



Siskiyou County
Planning Commission Staff Report
February 15, 2023

New Business Agenda Item No. 3
Usry Use Permit (UP-22-10)

Applicant: Stephanie Usry

Property Owners: Stephanie Usry and Ryan Waterbury
990 Duncan Street, #204G
San Francisco, CA 94131

Project Summary The applicant is requesting approval of the following:

- Use Permit approval to allow short-term vacation rental use of an existing single-family dwelling.

Location: The project is located at 1707 Laura Marie Lane, northwest of the city of Mt. Shasta; APN: 036-090-470; Township 40N, Range 4W, Section 8; Latitude 41.3298°, Longitude -122.3443°.

General Plan: Building Foundation Limitations: Severe Pressure Limitations Soils, Woodland Productivity

Zoning: Rural Residential Agricultural, one-acre minimum parcel size (R-R-B-1)

Exhibits:

- A. Draft Resolution PC 2023-006
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Usry Use Permit (UP-22-10)
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments

Background

The subject parcel is owned by Stephanie Usry and Ryan Waterbury. The project is located at 1707 Laura Marie Lane, northwest of the city of Mt. Shasta and within that city's Sphere of Influence.

The property is a legal parcel that was originally created as Parcel 4, as shown on the map titled, "Parcel Map for Carl Donald Johnson and Ruth Mary Johnson". This parcel map was filed in the Siskiyou County Recorder's Office on June 1, 1994 in Parcel Map Book 11 at page 130.

This 2.5-acre parcel is developed with a single-family dwelling that is appropriate to the R-R district. The dwelling is a 2,639 square foot two-story structure. Water is provided by an approved groundwater well and the property has an approved septic system.

The surrounding properties are zoned for R-R uses and are developed with single-family dwellings. Four permitted short-term rentals are within a half-mile-radius of the project site. Measured house to house, the closest is approximately 840 feet (0.16 miles) away and is also on Laura Marie Lane. The furthest is approximately 2,410 feet (0.46 miles) away.



