



**Siskiyou County**  
**Planning Commission Staff Report**  
**April 16, 2025**

**New Business Agenda Item No. 1**  
**Indian Creek Subdivision Certificate of Correction (CC-25-01)**

**Applicant/Property Owner:** Thomas White  
3900 Pine Place Road  
Happy Camp, CA 96039

**Representative:** Wade Dedobbeleer  
Siskiyou Land Surveying  
8919 Scott River Road  
Fort Jones, CA 96032

**Project Summary** The applicant is requesting approval of the following:

- Certificate of Correction to delete the 25-foot building setback line shown on the recorded map for the Indian Creek Subdivision (Town Map Book 3 at pages 1 and 1A).

**Location:** The project is located along the entire length of Pine Place Road (approximately 1,176 feet) and a portion of Indian Creek Road (approximately 1,130 feet) in the Indian Creek Subdivision, north of the unincorporated community of Happy Camp; Township 17N, Range 7E, §22, HB&M; 41.8449°, -123.3853°.

**General Plan:** None

**Exhibits:**

- A. Draft Resolution PC 2025-009  
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving Certificate of Correction CC-25-01 to the Indian Creek Subdivision (Town Map Book 3 at Pages 1 and 1A)
  - A-1. Notations and Recommended Conditions of Approval
  - A-2. Findings
- B. Draft Certificate of Correction
- C. Town Map Book 3, Pages 1 and 1A

## **Background**

Thomas White has applied for a Certificate of Correction to modify the Indian Creek Subdivision map (TMB-3-1 and 1A) by deleting the 25-foot building setback line.

The Indian Creek Subdivision, approximately three miles north of the unincorporated community of Happy Camp, was approved by the Siskiyou County Board of Supervisors on July 11, 1955. As part of that subdivision map, a 25-foot building setback line was noted on the map. Less than one-month later, Ordinance 283 was approved, which established Countywide building setback lines parallel to and distant fifty feet from the established centerline of the right-of-way of each road or twenty feet distant and parallel to the property line facing the roadway, whichever is greater (Siskiyou County Code Section 10-3).

The September 2020 Slater Fire destroyed all the homes in the subdivision. Upon rebuilding, the 25-foot building setback line was found to be superseded by Ordinance 283, rendering it a condition of the map that is no longer appropriate or necessary.

## **Analysis**

Section 10-4.1101 of the Siskiyou County Code (SCC) and Section 66472.1 of the Subdivision Map Act, allows for the amendment of subdivision maps by either filing a Certificate of Correction or amending the map. In order to approve the Certificate of Correction, the Planning Commission must find that the amendment complies with Government Code and make specific findings pursuant to Government Code Section 66472.1

Pursuant to Government Code Section 66472.1, a Final Map or Parcel Map may be modified via a Certificate of Correction if the local agency finds the following:

1. There are changes in circumstances that make any or all of the conditions of the map (building setback line) no longer appropriate or necessary.
2. The modifications do not impose any additional burden on the fee owners of the real property.
3. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.
4. The modifications conform to Government Code Section 66474.

Modification of the recorded map by deletion of the 25-foot building setback line would allow any future development of the Indian Creek Subdivision to follow only SCC Section 10-3. Currently, property owners are required to follow whichever building setback line is most restrictive between the 25-foot building setback line recorded on the map and SCC Section 10-3.

All parcels within this subdivision are zoned for Rural Residential Agricultural (R-R) uses. The deletion of the 25-foot building setback line would not change the intent and purpose of the R-R district, which is to provide for rural residential uses that can be compatibly mixed with commercial agricultural activities. Without the 25-foot building setback line, the parcels within the subdivision would remain suitable for the type and density of development. Additionally, the subdivision would remain consistent with the General Plan.

## **Environmental Review**

The proposed modification of the recorded map by deletion of the 25-foot building setback line is exempt from environmental review pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines. Class 5 exemptions consist of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. Because the average slope of the area is less than 20 percent and because there would be no change in land use or density and because there is no evidence, in light of the whole record before the County, that the proposed modification of the recorded map by deletion of the 25-foot building setback line would have a significant effect on the environment, staff is recommending that the project be determined categorical exempt from CEQA pursuant to Section 15305 of the CEQA Guidelines. As such, both the Planning Commission and Board of Supervisors would need to adopt the categorical exemption prior to approving the Certificate of Correction.

## **Comments**

A Notice of Public Hearing was published in the Siskiyou Daily News on April 2, 2025, and mailed to property owners within 300 feet of the subject properties. No public comments have been received at the time this staff report was written.

## **Planning Staff Recommendations**

- Adopt Resolution PC 2025-009 taking the following actions:
  - Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15305, Class 5, *Minor Alterations in Land Use Limitations*; and
  - Approve the proposed Certificate of Correction based on the recommended findings and subject to the recommended conditions of approval.

## **Suggested Motion**

I move that we adopt Resolution PC 2025-009, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving Certificate of Correction CC-25-01 to the Indian Creek Subdivision (Town Map Book 3 at Pages 1 and 1A).

