



Siskiyou County
Planning Commission Supplemental Staff Report
March 15, 2023

Old Business Agenda Item No. 1
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
- C. Parcel Map Book 11 at page 130

Background

This project was previously heard at the February 15, 2023, Planning Commission meeting. Concerns regarding road access, parking, and bear-resistant trash receptacles were raised by an adjacent property owner. The meeting was continued to allow commissioners to do a site visit, should they so choose. The site visit purpose was to inspect the private road access (Laura Marie Lane) to the subject property due to concerns raised by an adjacent property owner.

Discussion

Staff conducted a site visit to the project site on February 16, 2023. Staff found that Laura Marie Lane is developed as a single-lane road with passing shoulders along the majority of the road, which were wide enough to allow for passing. Measurements were taken at three points along the road: (A) the beginning, (B) a point where a tree appeared to narrow the traffic lane, and (C) the applicant's property line.

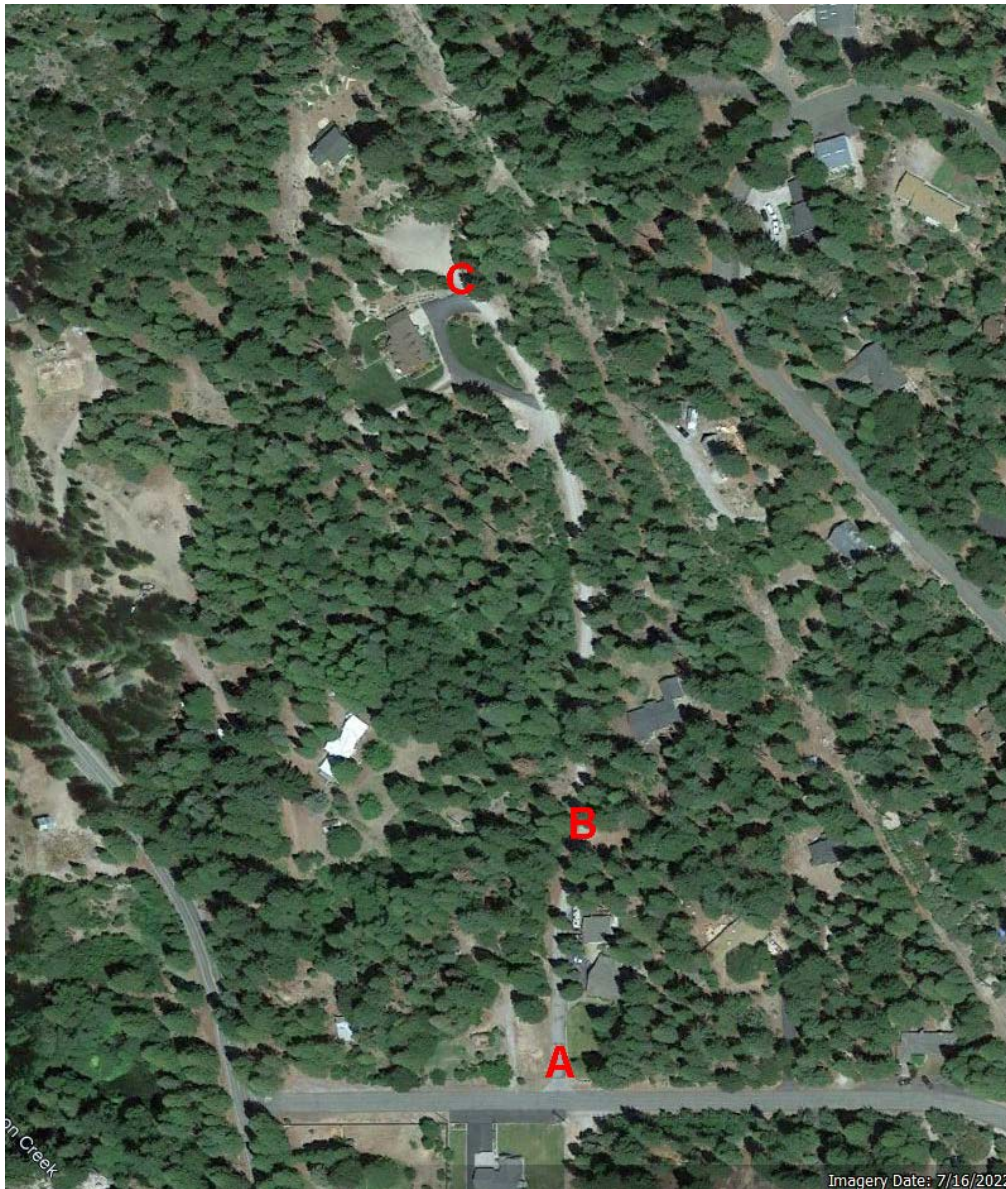


Figure 1: Location of measurement points along Laura Marie Lane.

Point A: The beginning of Laura Marie Lane has been improved with an asphalt surface that measured approximately 18' in width.



Figure 2: Paved portion of Laura Marie Lane measuring approximately 18' in width.

Point B: Laura Marie Lane transitioned to dirt after approximately 250'. At this point, the traffic lane narrows due to a tree adjacent to the road. Traffic lane measured at approximately 14' in width, not including the shoulder. It is thought to be the narrowest point on the road. Further down the road, a utility company truck was parked outside of the traffic lane on the shoulder. The traffic lane was not impeded by the vehicle parked on the shoulder.



Figure 3: Traffic lane at this point measured approximately 14' in width.

Point C: At the entrance to the applicant's property, the travel lane was measured at approximately 21' wide. The road surface is still dirt, however there is a minor amount of gravel mixed in as well. The cul-de-sac was found to be relatively flat and clear of trees or other vegetation.



