



Siskiyou County Planning Division

806 South Main Street · Yreka, California 96097

Phone: (530) 841-2100 · Fax: (530) 841-4076

[Siskiyou County Planning Division](#)

Use Permit Application Guide

What is a Use Permit?

The Use Permit process allows the County to review new development and uses within all zoning districts to ensure that the proposal is consistent with the County's General Plan and zoning ordinance and is compatible with the surrounding neighborhood.

Which Zoning Districts Require a Use Permit?

The zoning ordinance defines the various zoning districts and the uses that are allowed within each zone. These uses are divided into either a permitted or a conditional use. Permitted uses are land uses that have been determined to be the primary land use in a particular zone. For example, in a RES-1 (Single-Family Residential) zone, the primary and therefore permitted land use is a single-family home. Conditional uses are land uses in a particular zone district that may be compatible with the permitted land uses subject to approval of a use permit. When a proposed use is not specifically listed in the zoning ordinance, the Planning Director may make a determination as to whether a use qualifies as a permitted or a conditional use.

How Do I Learn the Zoning District for My Property?

The County Board of Supervisors establishes the various zoning districts and the land uses allowed in each district. The County Planning Division is charged with administration of the zoning laws and will provide you with zoning information. It is helpful to know your Assessor's Parcel Number which you can obtain from the Assessor's office.

How Do I Obtain a Use Permit?

To begin the process, a completed application form must be submitted to the Siskiyou County Planning Division. Application forms are available at the Planning Division office, 806 South Main Street, Yreka, or online at [Siskiyou County Planning Division Applications and Permits](#). The application must be completed by the property owner or a Registered Civil Engineer, Licensed land Surveyor or Licensed Architect. The property owner(s) must sign the application. The application is reviewed by the Planning Division and other agencies prior to a County determination.

What Information is Required for a Use Permit Application?

Applicants will be asked to provide a written statement to accompany the application. The written statement should detail the characteristics of the proposed use including the type of business; major activities; number of employees, clients or customers; days and hours of operation, and any outdoor activities. Additional information to be provided with the application includes the Environmental Information Form, Water/Sewer Clearance Form, Development Plans (i.e. site plans, elevations, cross-sections, etc.), photographs, and a list of names & addresses of adjacent property owners within a 300 foot radius of the project site along with current assessor's maps showing the 300' radius plot lines.

What are the Fees to Process this Application?

Planning: The Siskiyou County Planning fees can be obtained from the page 5 of the Department's Application for Development Review form. Also, Section 10-6.1601 of the County Code provides additional information on development fees. Checks for Planning Division fees should be made payable to Siskiyou County.

California Department of Fish & Wildlife: Pursuant to Fish and Wildlife Code Section 711.4, the Department imposes and collects a filing fee to defray the costs of managing and protecting California's fish and wildlife resources. This fee applies regardless of whether the Department participates in the review of your project or not. Unless this fee is paid, your project will not be valid. In order to minimize the impact of collecting this fee, the fee is not paid until the project is approved. Under the same Fish & Game Code Section 711.4, the Siskiyou County Clerk collects a fee in order to offset the cost for the posting of the Notice of Determination or Notice of Exemption for your project. It is the applicant's responsibility to pay the County Clerk (check made payable to the Siskiyou County Clerk) directly for both of these current fees immediately upon project approval and before the Notice of Determination or Notice of Exemption is filed.

California Northeast Information Center for Cultural Resources: Your project may be subject to this fee (made payable to the CSU Chico Research Foundation) should the project potentially impact historic or cultural resources.

Siskiyou County Environmental Health Division: Most projects are required to obtain Environmental Health Division sewer and water clearance prior to filing the Planning Division application. Please contact the Siskiyou County Environmental Health Division to determine the fee and obtain the application requirements.

Siskiyou County Public Works Department: In order to defray the cost of the Public Works engineering review, the Planning Division will collect a fee set by application type. This fee can be obtained from page 5 of Planning's Application for Development Review form. Please note that the fee has been set to cover the cost of the average application. Certain applications will require additional review and an additional deposit will be required against which the costs of the additional review will be billed. Section 10-6.1601 of the County Code provides additional information on how this is calculated. The initial fee can be included in your payment for the Planning Division application fees (check made payable to Siskiyou County).