Figure 1: Project Location

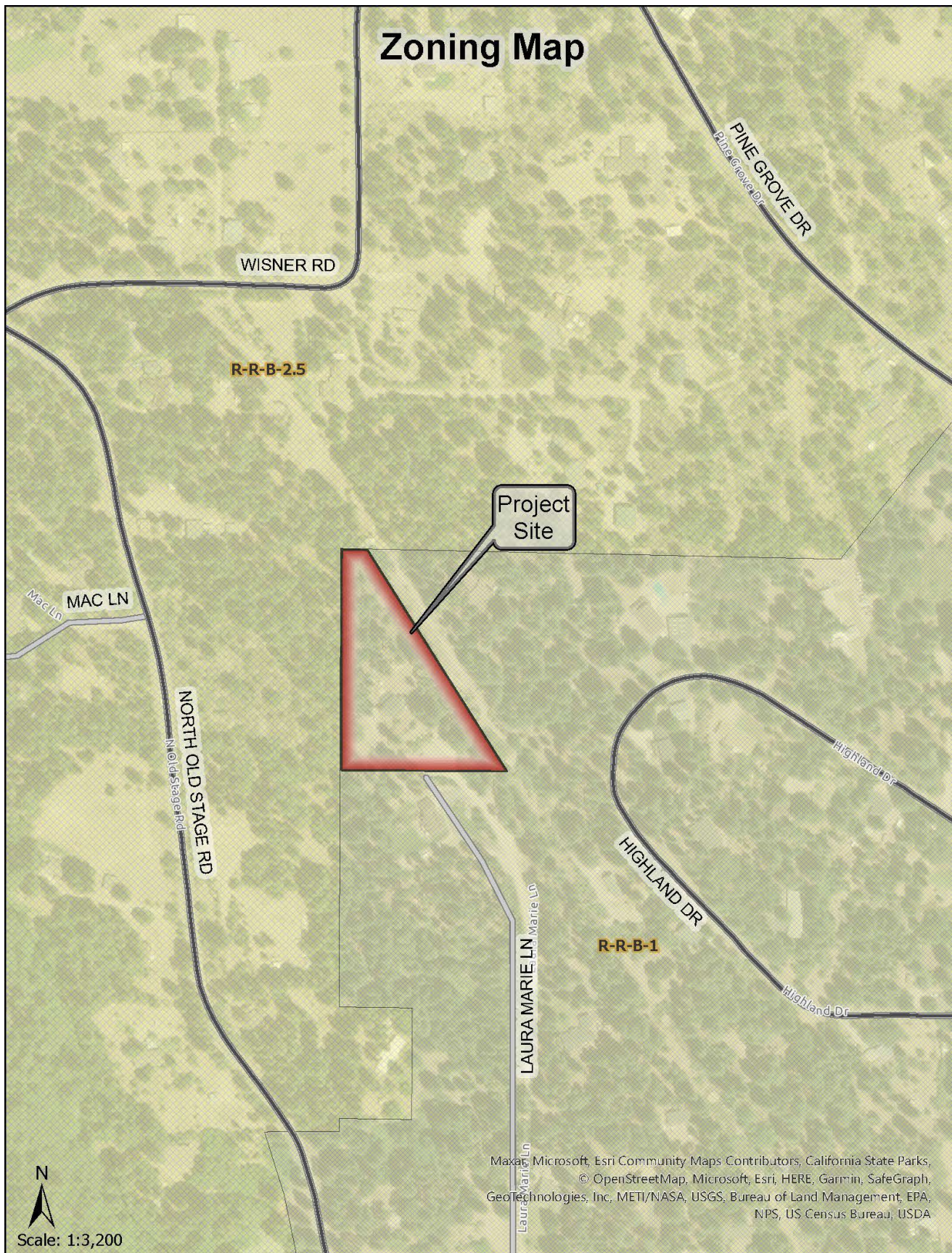


Figure 2: Zoning Map

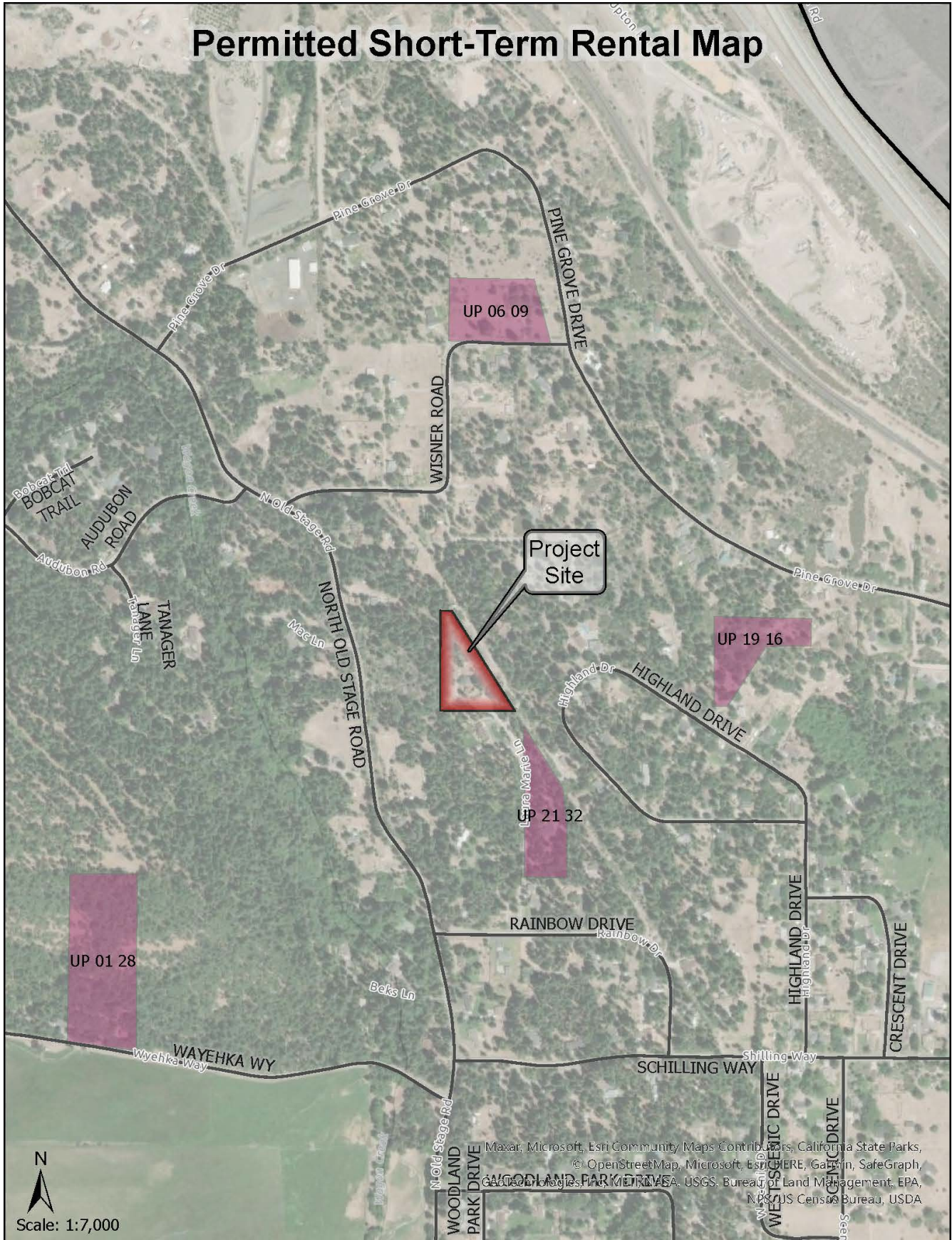


Figure 3: Short-Term Rental Map

Analysis

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Building Foundation Limitations and Woodland Productivity. In addition, planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.6, 41.7, 41.9, and 41.18 apply to the proposed project.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the subject site. In addition, the use as conditioned would be compatible with the surrounding land uses, has adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval.

Zoning Consistency

The proposed project site is situated in the Rural Residential Agricultural, one-acre minimum parcel size (R-R-B-1) district and the proposed short-term vacation rental is a conditionally permitted use pursuant to Section 10-6.1502(h) of the Siskiyou County Code. Based on staff's analysis of the proposed use, staff believes that the necessary findings can be made for approval of the application. The recommended findings are detailed in the Zoning Consistency Findings section of Exhibit A-2 attached to this staff report.

