



## Siskiyou County Planning Commission Staff Report October 20, 2021

### New Business Agenda Item No. 2 Pawlow Use Permit (UP-21-17)

**Applicant:** Jeff Pawlow

**Property Owners:** Blue Line Investment Strategies, LLC  
3207 Wolf Ridge  
Swansea, IL 62226

**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 1015 Circle Seven Road, south of the community of McCloud on APN 028-540-070; Township 39N, Range 3W, Section 14, MDB&M; Latitude 41.22457°, Longitude -122.15260°

**General Plan:** Erosion Hazard; Surface Hydrology – Pig Creek; Wildfire Hazard; Woodland Productivity

**Zoning:** Non-Prime Agricultural District, 20-acre minimum parcel size (AG-2-B-20)

**Exhibits:**

- A. Draft Resolution PC-2021-022  
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 Pawlow Use Permit (UP-21-01)
  - A-1. Notations and Recommended Conditions of Approval
  - A-2. Recommended Findings
- B. Comments

### Background

The subject parcel is owned by Blue Line Investment Strategies, LLC. The project is located at 1015 Circle Seven Road, approximately two miles south of the unincorporated community of McCloud.

The property is a legal parcel that was originally created as Lot 7 as shown on the map entitled, "Parcel Map – Tract 1150 Cooley Ranch Estates", which map was filed for record in the Siskiyou County Recorder's Office on November 25, 1987 in Parcel Map Book 10, pages 103-106 inclusive. The parcel has not been modified since being created.

This approximately 20.13-acre property is developed with a single-family dwelling and accessory structures that are appropriate to the Non-Prime Agricultural (AG-2) zoning district. The dwelling is an approximately 3786 square foot three-story structure with three bedrooms. Water and sewer are provided by connection to a private well and septic system.

The surrounding properties to the north and west are zoned Rural Residential Agricultural (R-R) and are developed with single-family dwellings. South and east of the property are large parcels that are within the subject property’s subdivision. The applicant owns the parcels to the west and southwest and has a permitted short-term vacation rental on the developed parcel (UP0818-1M). The parcel to the south is also developed and permitted for short-term vacation rental (UP1913).

**Adjacent Properties (clockwise from north)**

<b>Direction</b>	<b>Acres</b>	<b>Developed</b>	<b>Distance<sup>1</sup></b>	<b>Zoning</b>
North	40	Yes	1500'	RRB20
East	2.1	Yes	680'	RRB2.5
East	1.1	No	n/a	RRB2.5
East	2.1	Yes	600'	RRB2.5
East	1	Yes	590'	RRB2.5
East	2.1	Yes	880'	RRB2.5
South	20.1	Yes	890'	AG2B20
Southwest	20.45	No	n/a	AG2B20
West	20.11	Yes	560'	AG2B20

<sup>1</sup> **Distance** is an approximate measurement from the subject dwelling to the neighboring dwelling, if developed.