Siskiyou County Counsel: In order to defray the cost of reviewing applications that will go before the Planning Commission or Board of Supervisors, County Planning will collect a fee to cover review costs of a typical application by County Counsel. This fee can be obtained from the fee schedule on page 5 of Planning's Application for Development Review form. Certain applications will require additional review, and in that case, an additional deposit will be required against which the costs of the additional review will be billed. Section 10-6.1601 of the County Code provides additional information on how this is calculated. The initial fee can be included in your payment for Planning's application fees (check made payable to Siskiyou County).

How Long Will This Process Take?

The review, public notice, and public hearing process to bring the use permit application before the Commission may take 90 to 120 days, depending on when the application is accepted for processing by County Planning. These timelines can become considerably longer when additional information is

required from other agencies reviewing the project. Planning Commission hearings are held the third Wednesday of each month.

Who Reviews and Who Approves This Application?

The Planning Division reviews the application for completeness and distributes it to various interested federal, state, and county agencies for review (including any applicable property owners' association). Planning then prepares and circulates the necessary environmental documentation, along with any comments received by the reviewing agencies, as required by state law.

It is important to note that input from various public agencies (e.g., California Dept. of Fish & Wildlife California Northeast Information Center for Archeological Resources and/or others) may necessitate further analysis of the subject site before the project may proceed. Such input often includes the requirement for an archeological and/or biological survey. Any expense incurred for these items is borne by the project applicant. When such additional information is required, applications will be deemed "incomplete" until receipt of the required information. This can create delays in the timelines to process the application.

Once the review period is completed, the application will be set for public hearing before the Planning Commission. Notice to all property owners within a minimum radius of 300 feet is required.

Are Incomplete Applications Returned?

In the event that an application has not been determined to be complete and ready for processing within six (6) months after the date of the first incomplete notice, the applicant must complete all outstanding requirements within thirty (30) days of written notice to complete the application requirements. In the event that the applicant fails to complete the application submittal requirements within this time frame, the application will be considered abandoned and staff's time and costs incurred working on the project shall be charged against the application filing fees, and any remaining balance shall be refunded to the applicant.

The Planning Director may waive this requirement where this provision would represent an unreasonable time expectation in the determination of the Planning Director. Examples of such projects could include Environmental Impact Reports, projects which require the completion of complex studies, or projects where the applicant is diligently working with staff to address project-related issues.

When Will the Permit Be Issued? How Long Is It Valid?

The use permit will become effective 10 days after approval by the Planning Commission, or upon approval by the Board of Supervisors in the event the application decision is appealed. However, the proposed use may not begin until such time as all of the conditions of the use permit have been completed. The applicant will have up to two (2) years to fulfill all of the mandatory conditions. If the conditions cannot be fulfilled within two (2) years, the applicant may apply for a one-time only, two (2) year extension. Once the conditions have been met and the proposed activity continues, the use permit will remain valid indefinitely, unless otherwise noted on the use permit.

What Is an Indemnification Agreement? Will I Need One?

An Indemnification Agreement is an agreement where the applicant agrees to be responsible for any costs associated with any and all damage, liability or loss connected with the granting of the project. For all projects which require the approval of the Planning Commission and the Board of Supervisors, an Indemnification Agreement is required. Once you have submitted an application, the agreement will be prepared and sent to you for signature. Your application will not be considered to be complete and ready for formal processing until such time as the signed agreement has been returned, in addition to any other

application requirements. Prior to receiving the filled-in agreement, you may ask for a draft to familiarize yourself with requirements and obligations.

Open Range Notice: Siskiyou County is an Open Range county. You must fence livestock out! Copies of the laws affecting your property are available in the offices of the Planning Division and the Building Inspector. These laws do affect your property and you should be aware of their provisions.