Figure 4: Traffic lane at the entrance to applicant's property measured approximately 21' in width.

Parking: Concerns were raised by an adjacent property owner regarding parking on Laura Marie Lane. He stated that he owns 90 percent of Laura Marie Lane, and that people are parking on his property, specifically during snow events. Staff researched the creation of the road and found that it is a 60-foot-wide easement for ingress, egress, and public utilities as recorded in Parcel Map Book 11 at page 130 (see Exhibit C). The 60-foot-wide easement crosses three different parcels before terminating on the subject property, as detailed in the table below.

APN	% of Laura Marie Lane on property (approximate)	Distance from project site
036-120-020	19%	838'
036-090-490	42%	287'
036-090-480	22%	0'
036-090-470	17%	Subject Property

Additional discussion was held during the February 15, 2023, Planning Commission meeting regarding the applicant's site map labeling the Laura Marie Lane cul-de-sac as an additional parking area. It was determined that Conditional of Approval No. 8 shall be modified to explicitly state the location of the approved parking area and that no parking shall occur on Laura Marie Lane, including the cul-de-sac, as part of this project. The revised Conditions of Approval have been included as Exhibit A-1 to this staff report.

Condition of Approval No. 8 Original Language

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.

Condition of Approval No. 8 Revised Language

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 the designated **thirty-foot by thirty-foot (30'x30') parking area adjacent to the home**, and that prohibits parking along Laura Marie Lane, **including the cul-de-sac**. The property owner shall be responsible **for adequate snow removal of the driveway and parking area and** enforcing this condition. In the event that this condition is violated, the Department reserves the right to revoke the use permit.



Figure 5: 30'x30' parking area.

