft. at the lake front. The dwelling is constructed at the lake side of the parcel. The adjacent parcel to the south was split into 2 parcels at some point and the access driveway that serves the lake front parcel to the south occupies a large portion of the upper parcel thereby limiting available area for leachfields, leach field expansion, and any type of detached garage near the street. The property does not currently have a garage and other residential properties in the vicinity enjoy the use of garages for vehicle and equipment storage.

B) That the variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant.

The granting of the variance is necessary to accommodate the permitted uses (dwelling with accessory residential garage) of the property as it would allow reasonable development of the parcel.

C) That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or general welfare.

The reduced side yard setback from 5 feet to zero would not substantially reduce visibility from other properties located along Lake Almanor Drive as the width of the garage along the frontage is 15 feet and the typical height of a residential garage is 14 feet. The neighbors that occupy the property to the south would view the 30 foot garage wall along the southern property line but they have been consulted and do not object to the variance. The garage meets the required 10 foot front setback so visibility and safety of vehicles exiting the property will not be impacted.

D) That the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity or zone.

While other parcels in the same vicinity or zone have limitations on building, many, if not most, parcels have dwellings and garages of similar sizes. Additionally, other parcels, under similar circumstances, would be given the same consideration to be able to construct a residential garage. Therefore, the granting of this variance would not constitute a granting of a special privilege.

E) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of this title are met.

This project is not requesting an exception from codes which implement the SRA Fire Safe Regulations.

F) That the variance will not permit uses not permitted by the zone.

The variance will not permit uses not permitted by the zone as construction of a residential garage is permitted by the zone.

V. **SPECIAL USE PERMIT: SAC WIRELESS (applicant) / SIERRA PACIFIC INDUSTRIES (property owner); APN 116-010-006-000; T.24N/R.10E/S.18 MDM**

Tracey Ferguson, Zoning Administrator, calls a break at 10:41 a.m. in order to check her e-mail for additional public comments on the application. The meeting reconvenes at 10:44 a.m. Ferguson reports no additional public comments have been received via email regarding the SAC Wireless Special Use Permit as of 10:42 a.m. Additionally, Ferguson states the Radio Frequency Emissions Compliance Report For Verizon Wireless (RF Report) is available to the public in hard copy format at the meeting and is posted on the Plumas County Planning Department webpage in electronic format for the public to download.

The request to construct and operate a 75-foot tall “monopine” Verizon Wireless telecommunications facility (4G LTE AWS) on property owned by Sierra Pacific Industries, located at 1538 Lee Road, East Quincy, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the staff report. Herrin explains that the County is limited on what it can review as far as permitted telecommunications facilities due to state and federal law requirements. The County can look at aesthetic considerations, permitting requirements, and zoning considerations. Basically, where they can be located and what the procedures are for permitting these facilities. The County is precluded from denying a facility based on certain aspects that fall under state and federal law, such as regulating setbacks based on radiofrequency emissions and banning telecommunications facilities in residential areas based on radiofrequency emissions. Herrin states today what we’re looking at is compliance with the County’s Telecommunications Ordinance (2019-1116), including aesthetics (design) and zoning considerations (placement) and concludes the staff report presentation.

Due to a power outage at approximately 10:55 a.m., the meeting is continued to July 15, 2021, at 10:00 a.m.

The meeting reconvenes at 10:02 a.m. on July 15, 2021. Herrin reads each proposed condition of approval aloud. Ferguson questions if the applicant or owner has any questions on the staff report or proposed conditions of approval. Peter Ferreira, Professional Services Specialist for SAC Wireless, on behalf of Verizon Wireless, states they will have comments on the conditions of approval at the end of the public comment period. The public hearing is opened at 10:09 a.m. Ferguson first invites public comment from anyone present in the room. There are no comments presented. Josh Hart, spokesperson for Plumas Wired!, is on the phone and provides the reasons why Plumas Wired! is against the telecommunications facility. Hart explains Plumas Wired! speaks up for sensible wired telecommunications and is opposed to inappropriate wireless communications in Plumas County. Ferguson notes Josh Hart also submitted a written comment and asks if he’d like her to read the comment letter. Hart offers to read the comment letter himself and does so.