Right to Farm: Siskiyou County has established agriculture as a priority use on productive agricultural lands, and residents of property in agricultural districts should be prepared to accept some inconvenience or discomfort from normal and necessary farm operations. It will be recognized that the property in question may be in the vicinity of property utilized for agricultural purposes and residents of the development may be subject to the inconvenience or discomfort arising from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, and from the pursuit of agricultural operations including plowing, spraying, pruning, and harvesting, which occasionally generate dust, smoke, noise and odor. As part of the application approval process, a **Right to Farm Statement of Acknowledgment will be required**. Once you have submitted an application, the statement will be prepared and sent to you for your signature which must be notarized. A check payable to the Siskiyou County Recorder will be required (generally the recording fee is \$92.00 for a one-page notary acknowledgment). Your application will not be considered complete and ready for formal processing until such time as the signed and notarized notice has been completed, recorded at the County Recorder's Office, and a copy of the recordation has been submitted to the Planning Division. Prior to receiving the fill-in statement, you may ask for a draft to familiarize yourself with this notice.

Use Permit Application Requirements

Important Notice to All Applicants for a Use Permit

This application must be prepared and submitted by the property owner or California Registered Civil Engineer, Licensed Land Surveyor, Licensed Architect or Professional Planner.

In order to assure the most rapid processing of your application, we ask for your cooperation in the following matters:

1. **Application for Development Review:** The application shall be properly filled out and signed by the applicants and all property owners. All information required in the application must be **Typed** or **Printed Neatly** in black ink. The Application for Development Review form is available on our website [Siskiyou County Planning Division Applications and Permits](#) and can be printed and filled out for submission.

All property owners shall sign the application, or a power-of-attorney shall be submitted specifically authorizing a designated person to sign the application. If the property owner is a corporation, a Resolution from the corporation authorizing this application shall be submitted. The Resolution shall indicate an individual or individuals who are authorized to sign the application on behalf of the corporation. In order to be processed, your application must be complete.

Please note that our planners have been instructed not to accept incomplete applications. If you are unable to provide requested information, please talk to one of our planners to determine a proper course of action.

2. **Project Narrative:** A clear and legible written narrative shall be submitted on a separate sheet of paper which details the proposed project. The narrative shall include proposed uses, number of employees, proposed hours of operation, number of occupants, types and quantities of storage of materials, any processing of materials, etc.
3. **Environmental Information Form:** The Environmental Information form must be properly filled out and signed.
4. **Water and Sewer Clearance Form:** All applications submitted to the Planning Division must include a signed verification statement from the Environmental Health Division that sewer capabilities and the water supply for the proposed project have been fully evaluated and sufficient to meet State and local requirements. This form is included in the Environmental Health inspection application packet.
5. **Site Layout Plan:** An accurate drawing of the property must be provided. Three (3) copies of the site plan must be provided. All site plans must be 24 inches by 36 inches or smaller. However, in no case shall the site plan be smaller than 8-1/2 inches by 11 inches. If plans submitted are larger than 11 inches by 17 inches, a copy of a reduced sized plan shall be provided. All site plans must be clear, legible, and contain the following information:
 - Exterior boundaries and dimensions of the property.
 - North arrow and scale (generally, a scale not to exceed 1 inch = 40 feet works the best).
 - Name and mailing address of property owner, property address, and assessor parcel number(s).

- Slope Contour Map (note the direction and percentage of slope).
 - General location of major topographic, natural and man-made features, such as rock outcrops, bluffs, streams, large trees, swales and graded areas.
 - All existing and proposed buildings and structures, including their location, size (approximate square footage), height, elevation from grade and proposed or existing use (i.e., home, shop, pump house, fence, septic system, etc.).
 - Location, name, width, and pavement type of adjacent and on-site streets/alleys.
 - Types and location of existing/proposed water supply and sewage disposal facilities.
 - Location and dimensions of all existing/proposed easements, points of access (existing and proposed), driveways and parking areas, and pavement type.
 - All areas proposed for grading and landscaping.
 - Any areas proposed to be reserved and maintained as open space.
 - Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries.
 - A vicinity map showing precisely how to drive to the site (include street names and distances to help with describing how to get to the site).
6. **Grant Deed:** A current deed to the property must be provided. In some circumstances, a Preliminary Title Report may also be required).
7. **Development Plans:** If applicable, one set of building plans shall be required at the time of application submittal. The plans shall show elevations to scale which show all sides of any proposed building or structure. The plans shall also include a detailed scale drawing of the floor plan for each proposed building or structure. The floor plan shall show uses within each proposed building or structure.
8. **Lot Flagging:** A distinct flag may be required to be placed on each corner of the property if the boundaries of the property cannot be readily identifiable, and structures from adjacent properties are in close proximity to the proposed use.
9. **Additional Information:** As the applicant, you may be asked to provide more detailed information on the project as part of the application requirements, including, but not limited to, such items as soils reports, drainage plans, geologic reports, archaeological reports, biological studies, noise studies, traffic and circulation studies, etc. You are responsible for providing sufficient information to the county to allow proper review of your application. If you are unable or unwilling to supply adequate information, your application will, of necessity, be recommended for denial.