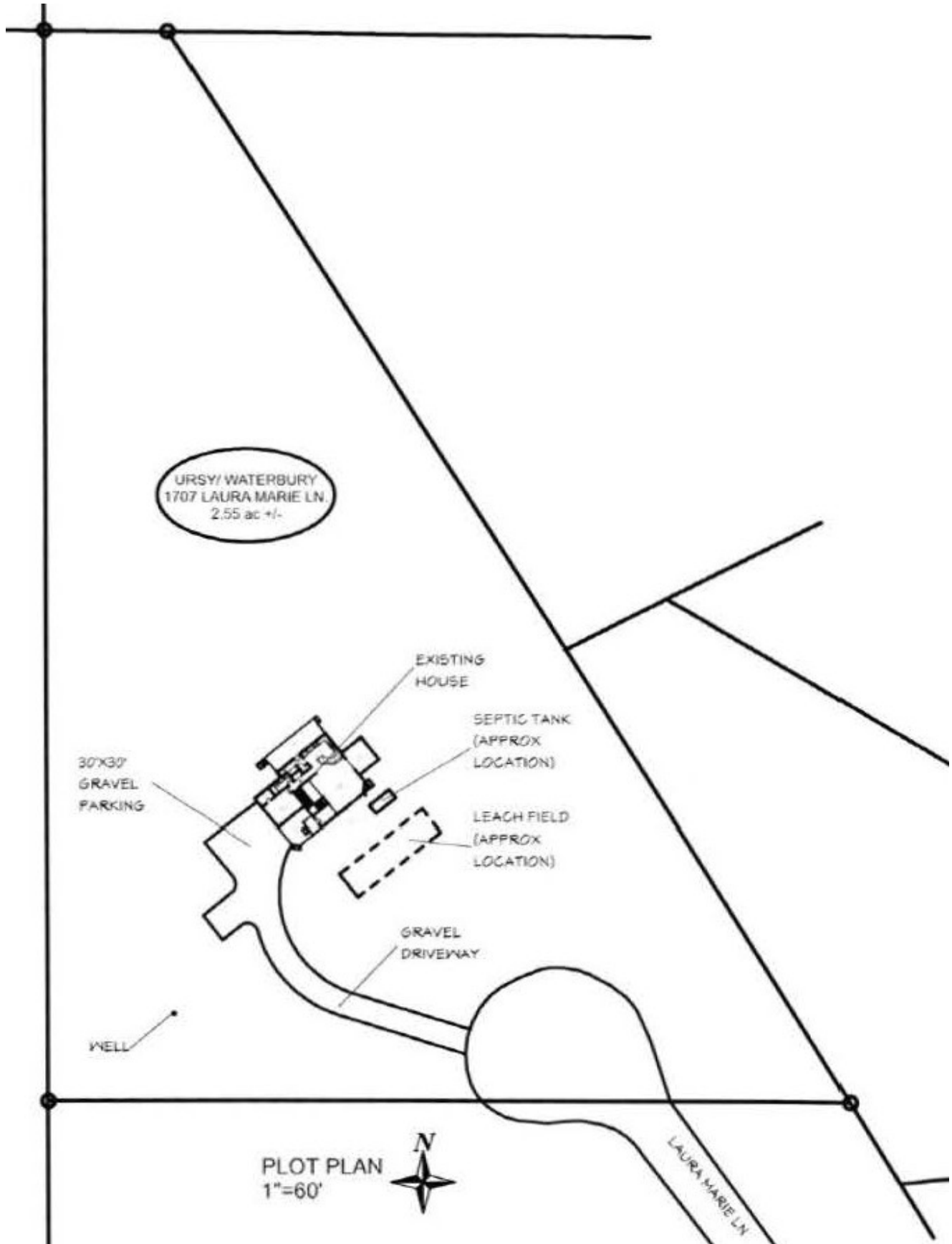


Figure 6: Revised site and parking map with cul-de-sac parking label removed.

Usry Use Permit (UP-22-10)

Bear-resistant trash receptacle: During the February meeting, an adjacent property owner stated that bear-proof trash receptacles are not being used. He stated that he has to clean up trash from bears spreading the trash onto his property. Staff found that the trash-receptacle on the project site is designed to be bear-resistant. However, the Conditions of Approval (Exhibit A-1) have been revised to add in language that “bear-resistant” garbage receptacles be provided.

Condition of Approval No. 14 Original Language

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.

Condition of Approval No. 14 Revised Language

The owners of the property, or designated property management firm, shall provide adequate **bear-resistant** 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.



Figure 7: Bear-resistant trash receptacle on the project site, February 16, 2023.

Comments

A letter from the project applicant to the Planning Commission was received after the February 15, 2023, Planning Commission meeting. It has been included as Exhibit B to this Supplemental Staff Report.