Figure 1: Project Location



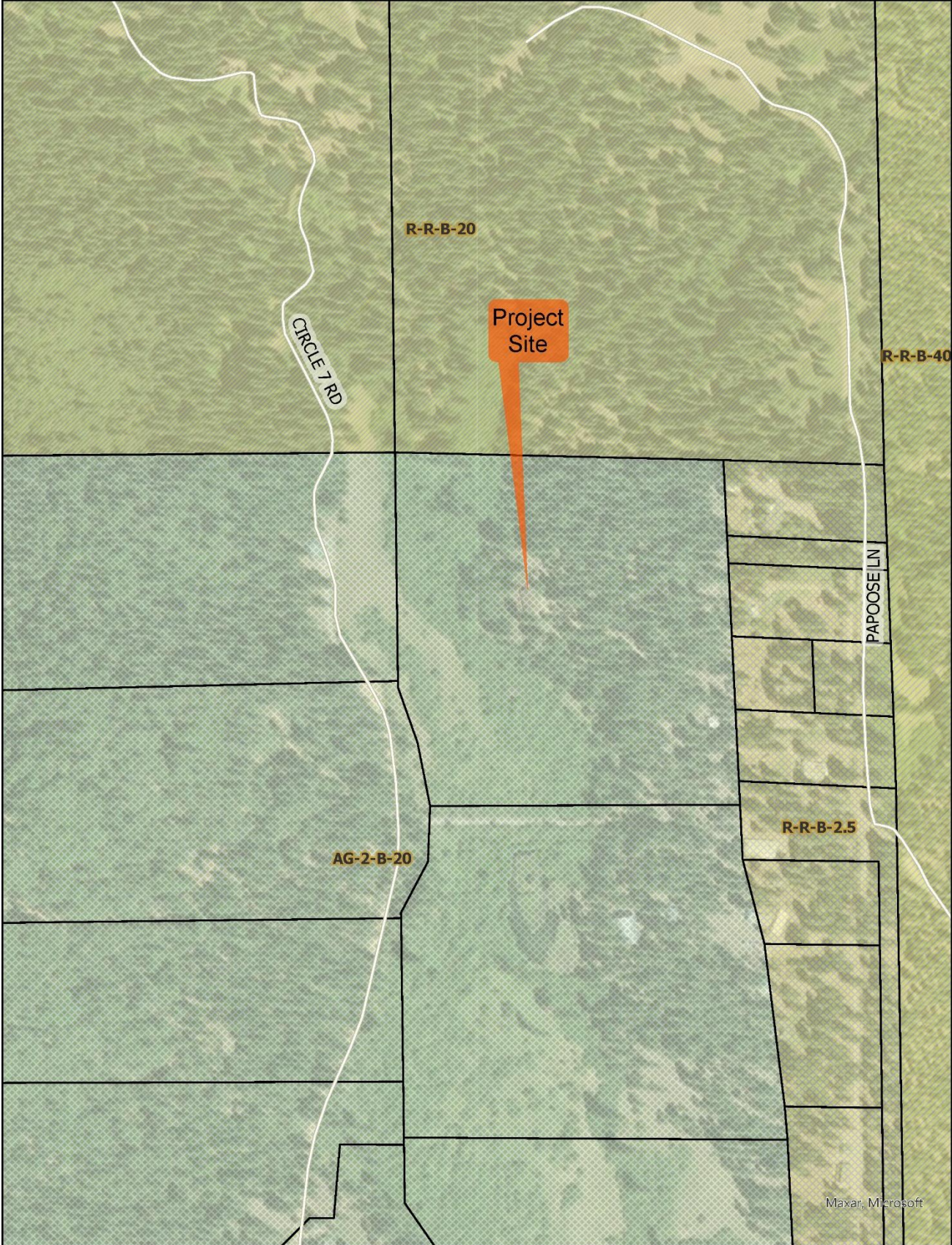


Figure 2: Zoning Map



## Analysis

### General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Erosion Hazard, Surface Hydrology (Pig Creek), Wildfire Hazard, and Woodland Productivity. In addition, staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.6, 41.7, 41.8, 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 Non-Prime Agricultural, 20-acre minimum parcel size (AG-2-B-20) zoning district and the proposed 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 dwelling 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 as Condition of Approval number 5 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 itemized in Exhibit A-1 as Condition of Approval number 6 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 inspection by the Siskiyou County Environmental Health Department on September 22, 2021.

The Siskiyou County Building Department inspected the property on September 15, 2021. The inspection report noted several items that need to be corrected. A requirement that building department items be corrected is itemized in Exhibit A-1 as Condition of Approval number 11 and made part of this written staff report.

#### 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. Three bedrooms within the proposed vacation rental; therefore, a total of four off-street parking spaces are required. Adequate off-street parking exists in the garage and in front of the house on the driveway. This requirement is itemized in Exhibit A-1 as Conditional of Approval number 7 and made a part of this written staff report.

#### 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 within the Cooley Ranch Estates Homeowners' Association, which, pursuant to their Articles of Incorporation, only provides for the management, maintenance, and development of the roadways within the subdivision.