Acceptance of your application by the Planning Division does not guarantee your application will be approved by the Planning Commission and/or the Board of Supervisors. Nothing stated to any person by any employee in County government can be construed in any way as speaking for the Planning Commission or the Board of Supervisors with regard to your application.



Siskiyou County Environmental Health

806 South Main Street · Yreka, California 96097

Phone: (530) 841-2100 · Fax: (530) 841-4076

[Siskiyou County Environmental Health](#)

EH - VACATION RENTAL APPLICATION

To evaluate your application for a vacation rental use permit, Siskiyou County Environmental Health Division will need the following information:

Name of Property Owner _____

Address of Property Owner _____

Phone Number(s) _____

Vacation Rental Site Address _____

Vacation Rental Phone Number _____

Please sketch the location of the house, septic system and well on the back of this form.

1. How is the sewage disposed of?

A connection to a city sewer or public sewage treatment system is provided. (If checked, skip to #2)

The dwelling is served by an on-site sewage disposal system.

Please indicate the year the system was installed: _____

Does the sink, tub or toilet drain slowly? Yes No

Is there ponding, wet areas or soggy areas near the septic tank and/or leach field? Yes No

When was the last time the tank was pumped? _____ (date)

What is the distance between your well and the nearest portion of the leach field? _____

2. How is drinking water supplied to the dwelling?

The dwelling is connected to a city water system or regulated public water system.

If yes, what system? _____ (If checked skip to #3)

Water is provided by an on-site water well. (If checked, you must submit a bacteriologic analysis indicating that the water is safe to drink.)

Water is provided from a spring or surface source.

3. Does the property have a pool or spa on the premises? Yes No

I, _____, am the **property owner** of the property for which I am seeking a vacation rental use permit. I hereby declare under penalty of perjury that the answers provided above are correct. At such time as any of the above conditions change. Environmental Health will be notified immediately.

Signature

Date

**Environmental Health
Water and Sewer Clearance
(Vacation Rental Use Permit Application)**

Applicants shall include the following signed statement from the Environmental Health Division verifying they have received sufficient information to fully evaluate the proposed project. This form shall be used for all applications regardless of the type of sewer and water supply as part of an application packet submitted to the Planning Department. **Applications will not be accepted without this form.**

Brief Project Description: _____

Applicant's Name: _____ Address: _____

Phone / Email Address: _____ Project APN: _____

Project Location: _____

Engineer's Name: _____ Address: _____ Phone / Email: _____

Township: _____ Range: _____ Section: _____

Fee required: Yes No **If yes, amount due: \$200.00**

Environmental Health will check the appropriate spaces below when they have received wastewater disposal and water supply information which is adequate for review of the application. **Signature of this form by an Environmental health representative shall not be interpreted as approval or denial of the project proposal.** If you have any questions regarding this form and/or its purposes in the application process, feel free to contact Environmental Health at (530) 841-2100.

I _____ hereby certify that the project description provided to Environmental Health for its review is the same project description that will be submitted to the County Planning Department. I understand that changes in the project not resulting from the review process may cause a request for additional information or an incomplete application.

Applicant's Signature

Date

For Office Use Only

Wastewater Disposal: N/A Public Sewer On-Site

Water Supply: N/A State Public Water System State Small Water System

Cal Code Water Private Well/Water System CFO Water System

Additional Comments or Conditions: _____

A fee of \$200.00 has been collected from the applicant

A fee **has not** been collected

Based on the above information, water and sewer requirements have been met to the Department's satisfaction. All documentation has been submitted by the applicant or project representative. Any changes in the project may result in requests for additional information by this Department.