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 continuing the project to the March 15, 2023, Planning Commission meeting; and

Whereas, the Planning Division presented a supplemental oral and written staff report on Use Permit UP-22-10 at a regular meeting of the Planning Commission on March 15, 2023; and

Whereas, on March 15, 2023, 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 March 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 March, 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, including the cul-de-sac.
 - 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 the designated thirty-foot by thirty-foot (30'x30') parking area adjacent to the home, and that prohibits parking along Laura Marie Lane, including the cul-de-sac. The property owner shall be responsible for adequate snow removal of the driveway and parking area and enforcing this condition. 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 bear-resistant 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.

Dear Members of the Siskiyou County Planning Commission,

My name is Stephanie and as of May 2022 my partner Ryan and I have had the privilege of owning a home in beautiful Mount Shasta. I write today to provide additional information related to the concerns highlighted in the February meeting and to let you all know that we are willing and available to respond to any requirements as needed.

Road Maintenance

We have previously offered, and have offered again since the meeting, to support Bob with maintenance of Laura Marie Lane. Since he previously refused our offer of financial contributions, we gave his family a big gift basket of some of our favorite local goods during the holidays to show our appreciation and will continue to check in with him to see if there are things we can do to support his efforts.

Regarding the 10mph speed limit, we include this information with a request for guests to honor it in the property description, in the directions to the property, and in the welcome letter to guests the day before they would check in.

Since the meeting, we have requested that our snow removal company prioritize our property as the first to plow after snowfall and to clear more space in our driveway for the car parking. We have also agreed to pay extra to them to plow the public access roundabout that Bob does not plow when he does the rest of the road.

Finally, I have begun to explore the possibility of adding an access road where there is an additional egress to North Old Stage. This was new information to us and while we would hate to clear forest and bulldoze through a natural area for another road we are open to exploring this option.

Improvements and Community

We had the great privilege of moving into our new home during the week of 4th of July 2022. We and four of our friends participated in the 5k before Ryan and I stood at the end of our driveway with Rick Hood while he played the bagpipes for the runners. It's a pleasure to know our neighbors, and we've met not only him but Bob, who we are in regular communication with if he has concerns or when we or our friends visit the house.

We understand the past owner was a difficult neighbor and we're doing everything in our power to ensure we have a positive contribution to the neighbors around us. We will do everything we can to ensure the neighborhood and our neighbors are satisfied with the management and have made sure they all have our and our property managers contact information in case there is a need.

We're also homeowners committed to maintaining a clean and up-to-code property. We have painted the entirety of the inside of the house, hired pest services to do regular sprays, repaired

every light and outlet that was malfunctioning when we purchased the home, had the vent system cleaned by professionals, and had a carpenter repair small parts of the deck. We purchased a bear can from Solano's within the first month of our living in Mount Shasta and, though there was a glitch early in their service, have hired John Smith Sanitation to manage trash removal - they pick it up every Saturday.

We're currently in talks with Freedom Forever to install solar so that we can have clean energy, contribute energy back to the grid, and have access to energy in case of emergencies.

In Closing

We love Mount Shasta and the friends that we've made there. We feel incredibly fortunate to have Sandra as our property manager because she gives us clear direction and advice while being incredibly responsive and responsible in managing our home.

While our work requires us to be on-site and away from our home, we take every opportunity we can to be in Mount Shasta so we can enjoy the community and incredible nature that drew us there. We purchased the home knowing that we would lean on the financial earnings of being able to list our home as a vacation rental and specifically selected this home because it met the requirements that were listed on the Siskiyou County Planning site.

We hope you will consider that the already approved vacation rental is located at the narrowest part of the road and that CalFire has been able to access both that property as well as ours when needed in the past.

I hope that through our efforts to be in compliance and responsive to the Commission that we meet all requirements so that we may list the property as a short term rental.