Discussion

Siskiyou County Code Section 10-6.1502(h) allows for vacation rentals in single-family or two-family dwellings subject to the issuance of a use permit. Vacation rentals are also subject to specific conditions, including property management requirements, maximum rental periods, occupancy limits, and parking requirements.

Property Management

Siskiyou County Code, Section 10-6.1502(h)(1) requires that a vacation rental be managed by a County resident or professional property management firm located in Siskiyou County and that such resident or firm be available on a twenty-four (24) hour basis. This requirement is one of the Conditions of Approval itemized in Exhibit A-1 and made a part of this written staff report.

Maximum Rental Period

Maximum Rental period per Siskiyou County Code Section 10-6.1508(h)(2) for each occupancy is limited to no more than thirty (30) consecutive days. This requirement is one of the Conditions of Approval itemized in Exhibit A-1 and made a part of this written staff report.

Inspections

Prior to the issuance of a use permit, both Siskiyou County Building and Environmental Health Department inspections are required to determine whether the facility complies with established standards. The subject property passed inspections on August 24, 2022 and January 10, 2023, respectively.

Parking

Siskiyou County Code, Section 10-6.1502(h)(6) requires one off-street parking space for the vacation rental, plus one additional space for each of the available sleeping rooms. Two sleeping rooms are within the proposed vacation rental; therefore, a total of three off-street parking spaces are required. Adequate off-street parking exists on the gravel parking area in front of the house for those three spaces.

Property Owners Associations

Pursuant to Siskiyou County Code, Section 10-6.1502(h)(8), the Planning Commission's action shall consider the decision of duly recognized property owners associations concerning the establishment of vacation rentals within their jurisdiction. This property is not within a property owners association.

Occupancy

The single-family dwelling contains two (2) bedrooms that the applicant proposes to use as sleeping rooms. The two bedrooms may be used for occupancy purposes subject to building inspection requirements. Bedroom number one is approximately 184 square feet. Bedroom number two is approximately 266 square feet. Based on available square footage of the sleeping areas, up to nine guests could be accommodated at any one time in the proposed vacation rental. This figure is less than that allowed by Siskiyou County Code Section 10-6.1502(h)(9), which limits occupancy of vacation rentals to a maximum of ten guests at any one time. However, the existing septic system is only designed to accommodate a maximum of six persons. Therefore, due to the design of the septic system, the occupancy is limited to a maximum of six guests, as itemized in Exhibit A-1 as a Condition of Approval.

The sitting room is not proposed to be utilized as a sleeping room as part of this project. However, the applicant has this residence listed online for long-term rentals with the sitting room advertised as a third bedroom. The sitting room does not meet building code requirements for a sleeping room. Therefore, it shall not be advertised or utilized as a sleeping room for short-term rentals. This restriction is itemized in Exhibit A-1 as a Condition of Approval.

Sphere of Influence – City of Mt. Shasta

This property is northwest of the city of Mt. Shasta and within the Sphere of Influence. Siskiyou County Code Section 10-6.1502(h)(10) requires that vacation rentals within this Sphere of Influence be a minimum of 2.5 acres. The subject parcel is 2.5 acres in size, as mapped by Licensed Land Surveyor Alfred Morris (LS 4385) for the parcel map that created the subject parcel (PMB 11-130).