#### Occupancy

The single-family dwelling contains three bedrooms and a media room that the applicant proposes to use as sleeping rooms. The media room does not meet requirements for egress and cannot be used as a sleeping room as part of this use permit. The three bedrooms may be used for occupancy purposes subject to building inspection requirements. The downstairs bedrooms are approximately 255 and 146 square feet, and the upstairs bedroom is approximately 270 square feet. Based on available square footage of the bedroom, up to fourteen guests could be accommodated at any one time in the proposed vacation rental. This figure exceeds the maximum occupancy listed in 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 capacity of the existing septic system is designed for a maximum of six persons. The applicant has requested that additional occupants be permitted upon upgrade of the existing septic system. The limit on occupancy to a maximum of six guests is itemized in Exhibit A-1 as Condition of Approval number 2 and made a part of this written staff report. It includes language to allow an increase in occupancy to a maximum of ten guests upon upgrade of the septic system to the satisfaction of Environmental Health.

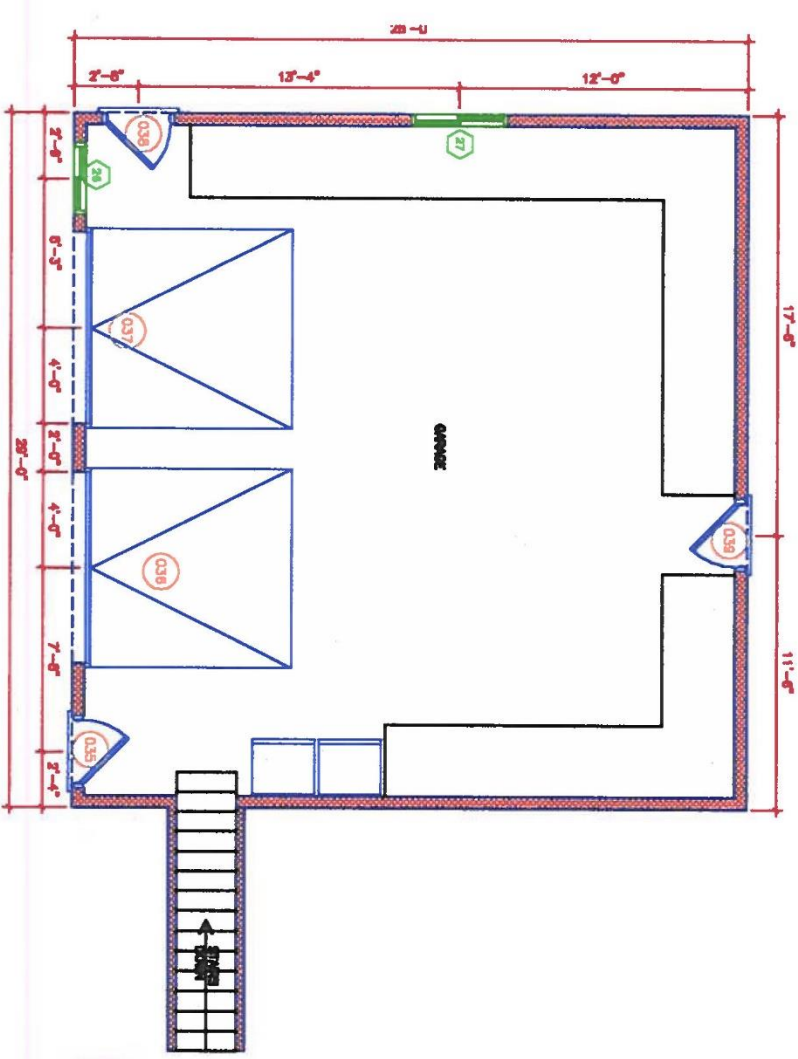


Figure 3: Garage Floor Plan

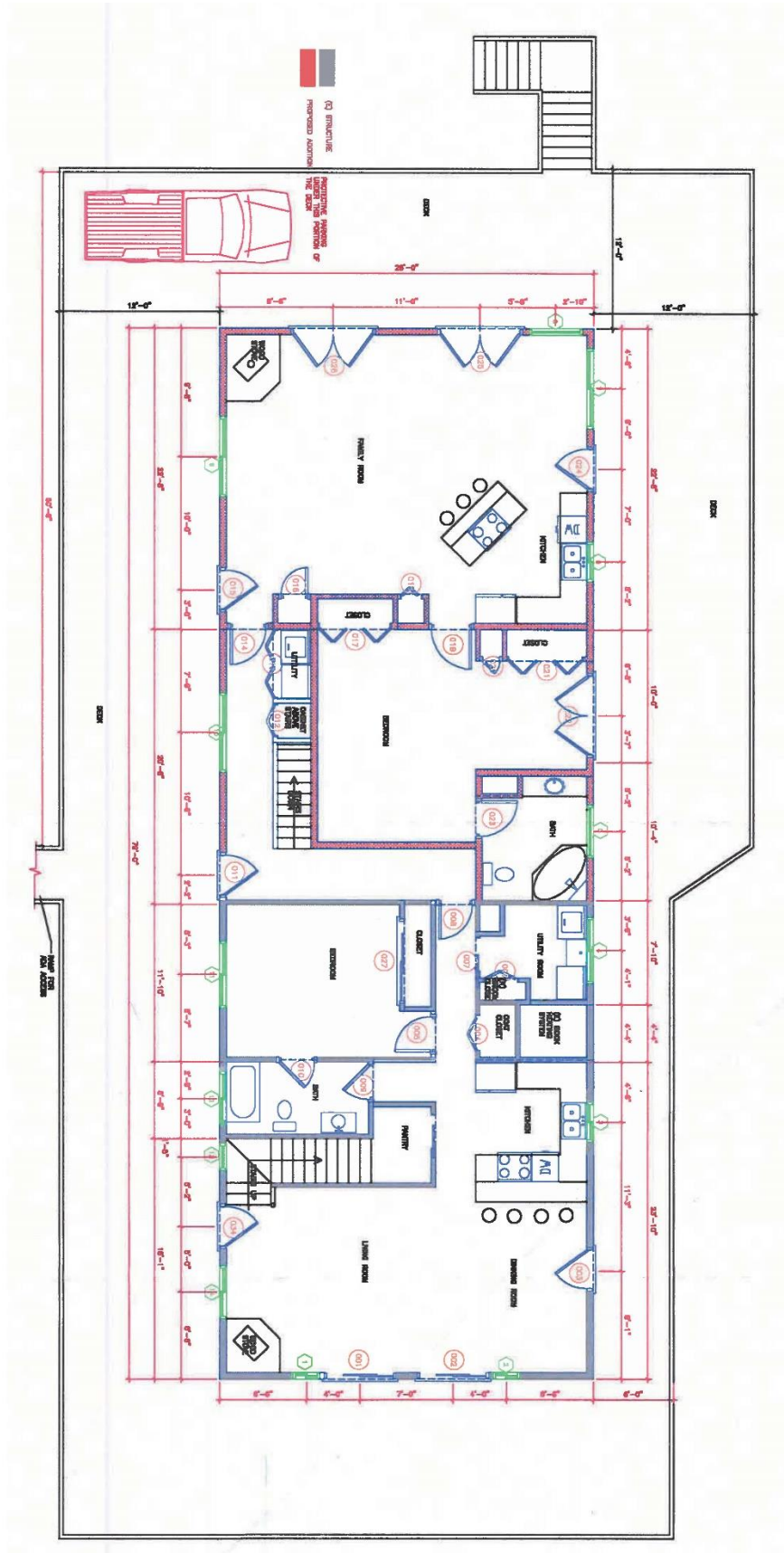


Figure 4: Main Floor Plan



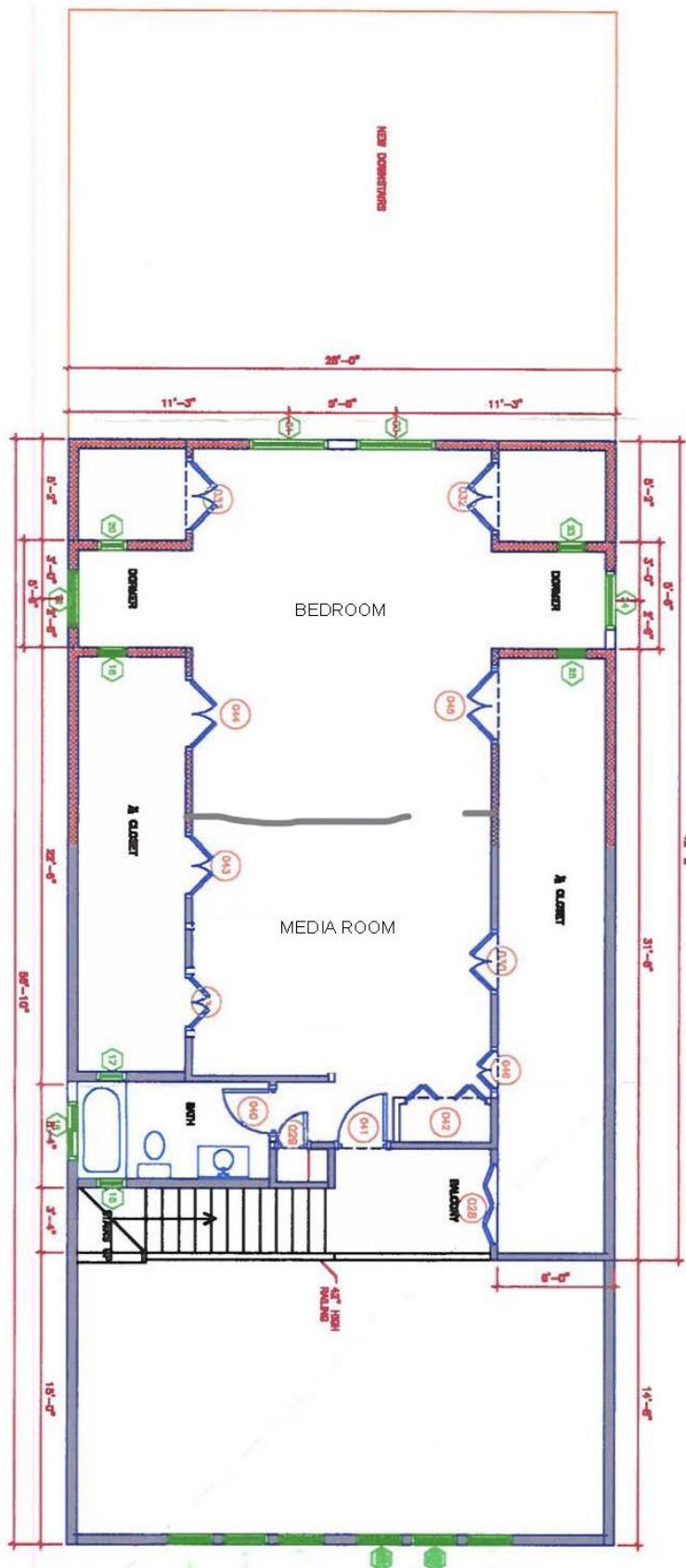


Figure 5: Upper Floor Plan

## 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.

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.

## Comments

A Notice of Public Hearing was published in the Siskiyou Daily News on October 6, 2021 and mailed to property owners within 300 feet of the subject property.

### Public Comments

No comments have been received at this time.

### Agency Comments

#### **Siskiyou County Environmental Health Division – September 22, 2021**

- 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 Public Health.
- Pool or spa facilities may not be added to the premises until approval from the Public Health Department and the appropriate Building Permit is obtained.
- Sewage back-ups and/or surfacing sewage in and around the septic system shall be reported telephonically to the Public Health Department as soon as possible. Owner/property management agency shall immediately report any signs of sewage disposal system failure. Septic system is designed to accommodate 3 bedrooms (6 persons total). Occupancy shall be regulated so as not to overload existing on-site sewage disposal system. Contact Public Health at (530)841-2100 for information on upgrading said system to accommodate an increased number of occupants.
- Applicant shall report any water supply problems (i.e. outages, loss of pressure, pump failures, etc.) to the Public Health Department. In the event repairs are made to the water distribution system or pump, applicant must disinfect system and perform a bacteriologic analysis. Results must indicate absence of total coliform prior to renting to general public.
- Failure to comply with all conditions will result in initiation of process to revoke Vacation Rental Use Permit or other appropriate enforcement remedies.

