**Ordinance No. \_\_\_\_\_\_\_\_**

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

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

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

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

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

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

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

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

**Section 1.** Short-Term Vacation Rental Moratorium

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vacation rental”, is prohibited for all properties less than 2.5-acres countywide until such time as this ordinance is repealed.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

**Section 2.** Authority/Effective Date

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

**Section 3.** Severability

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

**Section 4.** CEQA

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

Passed and Adopted this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 2021 at a regular meeting of the Board of Supervisors by the following vote:

Ayes:

Noes:

Absent:

Abstain:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ray A. Haupt, Chair

Board of Supervisors

Attest:

Laura Bynum, Clerk,

Board of Supervisors

By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Deputy