REHS Signature

Print Name/Title

Date



Siskiyou County Building Division

806 South Main Street · Yreka, California 96097

Phone: (530) 841-2100 · Fax: (530) 841-4076

[Siskiyou County Building Division](#)

Vacation Rental

Siskiyou County Ordinance 01-01

Passed January 9, 2001 – Effective February 9, 2001

Amending Sections 10-6.1502 and 10-6.3602, Title 10, Siskiyou County Code

Date Received by the Building Department _____ Log Number _____

Section 10-6.1502, Section II requires an inspection conducted by the Building Department for compliance with housing code and swimming pool regulations of the State of California. Note: Swimming pool regulations include but are not limited to hot tubs and spas.

Upon completion of this application and the receipt of the inspection fee \$94.00 the Building Department will schedule a site inspection. In the event a violation is noted during the inspection the property owner or his/her contractor will be required to obtain a permit from the Building Department prior to the commencement of any work requiring a permit.

The fees for work requiring a permit prior to the commencement of work will be the normal fees associated with such work. The inspection fees after July 8, 2001, will be based upon the actual time required to perform the service with a 2-hour minimum based upon the hourly inspection rate. Reference Section 9-1.07 Fee Schedule, Chapter 1, Title 9, Siskiyou County Code.

For the Applicant's Use

Property Owner(s) _____ _____	Site address of premises to be inspected: _____
Mailing Address: _____	Approximate feet/miles N E S W Of _____
Assessor Parcel No. _____ -- _____ -- _____	And _____
Section Township Range _____ _____ _____	Source of water: <input type="checkbox"/> Private <input type="checkbox"/> Public Sewage Disposal: <input type="checkbox"/> Private <input type="checkbox"/> Public

I hereby certify that I have read and examined this application and know the same to be true and correct, and that all provisions of laws and ordinances governing the use of vacation rentals will be complied with whether specified herein or not.

I hereby authorize representatives of County of Siskiyou to enter upon the above-mentioned property for inspection purposes. Property Owner or Owner's Agent having written authorization to act as owners agent.

Signature _____ Date _____

GENERAL INFORMATION REGARDING THE INSPECTION OF VACATION RENTALS

The vacation rental premises will be inspected for compliance with Section 17920.3 Health and Safety Code and Chapter 10 Uniform Housing Code. The Following represents the major inspection categories:

1. Sanitation. Adequate supply of hot and cold potable water. Required plumbing fixtures in good condition. Adequate ventilation, natural light, heating, room sizes, electrical lighting or equal. Proper maintenance and no dampness in habitable rooms.
2. Structural. Adequate foundation system, floor system, walls or other vertical supports, ceiling and/or roof supports, fireplaces or chimneys.
3. Electrical equipment.
4. Plumbing system.
5. Mechanical equipment.
6. Weather protection.
7. Fire safety includes smoke detectors installed as listed and located in each story, basement and sleeping rooms audible in all sleeping areas. Smoke detectors may be battery operated in existing dwellings. Authority Cited Section 13113.7 Health and Safety Code.
8. Faulty Materials of construction.
9. Hazardous premises.
10. Adequate exits.
11. Adequate fire protection includes fire rated assemblies when required between uses.
12. Occupancy includes rooms or areas designed or intended for a specific use being used for some other use.
13. Swimming pools must be equipped with safety features such as, but not limited to, fences, gates, covers, alarms, etc. Swimming pool or pool means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in ground and above ground structures and includes hot tubs, spas, portable spas and non-portable wading pools.
14. Nuisance is anything which is injurious to health. Reference Section 3479 Civil Code.

NOTE: Existing site-built dwellings need not mandatorily conform to the requirements for new construction providing the dwelling is found to be reasonably and adequately safe in accordance with the applicable rules. Authority cited 17912 Health and Safety Code. If you are considering a manufactured/mobile home or factory built dwelling as a vacation rental the rules are slightly different and the reference sections of law will be different and such units without a HCD Insignia of Approval or HUD Federal Label cannot be rented, leased, sold or offered for sale in California.

NOTICE: Accessibility rules for people with disabilities do not apply to single family dwelling units (vacation rental) occupied by a family, although voluntary compliance is encouraged. California Building Code definitions, "Family is an individual or two or more persons who by blood or marriage, or otherwise, live together in a dwelling unit." "Dwelling unit is any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code, for not more than one family, or a congregate residence for 10 or less persons." The Vacation Rental Ordinance specifically limits the number of occupants to not more than 10 in all instances.