Planning Response: Compliance of Environmental Health requirements to the satisfaction of Environmental Health has been included as a recommended Conditions of Approval (numbers 10, 12, 13, and 14) for the project (see Exhibit A-1).

## Planning Staff Recommendations

- Adopt Resolution PC-2021-022 taking the following actions:
  - Approve the Use Permit 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-2021-022, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Pawlow Use Permit (UP-21-17) 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, California 96097



## Resolution PC 2021-022

### **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 Pawlow Use Permit (UP-21-17)**

**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**, Jeff Pawlow applied for a use permit to allow for a vacation rental use of a single-family dwelling located at 1015 Circle Seven Road south of the unincorporated community of McCloud on Assessor Parcel Number 028-540-070; and

**Whereas**, the Planning Division presented its oral and written staff report on proposed Use Permit UP-21-17 at the Planning Commission's regularly scheduled meeting on October 20, 2021; and

**Whereas**, the Planning Division recommended Use Permit UP-21-17 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-21-17 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 October 6, 2021; and

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

**Whereas**, on October 20, 2021, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-21-17 to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed Use Permit UP-21-17 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-21-17 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-2021-022 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 20th day of October 2021, by the following voice vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

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Tony Melo, Chair

Witness, my hand and seal this 20th day of October 2021.

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Richard J. Dean, Secretary of the Commission

**Exhibit A-1 to Resolution PC-2021-022**  
**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-21-17) 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 ten (10) people.
3. 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 Circle Seven Road
    - Prohibition of all outdoor burning because this is a wildfire hazard area
    - 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.
4. The project shall substantially conform to the application submitted August 17, 2021, 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 October 20, 2021. 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.
  5. The 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.
  6. The maximum rental period shall be thirty (30) consecutive days per occupancy.
  7. A minimum of four (4) 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 Circle Seven Road. 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.
  8. 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 McCloud Community Services District and the County of Siskiyou are not responsible for damages to vehicles encroaching on the roadways during snow plowing operations.
  9. A Siskiyou County Business License shall be obtained and maintained throughout the use of the residence as a vacation rental.
  10. 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.

11. An inspection of the existing residence shall be required by both the Building and Environmental Health Departments to determine if the facility complies with the standards specified herein. All items noted on the inspection need to be corrected. Proof of compliance is required prior to authorization for use of the dwelling as a vacation rental.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.
17. All outdoor burning is prohibited. Cooking fires contained within an enclosed grill, smoker, or similar device are exempt from the prohibition.
18. The applicant shall provide properly maintained fire extinguishers, which are required for each vacation rental.
19. Smoke detectors and carbon monoxide detectors are required to be installed as per current building code.
20. Transient Occupancy Tax (TOT) shall be collected and paid to the County of Siskiyou as required by Siskiyou County Code Section 8-4.
21. 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.

22. The use permit shall lapse and shall become null and void two (2) years following the date that the use permit became effective, unless prior to the expiration of two (2) years the proposed use has been established. A use permit may be renewed for additional periods of time if an application (by letter) for renewal of the use permit is filed with the Planning Commission prior to the permit's expiration date. Should the use be discontinued for a period of one-year or more the use shall only resume under the condition that the Planning Director has made a written determination that the use has not been willingly discontinued and that the circumstances and findings under which the use permit was granted are still valid. Should the Planning Director be unable to make these required findings, the use shall not recommence without approval of a new use permit by the Planning Commission.
23. At any time while the property is in use as a Short-Term Vacation Rental, the use of firearms or fireworks upon the property is prohibited.