Many thanks,

Stephanie Usry and Ryan Waterbury

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED - 5/27/1994
SIGNED - [Signature]

COUNTY SURVEYOR
RCE NUMBER - 14306
LIC. EXP. DATE - 3/31/1997



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CARL DONALD JOHNSON AND RUTH MARY JOHNSON IN MARCH OF 1994. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]

ALFRED D. MORRIS, LS 4385
LIC. EXP. 09/30/97



LINE	BEARING	DISTANCE
L 1	N 89°27'31"E (N 89°40'00"W)	63.88' (63.97')
L 2	N 00°04'36"E	30.00'
L 3	N 17°41'24"W	63.00'

NOTES:

- FND. 1" I.P. AT FENCE CORNER, HELD AS CORNER - A 3/4" G.I.P. BEARS N 7°16'E, 2.82'
- FND. 1" I.P. AT FENCE CORNER, HELD AS CORNER - A 3/4" G.I.P. BEARS N 2°21'E, 2.72'
- FND. 1 1/4" I.P. - HELD FOR CORNER - A 3/4" G.I.P. TAGGED RCE 13141 BEARS S 23°W, 1.20'
- FND. 1/2" I.P. TAGGED RCE 13141

[Symbol] INDICATES APPROVED SEWAGE DISPOSAL AREA

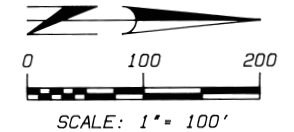
OWNERS' STATEMENT

OWNERS' STATEMENT IS RECORDED BY SEPARATE INSTRUMENT. REFER TO THE FOLLOWING DOC. NOS. 94007551

UNDERGROUND POWER AND WATER EASEMENT COURSE TABLE

P1	S 89°51'38" E	35.81'
P2	N 31°40'43" E	105.53'
P3	N 20°48'57" W	74.52'
P4	N 30°40'55" W	50.80'
P5	N 8°00'16" E	84.95'
P6	N 3°02'05" W	77.68'
P7	N 89°51'38" W	45.66'
P8	S 0°08'22" W	60.00'
P9	S 89°51'38" E	28.95'
P10	S 3°02'05" E	16.76'
P11	S 8°00'16" W	90.04'
P12	S 30°40'55" E	56.08'
P13	S 20°48'57" E	62.94'
P14	S 31°40'43" W	49.27'
P15	N 89°51'38" W	43.03'
P16	S 0°08'22" W	50.00'

NOTE: THE ABOVE DESCRIBED UNDERGROUND EASEMENT IS FOR THE PURPOSE OF UPKEEP, REPAIR AND MAINTENANCE OF EXISTING WELL, WATER LINE, UNDERGROUND POWER LINE, WATER STORAGE TANK, AND APPURTENANCES FOR THE PURPOSE OF FIRE SUPPRESSION. THE MAINTENANCE, UPKEEP AND REPAIR COSTS OF THE DESCRIBED FIRE SUPPRESSION FACILITIES ARE THE RESPONSIBILITY OF THE OWNER OF PARCEL 1.



94007550
RECORDER'S STATEMENT

FILED THIS 1st DAY OF June 1994 AT 11:47 A.M. IN BOOK 11 OF PARCEL MAPS AT PAGE 130 AT THE REQUEST OF CARL DONALD JOHNSON.

[Signature] BY [Signature]
FEE 6.00 PAID

PARCEL MAP

FOR
CARL DONALD JOHNSON AND RUTH MARY JOHNSON

LOCATED IN SW 1/4 OF NW 1/4 OF SECTION 8, T.40N., R.4W., MDB & M IN THE UNINCORPORATED TERRITORY OF SISKIYOU COUNTY, STATE OF CALIFORNIA

SURVEYED BY: ALFRED D. MORRIS, LS 4385

DATE: MARCH 1994 SCALE: 1" = 100'