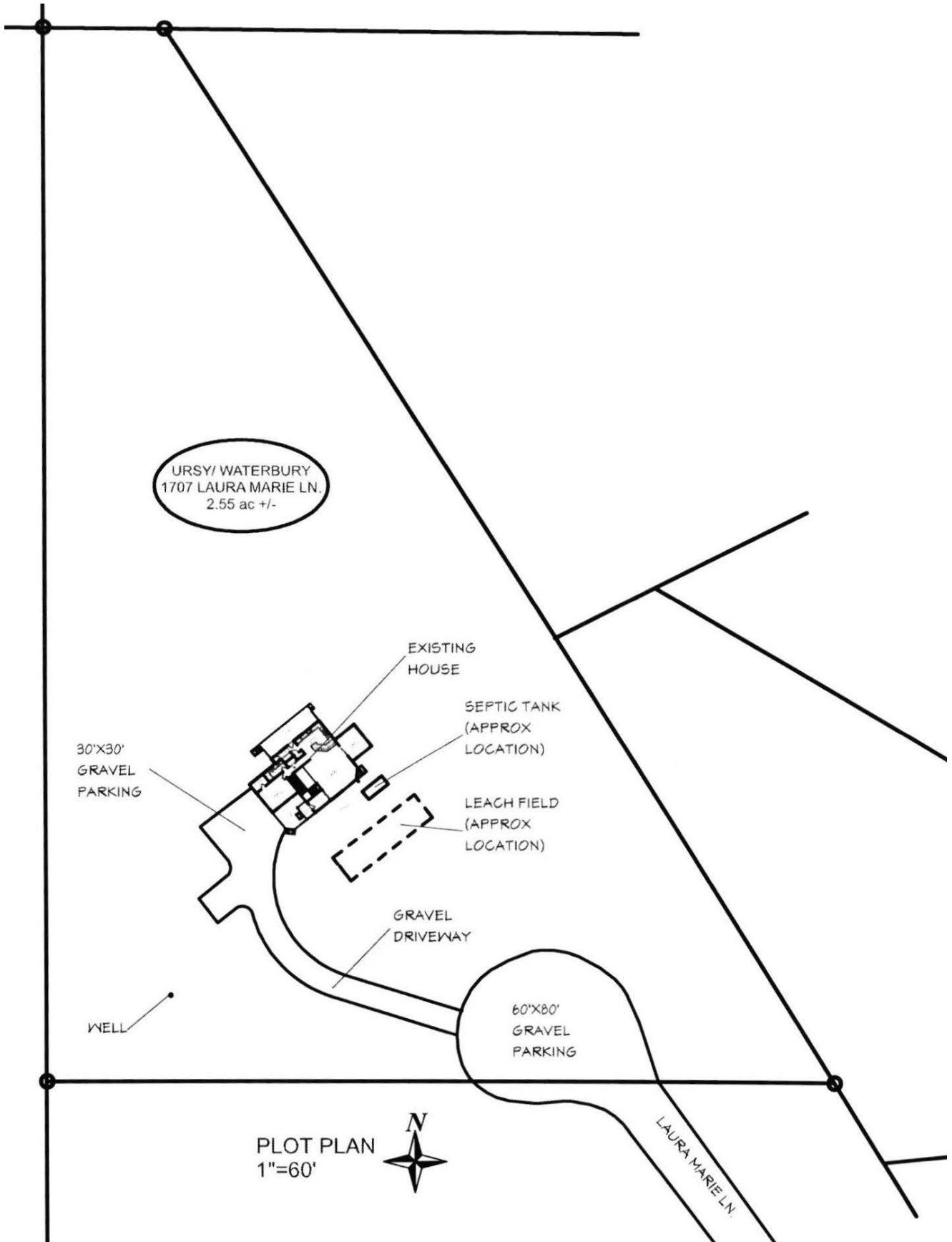
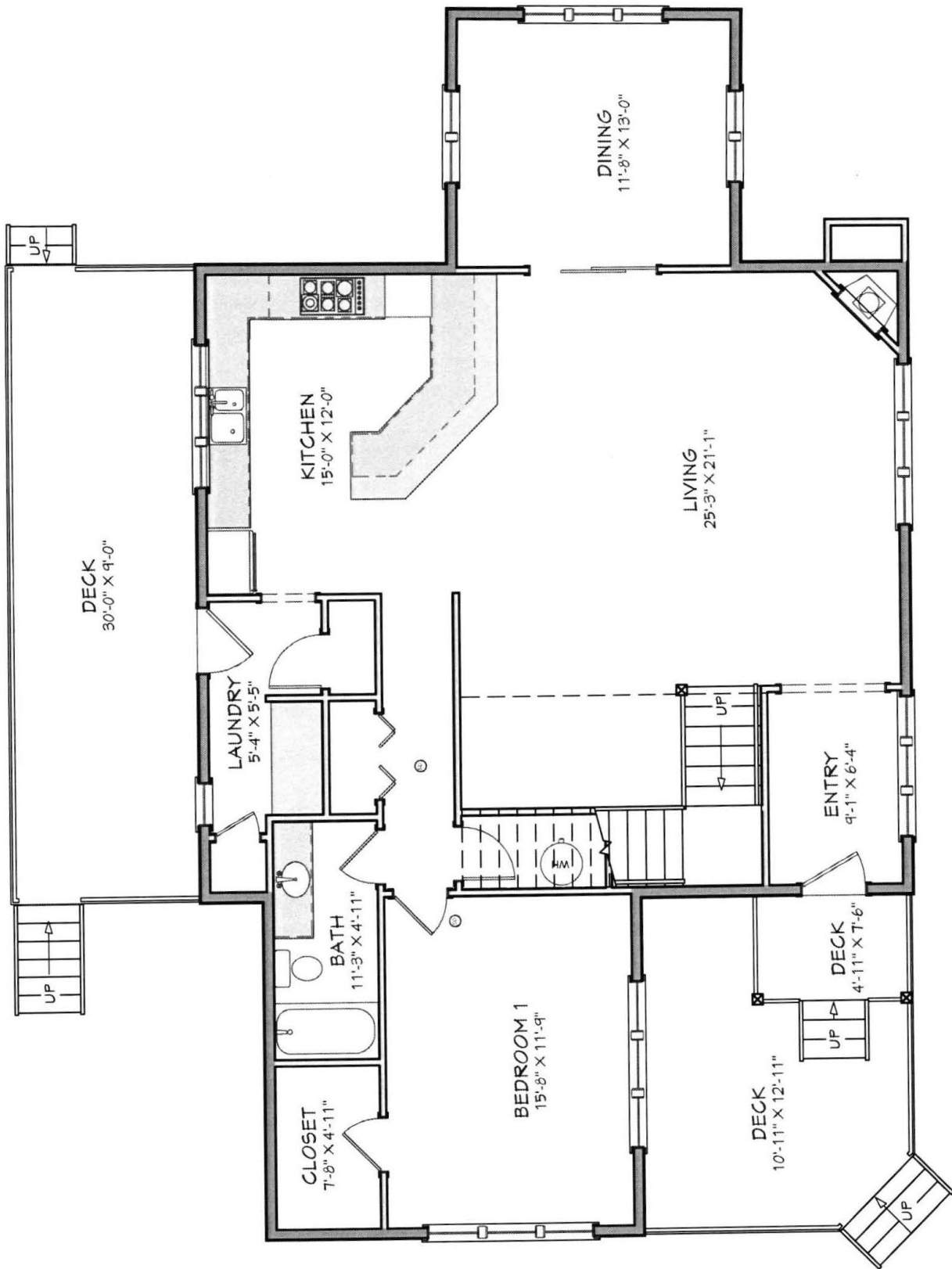