Ferguson asks for further comments from anyone on the phone. There being none, Ferguson moves on to the 26 written public comments received by email and reads each one aloud into the record. 10 of the 26 comments are in support of the project and cite improved cellular coverage, emergency service benefits, and furthering economic development as reasons. 16 of the 26 written comments are in opposition of the project and cite human and wildfire health concerns. There is no further public comment presented. The public hearing is closed at 10:41 a.m.

Ferreira states that on the phone are two specialists who have a few notes to share; Dave Kiser, RPE in the State of California for Waterford Consultants, and Ehab Elaidy, radio frequency engineer for Verizon. In attendance is Michelle Fernandez Duarante, Project Manager for SAC Wireless, on behalf of Verizon Wireless. Dave Kiser speaks first and discusses the RF Report that addresses the maximum permissible RF exposure and analysis of the specifications for the proposed telecommunications tower.

Kiser summarizes that based on the analysis, the proposed operation will not expose members of the public to hazardous levels of RF or radiofrequency energy at ground level or in adjacent buildings, and because RF power densities will not exceed the Federal Communications Commission (FCC) General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

Ehab Elaidy, radio frequency engineer and EME Specialist for Verizon Wireless, speaks next on behalf of the coverage and secondary effects. Elaidy speaks about the need for the East Quincy site, noting that currently there is a site about 7 miles north of East Quincy at Mt. Hough that is covering the East Quincy area with only one sector, and it's exhausted or at capacity, so coverage is very poor and it's not able to fill the demand. Elaidy states the proposed site is needed to provide additional coverage and to offload the capacity from the Mt. Hough site. Elaidy goes on to state that the Mt. Hough site would then become a backup to the proposed project site. Continuing, Elaidy states the project applicant has identified this specific location on Lee Road because it's centralized to the adjacent sectors to fill the coverage needs. Elaidy notes that complaints are received all year from the Plumas County Sheriff's Office and Health and Human Services, Probation, and Public Works departments that there are coverage gaps that need to be filled.

Ferreir adds that ultimately the need for the telecommunications tower was based on the area's gaps and needs and came before the COVID-19 pandemic. Ferreir goes on to say that when lockdown happened it increased the demand for cellular coverage even more, whether it was work from home, school from home, or health from home; and with many people continuing to work from home as the pandemic continues and the increased volume of people using Verizon coverage in the East Quincy area, including when festivals return to the fairgrounds, the applicant's objective is to ensure the combined demand of the area is met for safety purposes as well as for personal use.

Ferguson questions noise from the generator. Ferreir replies that based on the commercial and industrial uses in the area, the noise levels based on studies of the given horsepower and kilowatt structure of the generator, and the fact that the generator is for backup emergency power only, the use of the generator will be limited and at an acceptable decibel level. Ferguson adds that otherwise, the tower is powered by electricity from PG&E. Ferreir states that based on the PG&E reports everything is within standard, further noting Exhibit 11 to the staff report (PG&E's comment letter), which states "Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights." Ferguson questions fire risks. Ferreir explains that all electrical conduits are contained within the core. In addition to that it is a grounded tower. There is a fire-retardant spray that is added not only to the monopole tower, but to all branches. There is also an additive in the epoxy of the bark should that be used. The tower is constructed to withstand all excessive sustained winds in the area. The generator itself is double-walled and self-contained. Diesel fuel is used, which combusts only under compression and when overly heated. There are multiple surge protectors at the top and bottom of the tower to observe all lightning and prevent it from entering the antenna and all other equipment.