## 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 Circle Seven Road, 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 2: Erosion Hazard**

Policy 7 – Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project time (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

*No new development is proposed as part of this project. Therefore, there would be no potential for erosion impacts due to implementation of the project.*

## **Map 8: Surface Hydrology - Pig Creek**

Policy 27 – No residential or industrial development shall be allowed on water bodies. Exceptions may be considered for water supply, hydroelectric power generation facilities, public works projects necessary to prevent or stabilize earth movement, erosion, and the enhancement of

migratory fish and other wildlife, light commercial, open space, non-profit and non-organizational in nature recreational uses, and commercial/recreational uses.

*No new development is proposed as part of this project. The parcel is large and Pig Creek flows through it along the western property boundary, away from the existing single-family dwelling.*

**Map 10: Wildfire Hazard**

Policy 30 – All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

*The proposed project is a residential use of an existing residential structure and no new development is proposed as part of this project. As a condition of approval, the project must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning.*

**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.



L AUR. E  
360 - 457-9470

**BUILDING DEPARTMENT VACATION RENTAL INSPECTION REPORT**  
**SECTION 10-6.1502, TITLE 10 SISKIYOU COUNTY CODE**

**GENERAL INFORMATION**

OWNER JEFF PAWLOW APN 028-540-070 LOG NO. \_\_\_\_\_  
BLUE LINE INVESTMENTS

VACATION RENTAL ADDRESS 1015 CIRCLE 7 ROAD MCLLOWD 96057

NUMBER OF BEDROOMS 4 NUMBER OF STORIES 2

SWIMMING POOL, SPA, HOT TUB, OTHER (SPECIFY) N/A

WATER SUPPLY WELL PUBLIC SEWAGE DISPOSAL PRIVATE PUBLIC

OFF-STREET PARKING ONE PLUS NUMBER OF BEDROOMS 5

NOTE SPACES MAY BE IN TANDEM. DATE OF INSPECTION \_\_\_\_\_

**INSPECTION CHECK LIST**

CATEGORY	MEETS STANDARDS	SUB-STANDARD	REMARKS SUPPLEMENTAL REPORT ATTACHED YES/NO IF YES, NUMBER OF PAGES
Location: Buildings, Fuel Tanks, etc.	OK		LOOK OUTSIDE BLD CHK PERMITS -
Sanitation: Potable water (cold & hot), sewage disposal.	OK		
Room Dimensions: Ceiling heights, room size, etc.	OK		
Structural: Floors, foundation, walls ceiling, porch, deck, landings, steps.	OK		
Plumbing: Required fixtures in good working order.	OK		KIT SNK - POOR PRESSURE - WILL CHECK ON RE-INSPT
Mechanical: Proper installation, capable of maintaining 70 degrees 3' off floor.	OK		
Weather Protection Exterior walls, roof, windows, etc.	OK		
Fire Hazards: Combustibles, fuels, etc.	OK		CLEAN FUEL CATCH TRAY

OK 1

LOOKED (3) SHEDS

H<sub>2</sub>O LEAK ON OUTSIDE

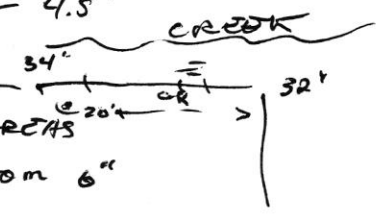
CREEK SIDE DECK RAILS - MULLIONS TOO WIDE @ 6" - 4.5"

- RAIL LOOSE & DANGEROUS

- DECK IS +30" IN SOME AREAS

- 40' OF RAIL MAX 6" BOTTOM 6"

- WEATHER CHECKED 4x6 POST AT CENTER OF BACK DECK



THIS IS A DUPLEX WITH SHARED INTERIOR DOOR CONNECTING 2 LUNG RMS - NO CARBONS, SD +20ft

SMOKE DET. - HALLS OK  
- BEDROOMS - NO

SUB PNL - MARKED - OK

BASEMENT NEXT TO GARAGE - STRONG MOLD SMELL - COULD NOT LOCATE SRC.