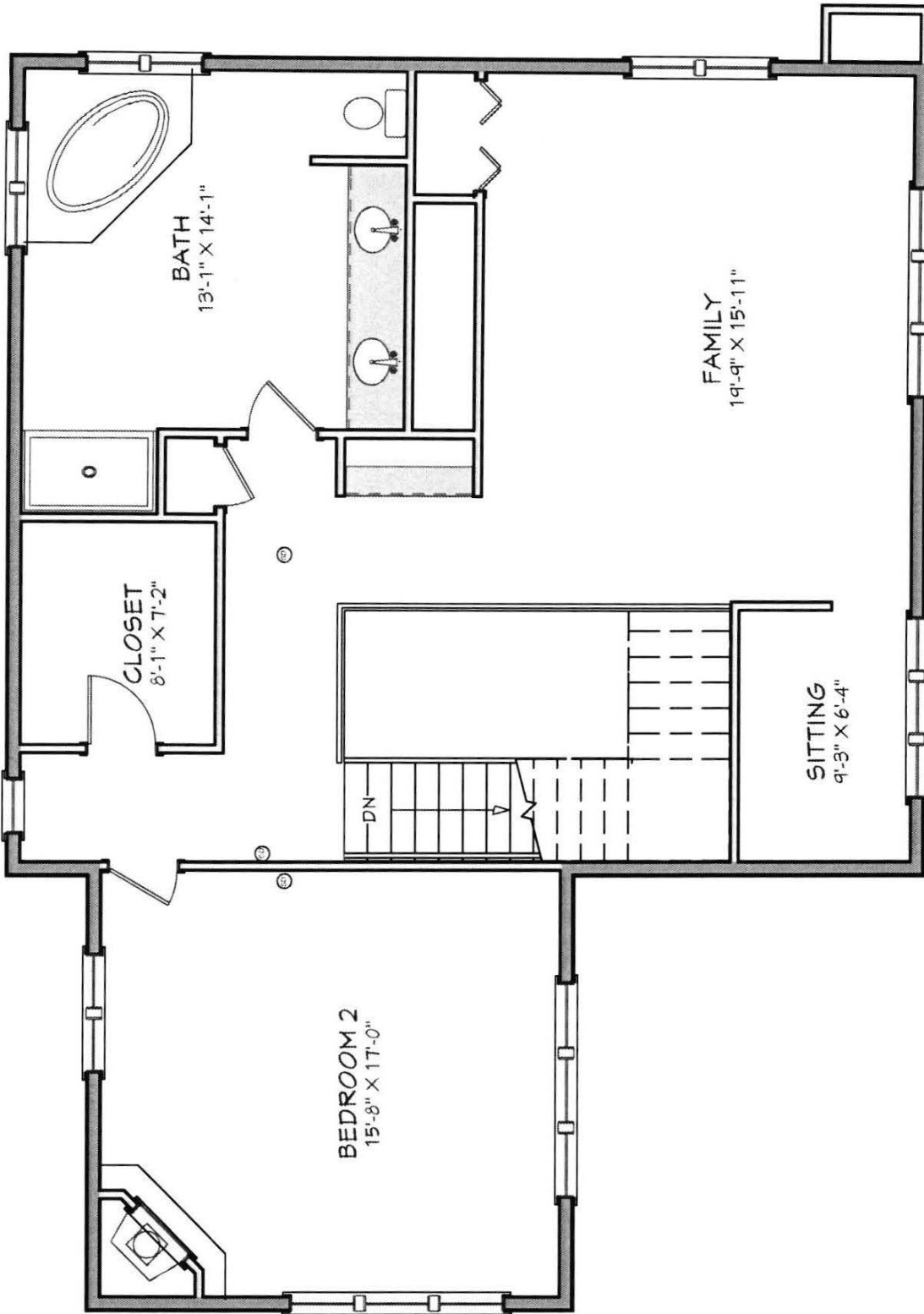
Figure 4: Site and Parking Map



MAIN FLOORPLAN
3/16"=1'-0"

LIVING AREA= 1484 sq.ft.

Figure 5: First Floor Plan



UPPER FLOORPLAN
3/16"=1'-0"

LIVING AREA= 1250 sq.ft.

Figure 6: Second Floor Plan

Environmental Review

The proposed project (i.e., use of an existing single-family dwelling as a vacation rental) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, *Existing Facilities*. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination. This exemption fits the proposed project because the use of the existing single-family home will be utilized as a short-term rental.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities) which might reasonably result in the project having a significant effect on the environment.

Calls for Service History

Siskiyou County Sheriff's Department – January 24, 2023

Within the past 12 months, no calls for service were received within the vicinity of the project site that were associated with the residence.

Siskiyou County Code Enforcement – January 30, 2023

Within the past 12 months, no calls for service were received within the vicinity of the project site that were associated with the residence.

Comments

A Notice of Public Hearing was published in the Siskiyou Daily News on February 1, 2023 and mailed to property owners within 300 feet of the subject property. No public comments have been received at the time this staff report was written.