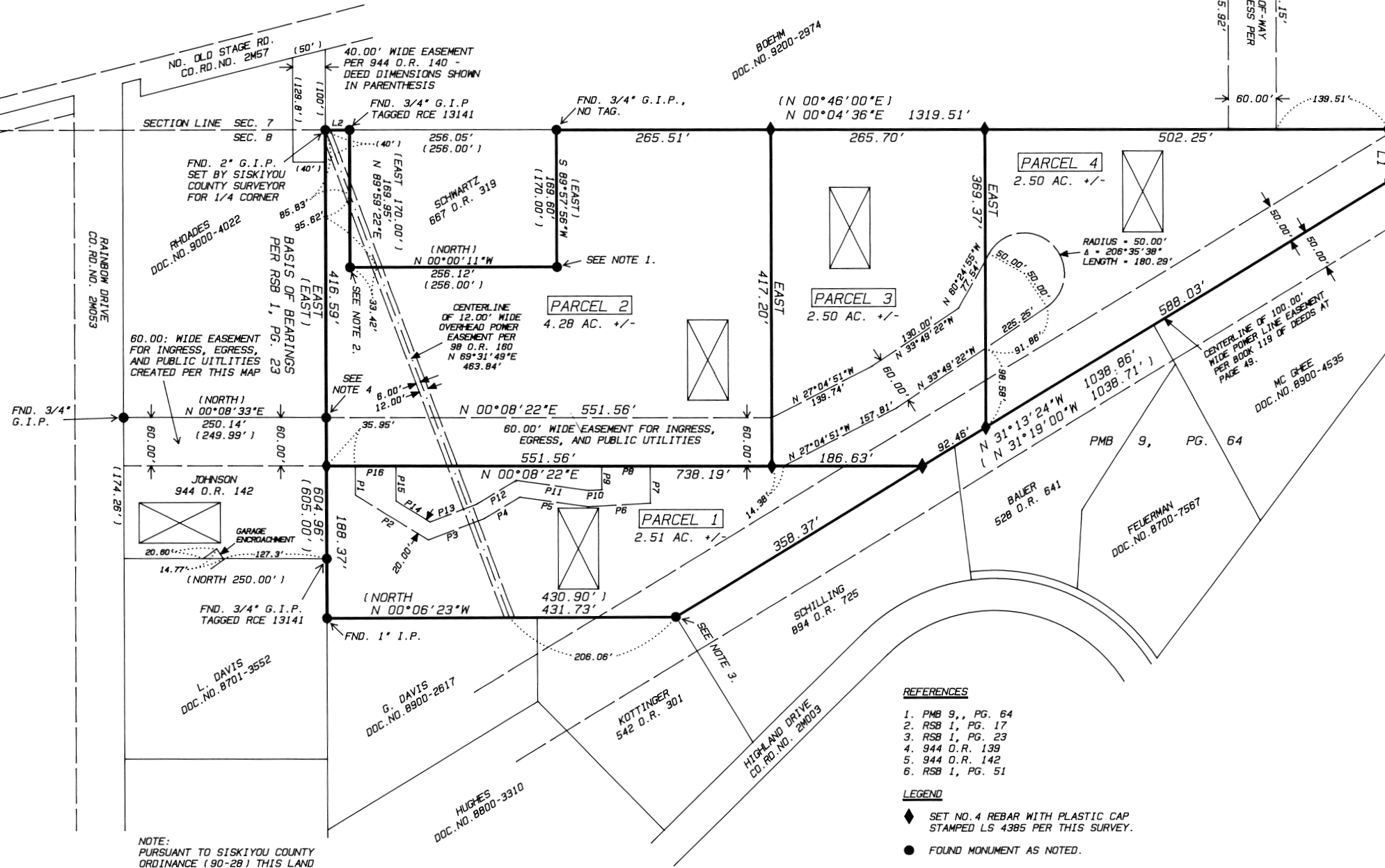
SHEET 1 OF 1 JOB NO. 94-250

REFERENCES

- PMB 9, PG. 64
- RSB 1, PG. 17
- RSB 1, PG. 23
- 944 O.R. 139
- 944 O.R. 142
- RSB 1, PG. 51

LEGEND

- ◆ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED LS 4385 PER THIS SURVEY.
- FOUND MONUMENT AS NOTED.
- () INDICATES RECORD DEED DATA.



NOTE: PURSUANT TO SISKIYOU COUNTY ORDINANCE (90-28) THIS LAND DIVISION IS SUBJECT TO AN AGRICULTURAL OPERATIONS NOTICE POLICY (RIGHT TO FARM ORDINANCE).