2 BATHS HAVE NO VENT FAN - HEAT LIGHTS & JAN LIGHT ONLY - WINDOWS YES  
+20' FROM WOOD STU TO FIRE ALARM(SD) NO(CD)

~~BATHS~~

\* THE DECK GUARD RAIL ALONG THE BACK OF HOME IS NOT TO CODE 311.7.8. SPACE AT BOTTOM IS TOO LARGE

SPACE BETWEEN MULLIONS IS TOO LARGE



4" or less



4" or less

<b>Electrical:</b>			BREAKER PNL MARKED OK
<b>Smoke Detectors:</b>	NO		BED ROOMS NEED SD WORKING CO <sub>2</sub> LUNG EM SMOKE DETCT
<b>Faulty Materials of Construction:</b>	OK		CARBON DETCT
<b>Hazardous Premises:</b> Ponds, open wells, etc.	OK		
<b>Exits:</b> Doors, window (emergency exits), width, height, etc.	OK		
<b>Natural Light:</b> Habitable rooms	OK		
<b>Natural Ventilation:</b> Habitable rooms	OK		
<b>Handrails/Guardrails:</b>	NO		36-37" - SEE NOTE BACK PAGE 1 *
<b>Fenestration (glazing)</b> Safety, operable, size	OK		
<b>Nuisance (hazards):</b> Anything injurious to health. Sec 3479 CC	OK		<b>Environmental Health checks for adequate garage storage, vermin or rodents</b>
<b>Improper Occupancy:</b> Room or area used for other than designed or intended.	OK		
<b>Laundry Facilities:</b> Washer or laundry sink located on the premise	OK		
<b>Swimming Pool:</b> Pool, spa, hot tub equipped with required barriers and drains	N/A		<b>Environmental Health inspects pool markings, filters, lighting, etc.</b>
<b>Other:</b>			

Passed inspection NOTE: Health Department will make a separate inspection.  
 Failed inspection-refer to the above noted items and / or attached inspection report.  
 \_\_\_\_\_ Building Inspector. County of Siskiyou Date \_\_\_\_\_

Passed Re-inspection  
 \_\_\_\_\_ Building Inspector. County of Siskiyou Date \_\_\_\_\_

Copy of this report will be mailed to applicant and forwarded to Environmental Health and Planning.

INSPT: E. CLAUSE

REPORT DATE: 9/15/21

## PAWLOW VAC RENTAL REPORT

### THIS A DUPLEX OR MULTI-FAMILY HOME

1. EXTERIOR BUILDINGS NEED TO BE LOCKED
2. CHECK KITCHEN SINK FOR PROPER PRESURE, LAWN WAS BEING WATERED AT TIME OF VISIT.
3. CLEAN FUEL TANK CATCH TRAY
4. BEDROOMS NEED SMOKE DETECTORS
5. BOTH ENDS OF THE STRUCTURE NEED CARBON DETECTORS
6. GUARDRAILS ON THE BACK DECK NEED TO MEET CRC 311.7.8 SPACES BETWEEN MULLIONS AND CROSS RAIL TO DECK SURFACE AT BOTTOM NEED TO BE 4 INCHES OR LESS. RAILS ARE LOOSE AND NEED TO BE REPAIRED.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
LAND DEVELOPMENT REVIEW

OWNER PAWLOW, JEFF

FILE # 028-540-070

LOCATION 1015 CIRCLE 7 RD, MCCLOUD T 39N , R 3W , SEC. 13 PD# UP2117

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 ATTACHED COMMENTS

REHS Da W...

DATE 9-22-21

**ENVIRONMENTAL HEALTH ACTION**

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

Approved ( ) Recommended for Denial

( ) Approved with conditions (see comments)

REHS Da W...

DATE 9-22-21

Date sent to Planning:



**VACATION RENTAL COMMENTS:  
PAWLOW / VACATION RENTAL  
UP2117**

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.
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 (included in Comments)
3. Water services are provided by the 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 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 N/A
7. Provide bacteriological results of dwelling water supply indicating absence of contamination good.
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