Siskiyou County Building Division – August 24, 2022

The Building Division reviewed the information related to the proposed short-term vacation rental and performed an on-site inspection on August 24, 2022. The subject property passed the inspection as there were no items that needed to be corrected.

Planning Response: Compliance with the Building Code requirements to the satisfaction of the County Building Division has been included as recommended Conditions of Approval number 12 for the proposed project (see Exhibit A-1).

Siskiyou County Environmental Health Division – September 10, 2022

Environmental Health has reviewed information related to the proposed short-term vacation rental and provided comments regarding garbage receptacles and trash removal, pool and spa facilities, and well and septic systems. Septic system is adequate for 6 persons.

Planning Response: Compliance with Environmental Health requirements to the satisfaction of Environmental Health has been included as recommended Conditions of Approval (numbers 11, 12, 14, 15, 16, and 17) for the project (see Exhibit A-1).

Planning Staff Recommendations

- Adopt Resolution PC 2023-006 taking the following actions:
 - Approve the Use Permit (UP-22-10) request based on the recommended findings and subject to the recommended conditions of approval; and
 - Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, *Existing Facilities*.

Suggested Motion

I move that we adopt Resolution PC 2023-006, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Usry Use Permit (UP-22-10) and determining the Project Exempt from CEQA.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, CA 96097

Resolution PC 2023-006

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Usry Use Permit (UP-22-10)

Whereas, Section 10-6.1502(h) of the Siskiyou County Code permits vacation rentals within single-family and two-family dwellings subject to approval of a use permit and provided specific conditions are met; and

Whereas, Stephanie Usry applied for a use permit to allow for a vacation rental use of a single-family dwelling located at 1707 Laura Marie Lane, northwest of the city of Mt. Shasta on Assessor Parcel Number 036-090-470; and

Whereas, the Planning Division presented its oral and written staff report on proposed Use Permit UP-22-10 at the Planning Commission's regularly scheduled meeting on February 15, 2023; and

Whereas, the Planning Division recommended Use Permit UP-22-10 be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, the Planning Division recommended approval of Use Permit UP-22-10 subject to the conditions of approval provided in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on February 1, 2023; and

Whereas, hearing notices were posted pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, on February 15, 2023, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-22-10 to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed Use Permit UP-22-10 prior to reaching its decision.

Now, therefore be it resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report referenced hereto and incorporated herein; and

Be it further resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A, determines the project categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and approves Use Permit UP-22-10 subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein.

It is hereby certified that the foregoing Resolution PC 2023-006 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 15th day of February 2023, by the following voice vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 15th day of February, 2023.

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2023-006
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon determination of the categorical exemption(s), a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.

Conditions of Approval

1. The applicant shall include and reference their Use Permit number (UP-22-10) on any written advertisement for the Vacation Rental, including online advertisements.
2. In no instances shall occupancy exceed six (6) persons unless the septic system is upgraded to the satisfaction of Environmental Health and approved to allow additional persons, not to exceed a total occupancy of nine (9) persons.
3. At any time while the property is in use as a Short-Term Vacation Rental, the use of firearms or fireworks upon the property by the short-term renter is prohibited.
4. The following notices shall be posted on or next to the front door within the subject vacation rental at all times that the property is being used as a vacation rental, and to the satisfaction of the Deputy Director of Planning:
 - A. The complete use permit that was approved and issued by the Siskiyou County Planning Division for the subject vacation rental; and
 - B. A notice that details the following information, including but not limited to:
 - Parking restrictions
 - The prohibition of on-street parking along Laura Marie Lane
 - Prohibition of all outdoor burning because this is a wildfire hazard area
 - Prohibition of the use of firearms or fireworks upon the property at any time by the short-term renter

- Emergency contact information, including the Siskiyou County Public Health Department, the 24-hour contact information for the property manager and plumber in the event of an emergency
 - A list of unacceptable items for disposal in the sewer such as diapers, feminine napkins, paper towels, etc.
 - Emergency exits and emergency escape diagram
 - Refuse collection regulations and collection times
 - Restrictions on loud noise (i.e. music, parties) after 10 P.M.
 - A site diagram showing the water shutoff valve location, location of the shutoff tool(s), if any, and a narrative of how to shut off these valves if necessary.
 - Any other applicable or required information.
5. The project shall substantially conform to the application submitted June 24, 2022, including any materials subsequently submitted to the Planning Division prior to the application being deemed complete, and as approved by the Siskiyou County Planning Commission on February 15, 2023. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
 6. The Short-Term Vacation Rental shall be managed by a County resident or professional property management firm located in Siskiyou County, and such resident or firm shall be available on a twenty-four (24) hour basis. Written confirmation in a form acceptable to the Planning Director as to the current property manager shall be submitted prior to use permit issuance. Upon a change of ownership or property management company, written confirmation in a form acceptable to the Deputy Director of Planning shall be provided within ten (10) days of said change.
 7. The maximum rental period shall be thirty (30) consecutive days per occupancy.
 8. A minimum of three (3) off-street parking spaces shall be provided and such parking spaces shall be in accordance with the Siskiyou County Code. As part of any lease agreement, a specific restriction shall be included that requires all guest parking to be located off-street within designated parking spaces and that prohibits parking along Laura Marie Lane. The property owner shall be responsible for enforcing this condition and in the event that this condition is violated, the Department reserves the right to revoke the use permit.
 9. Guests are to be advised that encroachment on the public roadway during plowing operations is prohibited per Siskiyou County Code Sec. 3-4.301. The County of Siskiyou is not responsible for damages to vehicles encroaching on the roadways during snow plowing operations.