Ferguson states many of the conditions of approval are tied directly to the County's Telecommunications Ordinance. A couple of the conditions specifically cite a County Code section, but there are other conditions, which are tied directly to the Ordinance that Ferguson wants to see referenced so that it's clear. Continuing, Ferguson states there is documentation that SAC Wireless can act on behalf of Sierra Pacific Industries to process the required building permits. Proof of a lease with the property owner, Sierra Pacific Industries, will need to be provided to the County in concert with the building permit process. Ferguson reiterates the Plumas County Public Safety Communications Advisory Committee comments. Herrin comments that there is nothing called the "fall zone" in the Ordinance. The tower height plus 25 feet is the required setback per the Ordinance and must be contained on-site. Specific to this application, the setback is 100 feet and is met on-site as shown in Exhibit 2 of the staff report (Sheet A-1 Site Plan).

Plumas County Public Safety Communications Advisory Committee members Mike Grant of the Plumas County Sheriff's Office and Chuck White, Building Official, spoke about a fall zone in their comments in relation to the buildings. There is nothing in the building code or Telecommunications Ordinance that requires a "fall zone" around the buildings, Herrin reiterates. So the facility can be seen to have met the Telecommunications Ordinance with the 100-foot setback and can also be seen to meet all applicable building codes and fire codes with the issuance of the building permit.

Regarding Condition No. 8, Ferguson states there was a second clause in Environmental Health's comment that was not included within the condition, which stated, "Prior to Environmental Health issuing a Hazardous Materials Registration for the facility, a CERS submittal must be received along with the appropriate registration fee payment, and a site inspection must be conducted." Ferguson directs an amendment of Condition No. 8 to add the second clause. Also, the security measures as shown on the plans submitted include an 8-foot fence. Ferguson notes that fences over 7 feet require a building permit per the California Building Code. And lastly, Ferguson notes the elementary school is approximately 1,800 feet, or 1/3 mile, from the proposed project site.

Ferreir requests Condition No. 4 be amended to add a statement that the County will send a written request to the owner or operator to provide the biennial Radio Frequency Electromagnetic Radiation (RF) / Electromagnetic Frequency Radiation (EMF) emissions report. After conferring with Herrin, Ferguson agrees to amend the condition to add a leading statement that that effect. Ferguson also hereby amends any and all conditions tied directly to the Telecommunications Ordinance to cite the specific Plums County Code section. Ferguson notes the plans are amended as of February 5, 2021, and the Special Use Permit needs to be in conformance with those plans per Condition No. 1.

Ferguson states she has listened to and weighed all the evidence within the record; reviewing the staff report, the RF Report, public comments, applicant statements, agency comments, and the Plumas County Public Safety Communications Advisory Committee member comments. Ferguson notes that through the public hearing process for the Special Use Permit, she must weigh the social compatibility of the proposed project including the public testimony in the record both for and against. Ferguson goes on to say in looking at the preponderance of the evidence including those that oppose the project and why they're opposed versus those who are in favor and why they're in favor and the benefit of expanded cellular capacity for residents; considering public health and safety, including the expanding wireless communications within the East Quincy area and the particular benefit to emergency management and economic development for the County and the fairgrounds, Ferguson approves the telecommunications facility.

DECISION

Tracey Ferguson, Zoning Administrator, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A and B; and approves the Special Use Permit subject to the conditions of approval outlined in Exhibit 17, with amendments to Conditions No. 4, Condition No. 8, and all conditions referencing the telecommunications ordinance, making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B. The location and custodian of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