Siskiyou County Building Division

806 South Main Street · Yreka, California 96097

Phone: (530) 841-2100 · Fax: (530) 841-4076

[Siskiyou County Building Division](#)

Vacation Rental Inspection Report

Building Department Vacation Rental Inspection Report

Section 10-6.1502, Title 10, Siskiyou County Code

Applicant General Information

(*Required)

*Owner's Name: _____ *APN: _____ Log No.: _____

*Owner's Address (City, State, ZIP) _____

*Owner's Cellphone: _____ *Owner's Email: _____

*Vacation Rental Address (City, ZIP): _____

*Number of Bedrooms: _____ *Number of Stories: _____

*Swimming Pool, Spa, Hot Tub, Other (specify): _____

*Water Supply: Well Public *Sewage Disposal: Private Public

*Off-Street Parking (one plus number of bedrooms—spaces may be tandem): _____

Building Department: Verify if and when a building permit was issued for the building.

Permit #: _____ Date: _____

If no permit was issued, no inspection will be performed until resolved.

Vacation Rental Inspection Checklist

Category	Conforms Date:	Non-Conforming Date:	Remarks: Supplemental Report Attached—Yes / No If yes, number of pages _____
Location: Building, fuel tank, debris away from bldg., etc.			
Sanitation: Potable water (cold & hot), sewage disposal			
Room Dimensions: Ceiling Height, Room Size, etc.			

Category	Conforms Date:	Non-Conforming Date:	Remarks: Supplemental Report Attached—Yes / No If yes, number of pages _____
Structural: Foundation floor, walls, ceiling, porch, deck, landing and railing, exterior/interior guardrails, steps			
Plumbing: Required fixtures in good working order, water heater, etc.			
Mechanical: Proper installation, capable of maintaining 68 degrees 3' off of floor, proper heating equipment installation			
Weather Protection: Exterior walls, roof, windows, closure around pipes/venting etc.			
Fire Hazard: Location of LPG tanks, Combustible fuels tanks, etc.			
Electrical: Exterior WP GFCI outlets, Interior GFCI outlets, lights, switches outlets in good working order			
Electrical: Smoke detectors carbon monoxide alarms			
Hazardous Premises: Ponds, open wells, etc.			
Exits: Doors, windows, egress windows, width, height, etc.			
Natural Light: Habitable rooms			
Natural Ventilation: Habitable rooms, Bath-rooms etc.			
Handrails/Guardrails: Height/spacing etc.			

Category	Conforms Date:	Non-Conforming Date:	Remarks: Supplemental Report Attached—Yes / No If yes, number of pages _____
Fenestration (glazing): Safety glazing doors, showers/tubs, stairs			
Nuisance (hazard): Anything injurious to health. Sec 3479 CC			Environmental Health check for adequate garage storage, vermin, or rodents
Improper Occupancy: Room or area used for other than designed or intended			
Laundry Facilities: Washer or laundry sink located on premise			
Swimming Pool: Pool, spa, hot tub equipped with required barriers and drains			Environmental Health check for adequate garage storage, vermin, or rodents
Other:			

Vacation Rental Inspection Results

- Conforms** County of Siskiyou Building Inspector initials and date: _____
- Non-Conforming** County of Siskiyou Building Inspector initials and date: _____
Provide acceptable modifications and/or corrections.
Inspection corrections are listed above. Refer to the above-noted items and/or attached inspection report.
- Re-Inspection Conforms** County of Siskiyou Building Inspector initials and date: _____

ORDINANCE NO. 19-09

AN ORDINANCE OF THE COUNTY OF SISKIYOU AMENDING CHAPTER 6 OF TITLE 10 OF THE SISKIYOU COUNTY CODE TO LIMIT VACATION RENTALS WITHIN THE SPHERE OF INFLUENCE OF THE CITY OF MT SHASTA TO PROPERTIES OF 2.5 ACRES OR GREATER

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU ORDAINS AS FOLLOWS:

SECTION 1: Section 10-6.1502(h)(9) of Article 36, of Chapter 6, of Title 10, allowing vacation rentals is hereby added as follows:

(9) Vacation rentals within the Sphere of Influence of the City of Mt. Shasta shall only be allowed on parcels of two and one-half (2.5) acres or greater.