10. A Siskiyou County Business License shall be obtained and maintained throughout the use of the residence as a vacation rental.
11. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Community Development Department, and all other local and state regulatory agencies.
12. An inspection of the existing residence shall be required by both the Building and Environmental Health Division to determine if the facility complies with the standards specified herein. All items noted on the inspection shall be corrected. Proof of compliance is required prior to authorization for use of the dwelling as a vacation rental.
13. The room labeled as "Sitting" on the submitted floor plans shall not be advertised or utilized as a sleeping room.
14. The owners of the property, or designated property management firm, shall provide adequate garbage receptacles and shall have the trash removed every seven (7) days from the premises, or as often as necessary to prevent nuisance or threat to public health to the satisfaction of the Environmental Health Department.
15. Pool or spa facilities may not be added to the premises until approval from the Environmental Health Division and the appropriate Building Permit is obtained.
16. Sewage back-ups and/or surfacing sewage in and around the septic system shall be reported telephonically to the Environmental Health Division as soon as possible. Owner/property management agency shall immediately report any signs of sewage disposal system failure.
17. Applicant shall report any water supply problems (i.e., outages, loss of pressure, pump failures, etc.) to the Environmental Health Division. In the event repairs are made to the water distribution system pump, applicant must disinfect and perform bacteriologic analysis. Results must indicate absence of total coliform prior to renting to the general public.
18. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and 4291, and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.
19. All outdoor burning is prohibited. Cooking fires contained within an enclosed grill, smoker, or similar device are exempt from the prohibition.
20. The applicant shall provide properly maintained fire extinguishers, which are required for each short-term vacation rental.

21. Smoke detectors and carbon monoxide detectors are required to be installed as per current building code.
22. Transient Occupancy Tax (TOT) shall be collected and paid to the County of Siskiyou as required by Siskiyou County Code Section 8-4.
23. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

Findings

Zoning Consistency/Use Permit Findings

1. The proposed Use Permit, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan.
2. The proposed vacation rental is consistent with the applicable zoning provisions outlined in Section 10-6.1502(h) of the Siskiyou County Code.
3. Due to size, scale, intensity, and location of the project, the proposed use will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.
4. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic and will be reasonably compatible with the existing and permitted uses in surrounding areas.
5. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(e) - All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The proposed vacation rental would be clearly compatible with existing uses adjacent to the project site and would not in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare of the surrounding area.

Policy 41.3(f) – All proposed uses of the land may be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

No new development is proposed as part of this project and, therefore, no disruption of a mapped resource would occur.

Policy 41.6 - There shall be a demonstration to the satisfaction of the Siskiyou County Environmental Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

Sewage disposal for the existing single-family dwelling is provided by connection to an approved private septic system. No new development is proposed as part of this project.

Policy 41.7 - Evidence of water quality and quantity acceptable to the Siskiyou County Environmental Health Department must be submitted prior to development approval.

Water service to the existing single-family dwelling is provided by connection to an approved private groundwater well. No new development is proposed as part of this project.

Policy 41.8 – All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an existing city or existing Community Services District with adequate capacity to accommodate the proposed development. In these cases, the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

No new development is proposed as part of this project. Sewage disposal and water service is supplied to the existing single-family residence by an approved private groundwater well and septic system.

Policy 41.9 - Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

The project site has access to Laura Marie Lane, a private roadway capable of accommodating the vehicular traffic generated by the proposed use.

Policy 41.18 – Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that the proposed vacation rental conforms to the General Plan.

Map 3: Building Foundation Limitations

Policy 8 – Enforce building construction standards (uniform building code) and public works requirements.

No new development is proposed as part of this project, however, prior to issuance of a use permit, a Building Department inspection is required to determine whether the facility complies with established standards. The subject property passed an inspection by the Siskiyou County Building Division on August 24, 2022. No permits or approvals from Public Works are required.

Map 11: Woodland Productivity

Policy 31 – The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

Policy 32 – Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Policy 33 – All land uses and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils. (Class I and II.)

No new parcels are proposed as part of this project. Vacation rentals are a permitted use per Policy 32 and the proposed use will not create erosion or sedimentation problems. No new land use or change in density is proposed as a part of this project.

California Environmental Quality Act Findings

1. Pursuant to CEQA Guidelines, Section 15301, Class 1, projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion of use are categorically exempt from the provisions of CEQA. Because the change in use is minor, would not involve a significant expansion of the use beyond that of the existing single-family residential use, and there is no substantial evidence demonstrating that there are unusual circumstances which would result in significant impacts that threaten the environment, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
2. The Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
3. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.