CONDITIONS

1. The special use permit for the telecommunications facility is approved. The plans shall be in conformance with the amendment submitted on February 5, 2021.
2. Performance security, as per Plumas County Code Section 9-2.4107(d) shall be provided in a form satisfactory to County Counsel prior to issuance of any building permit for the facility.
3. *In accordance with Plumas County Code Section 9-2.4108(e)*, the facility shall provide plans showing that lighting shall be oriented and shielded so as to not be intrusive to any surrounding areas. All shielding and orienting of lighting shall comply with Plumas County Code Section 9-2.411 and applicable Federal Aviation Administration requirements.
4. *Upon written request by the Plumas County Planning Department to the facility owner or operator, and in accordance with Plumas County Code Section 9-2.4108(l)(1)*, a biennial Radio Frequency Electromagnetic Radiation(RF)/Electromagnetic Frequency Radiation (EMF) emissions report, prepared in accordance with Federal Communications Commission reporting standards, shall be submitted to the Plumas County Planning Department by the facility owner or operator demonstrating facility compliance with FCC OET Bulletin 65: provided, however, if no changes have been made to the facility during the reporting period that would materially increase the RF/EMF emissions at the facility, a written certification of such shall be submitted in lieu of said report.
5. *In accordance with Plumas County Code Section 9-2.4108(l)(2)*, the facility shall not generate a hazard to the health, safety, and welfare of the public due to RF/EMF emissions greater than exposure limits allowed by FCC OET Bulletin 65. If exposure limits are exceeded, the facility owner or operator shall cause the facility to cease operation until the facility is brought into compliance with FCC OET Bulletin 65.
6. *In accordance with Plumas County Code Section 9-2.4108(n)*, the entire facility shall be secured at all times. The security measures shall be as shown on the amended plans submitted February 5, 2021.
7. *In accordance with Plumas County Code Section 9-2.4108(o)*, the facility shall be maintained in accordance with all approved plans and on a routine basis for the life of the facility. In the case of failure or malfunction of an antenna structure identification or warning light system, all reporting and corrective work shall be accomplished in accordance with the then-current requirements established by the Federal Aviation Administration (*Plumas County Code Section 9-2.4108(o)(2)*).
8. If quantities of hazardous materials at the facility exceed reportable quantities, the operator must submit a Hazardous Materials Business Plan within 30-days of exceeding reportable quantities onsite, and declare all additional applicable business activities through California Environmental Reporting System (CERS). *Prior to Environmental Health issuing a Hazardous Materials Registration for the facility, a CERS submittal must be received along with the appropriate registration fee payment and a site inspection must be conducted.*
9. If the proposed 30 KW diesel generator is 50 horsepower or more, the applicant should contact the Northern Sierra Air Quality Management District regarding the need for an Authority to Construct/Permit to Operate.
10. Should development activities reveal the presence of cultural resources (i.e., artifact concentrations including, but not limited to, projectile points and other stone tools or chipping debris, cans, glass, etc.; structural remains, human skeletal remains), work within fifty (50) feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains and implement appropriate mitigation procedures.

11. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State law, to arrange for Native American participation in determining the disposition of such remains.
12. The applicable building permits shall be obtained from Planning and Building Services within twenty-four (24) months from the date of approval of the special use permit (July 14, 2023).
13. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
14. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.

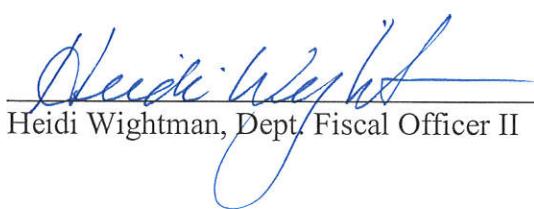
FINDINGS

- A. This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable federal, State and county codes that are designed to protect public health and safety and to reduce potential impacts.
- B. Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project will be in conformance with all other regulations pertaining to the use.
- C. This project is economically compatible with the surrounding area because the use will not interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare.
- D. This project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal. Fee information is available from Planning and Building Services. The end of the appeal period is July 26, 2021 at 5:00 p.m.

ADJOURN

There being no further business, the meeting adjourns at 11:16 a.m. on July 15, 2021. The next regularly scheduled Zoning Administrator meeting is set for August 11, 2021, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Heidi Wightman, Dept. Fiscal Officer II



Tracey Ferguson, AICP, Zoning Administrator