SECTION 2: Constitutionality: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 3: This ordinance shall become effective 30 days after its passage and shall, within 15 days of adoption, be published once in a newspaper of general circulation, printed and published in the County of Siskiyou.

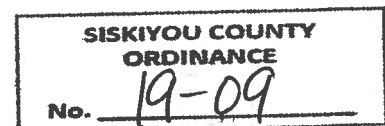
PASSED AND ADOPTED this 6th day of August, 2019 at a regular meeting of the Board of Supervisors by the following vote:

AYES:	Supervisors Haupt, Kobseff, Valenzuela, Nixon and Criss
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

Brandon A. Criss
Brandon A. Criss, Chairman
Board of Supervisors

ATTEST:
LAURA BYNUM, CLERK,
Board of Supervisors

By Wendy Deigh
Deputy



Ordinance No. 21-15

An Ordinance of the Board of Supervisors of the County of Siskiyou, State of California, Establishing a Moratorium on Accepting New Short-Term Vacation Rental Applications for all Properties Less than 2.5-Acres Countywide

Whereas, on June 30, 2020, Siskiyou County applied for the State's Local Early Action Planning Grant Program (LEAP) to request \$150,000 in grant funding in order to update the County's General Plan Housing Element; and

Whereas, on July 17, 2020, Siskiyou County was awarded \$150,000 through State's Local Early Action Planning Grant Program (LEAP); and

Whereas, on April 6, 2021, the Board of Supervisors directed staff to bring forward an Ordinance to establish a moratorium on accepting new short-term vacation rental applications for all properties less than 2.5-acres countywide; and

Whereas, the short-term vacation rental moratorium would be established and remain in effect while the County completes the General Plan Housing Element Update, which would include analysis of short-term vacation rentals and consider additional regulations that could affect future short-term vacation rental applications; and

Whereas, following the conclusions of the short-term vacation rental analysis to be included in the General Plan Housing Element Update, the Planning Division shall present the findings to the Board of Supervisors to request direction on County Code amendments for additional regulations pertaining to short-term vacation rentals; and

Whereas, the proposed Short-Term Vacation Rental Moratorium on accepting new short-term vacation rental applications for all properties less than 2.5-acres countywide is necessary while the County considers amendments to the Siskiyou County Zoning Ordinance.

Now, Therefore, Be It Resolved the Board of Supervisors hereby ordains as follows:

Section 1. Short-Term Vacation Rental Moratorium

- (a) The Board of Supervisors hereby establishes a Short-Term Vacation Rental Moratorium on accepting new short-term vacation rental applications for all properties less than 2.5-acres countywide.
- (b) The application for, or issuance of, a conditional use permit for the use described under Siskiyou County Code Section 10-6.1502(h), commonly known as a "short-term vacation rental", is prohibited for all properties less than 2.5-acres countywide until such time as this ordinance is repealed.
- (c) The prohibition set forth in this Section shall not apply to any application that was submitted to the County prior to the effective date of this ordinance. Any such application may continue to proceed under Title 10, Article 12 of the Siskiyou County Code.

Section 2. Authority/Effective Date

This ordinance establishing a Short-Term Vacation Rental Moratorium on accepting new short-term vacation rental applications for all properties less than 2.5-acres countywide shall become effective 30 days after its passage and shall, within 15 days of adoption, be published once in a newspaper of general circulation, printed and published in the County of Siskiyou.

Section 3. Severability

If any section, subsection, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or circumstance is held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining portions or other applications of the ordinance, and the provisions of this ordinance are declared to be severable.

Section 4. CEQA

The Board hereby finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant effect on the environment from the adoption of the moratorium on accepting new short-term vacation rentals for properties less than 2.5-acres countywide. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the Board of Supervisors further finds that the ordinance is categorically exempt from further review under CEQA Class 8 Categorical Exemption, 14 CCR § 15308, (regulatory activity to assure protection of the environment).

Passed and Adopted this 3rd day of August, 2021 at a regular meeting of the Board of Supervisors by the following vote:

Ayes: Supervisors Criss, Kobseff and Valenzuela
Noes: Supervisors Ogren and Haupt
Absent: None
Abstain: None



Ray A. Haupt, Chair
Board of Supervisors

Attest:
Laura Bynum, Clerk,
Board of Supervisors

By Wendy Dyer
Deputy