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: Stephanie Usry and Ryan Waterbury *APN: D36-D90-470 Log No.: _____

*Owner's Address (City, State, ZIP): 990 Duncan Street #204G, San Francisco CA 94131

*Owner's Cellphone: 3074218405 *Owner's Email: stephusry@gmail.com

*Vacation Rental Address (City, ZIP): 1707 Laura Marie Lane, Mount Shasta, CA 96067

*Number of Bedrooms: 2 *Number of Stories: 2

*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): 4

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.	✓		

EXHIBIT B - COMMENTS

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	✓		DECK BEING REPAIRED DM 8/28/22 ✓
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	✓		EXTERIOR GFCI NOT FUNCTIONING
Electrical: Smoke detectors carbon monoxide alarms	✓		NOT INTERCONNECTED
Hazardous Premises: Ponds, open wells, etc.		N/A	
Exits: Doors, windows, egress windows, width, height, etc.	✓		
Natural Light: Habitable rooms	✓		
Natural Ventilation: Habitable rooms, Bath-rooms etc.	✓		
Handrails/Guardrails: Height/spacing etc.	✓		39" GUARDRAIL OKAY PER PLANS

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		N/A	Environmental Health check for adequate garage storage, vermin, or rodents
Improper Occupancy: Room or area used for other than designed or intended		N/A	
Laundry Facilities: Washer or laundry sink located on premise	✓		
Swimming Pool: Pool, spa, hot tub equipped with required barriers and drains		N/A	Environmental Health check for adequate garage storage, vermin, or rodents
Other:			

Vacation Rental Inspection Results

- Conforms** County of Siskiyou Building Inspector initials and date: DM 8/24/22
- 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: _____

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER USRY, STEPHANIE

FILE # 036-090-470

LOCATION 1707 LAURA MARIE LANE T 40N , R 4W , SEC. 8 PD# UP-2210

REQUIREMENTS:

Sewage Disposal Test/Information:

- None Required : Connection to Approved Sewage System
- Engineered Percolation Tests –
Parcels # _____
- Wet Weather Testing
- Engineered Sewage Disposal System
- Other _____

Water Supply Tests/Information:

- None Required : Connection to Approved Water System
- Well Logs (Existing Wells) () Well Logs for Adjoining Property
- Drilled Well – Parcels # _____ () Spring Source-Verification
- Pump Test (Static Level) _____ Hours
- Bacteriological Analysis () Chemical Analysis () Physical Analysis
- Other _____

Project Information:

- Location Map () Mark Project Area () Contour Map
- Food Establishment Plans () Swim Pool/Spa Plans
- Waste Information (Non-Sewage)
- Other _____

Comments/Conditions:

SEE COMMENTS

REHS _____ DATE 1/10/23

ENVIRONMENTAL HEALTH ACTION

Application Accepted () Application Rejected as Incomplete (see comments)

Approved () Recommended for Denial

Approved with conditions (see comments)

REHS *Stephanie* DATE 1/10/23

Date sent to Planning:

**VACATION RENTAL COMMENTS:
USRY/ VACATION RENTAL
UP-2210**

1. Applicant shall provide adequate garbage receptacles and have trash removed every seven days from the premises, or as often as necessary to prevent nuisance or threat to Environmental Health. (included in Comments)
2. Pool or spa facilities may not be added to the premises until approval from the Environmental Health Department and the appropriate Building Permit is obtained (N/A)
3. Water and sewer services are provided by the Community Water Services District (N/A)
4. Sewage back-ups and/or surfacing sewage in and around the septic system shall be reported telephonically to the Environmental Health Department as soon as possible. Owner/property management agency shall immediately report any signs of sewage disposal system failure. Septic system (PN 05-175) is designed to accommodate 3 bedrooms or 6 occupant's maximum. Occupancy shall be regulated so as not to overload existing on-site sewage disposal system. Contact Environmental Health at (530) 841-2100 for information on upgrading said system to accommodate an increased number of occupants. (included in comments)
5. Failure to comply with all conditions will result in initiation of process to revoke Vacation Rental Use Permit or other appropriate enforcement remedies. (included in Comments)
6. Applicant shall report any water supply problems (i.e. outages, loss of pressure, pump failures etc.) to the Environmental Health Department. In the event repairs are made to the water distribution system the pump, applicant must disinfect system and perform a bacteriologic analysis. Results must indicate absence of total coliform prior to renting to general public.
7. Provide Bacteriological results of dwelling water supply indicates the absence of contamination good. (included in comments)
8. Property contains a non-commercial pool. Said pool **may not** be used by vacation rental occupants under any circumstances. The pool must be appropriately fenced pursuant to Building Department requirements. Owner/Property Management firm shall disclose and advise renters that pool is not to be utilized. The pool must be posted with a sign which is conspicuously placed, that reveals that pool is not to be used by guests. Any water contained in the pool must be maintained so that the bottom is clearly visible and does not facilitate vector propagation. Property is subject to an annual inspection to verify conditions are being met. Said inspection fee shall be as established in Siskiyou County Code (current fee is \$50.00).(N/A)
9. Property contains a non-commercial spa. Said spa **may not** be used by vacation rental occupants under any circumstances. The spa must be appropriately fenced pursuant to Building Department requirements. Owner/Property Management firm shall disclose and advise renters that spa is not to be utilized. The spa must be posted with a sign which is conspicuously placed, that reveals that spa is not to be used by guests. Any water contained in the spa must be maintained so that the bottom is clearly visible and does not facilitate vector propagation. Property is subject to an annual inspection to verify conditions are being met. Said inspection fee shall be as established in Siskiyou County Code (current fee is \$50.00). (N/A)