## **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 2025-009**

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving Certificate of Correction CC-25-01 to the Indian Creek Subdivision (Town Map Book 3 at Pages 1 and 1A)**

**Whereas**, an application has been received from Thomas White to modify the 25-foot building setback line shown on the recorded map for the Indian Creek Subdivision (Town Map Book 3 at pages 1 and 1A); and

**Whereas**, the Indian Creek Subdivision map, with a 25-foot building setback line, was approved by the Board of Supervisors on July 11, 1955; and

**Whereas**, on August 9, 1955, Ordinance 283 was approved by the Board of Supervisors, which established Countywide building setback lines parallel to and distant fifty feet from the established centerline of the right-of-way of each road or twenty feet distance and parallel to the property line facing the roadway, whichever is greater; and

**Whereas**, Section 10-4.1101(g) of the Siskiyou County Code allows for the amendment of a final map or parcel map when there are changes which make any or all of the conditions of the map no longer appropriate or necessary, and the modifications do not impose any additional burden on the present fee owner of the property, and the modifications do not alter any right, title, or interest in the real property reflected in the recorded map; and

**Whereas**, approval of Ordinance 283 rendered the requirement for a 25-foot building setback line to be recorded on the Indian Creek Subdivision map (Town Map Book 3 at pages 1 and 1A) no longer appropriate or necessary; and

**Whereas**, a Notice of Public Hearing was published in the Siskiyou Daily News on April 2, 2025; and

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

**Whereas**, the Planning Division presented its oral and written staff report on the proposed Certificate of Correction (CC-25-01) at the Planning Commission's regularly scheduled meeting on April 16, 2025; and

**Whereas**, the Planning Division recommended the proposed Certificate of Correction be considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines; and

**Whereas**, on April 16, 2025, the Planning Commission discussed the proposed Certificate of Correction to modify the Indian Creek Subdivision map (Town Map Book 3 at pages 1 and 1A) by deleting the 25-foot building setback line before reaching its decision.

**Now, therefore be it resolved** that the Planning Commission adopts the categorical exemption from CEQA pursuant to CEQA Guidelines Section 15305 and approves the proposed Certificate of Correction to modify the Indian Creek Subdivision map (Town Map Book 3 at pages 1 and 1A) by deleting the 25-foot building setback line.

**It is hereby certified** that the foregoing Resolution PC 2025-009 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 16th day of April 2025, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

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Jeff Fowle, Chair

Witness, my hand and seal this 16th day of April 2025.

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Hailey Lang, Secretary of the Commission

**Exhibit A-1 to Resolution PC 2025-009**  
**Conditions of Approval**

1. A certificate of correction shall be prepared by a registered civil engineer or licensed land surveyor. The certificate of correction shall set forth in detail the corrections made and show the names of the present fee owners of the property affected by the correction.
2. The certificate of correction, complete as to final form, shall be submitted to the County Surveyor for review and approval.
3. Costs associated with the checking, processing, and recording of the certificate of correction shall be borne by the applicant or their representative.
4. The 25-foot building setback line modification approval shall lapse and shall become null and void one year following the date on which it became effective, unless, before the expiration of one year:
  - a. The approved certificate of correction has been recorded in the Office of the County Recorder, or
  - b. A time extension has been applied for and approved by the Deputy Director of Planning.

## Exhibit A-2 to Resolution PC 2025-009 Findings

### Subdivision Map Act

In accordance with Government Code Section 66451.3, the Planning Commission finds:

1. That a public hearing was noticed and held in compliance with Government Code.

In accordance with Government Code Section 66472.1, the Planning Commission finds:

1. There are changes in circumstances that make any or all of the conditions of the map no longer appropriate or necessary.

*The Indian Creek Subdivision map (Town Map Book 3 at page 1 and 1A) was approved by the Board of Supervisors on July 11, 1955, and included a 25-foot building setback line. Less than one month later on August 9, 1955, the Board of Supervisors established a Countywide building setback line which rendered the requirement for a 25-foot building setback line on the map no longer appropriate or necessary.*

2. The modifications do not impose any additional burden on the fee owners of the real property.

*The modification of the recorded subdivision map to remove the 25-foot building setback line would not impose any additional burden on the fee owners of the real property as the modification would benefit the fee owners by deleting an unnecessary condition.*

3. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.

*The modification of the recorded subdivision map to remove the 25-foot building setback line would not alter any right, title, or interest in the real property reflected on the recorded map.*

4. The modifications conform to Government Code Section 66474.

*The modification of the recorded subdivision map to remove the 25-foot building setback line conforms to Government Code Section 66474 as set forth in the section below.*

In accordance with Government Code Section 66474, the Planning Commission finds:

1. That the proposed map is consistent with applicable general and specific plans.

*The modification of the recorded subdivision map to remove the 25-foot building setback line is consistent with the General Plan as set forth in the section titled General Plan Consistency Findings below. No specific plan exists for this area.*

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

*The modification of the recorded subdivision map to remove the 25-foot building setback line does not include new improvements which are inconsistent with the General Plan. No specific plan exists for this area.*

3. That the site is physically suitable for the type of development.

*The project site is gently sloped and all parcels have direct access to public roads. Additionally, prior to the Slater Fire in September of 2020, approximately half of the parcels were developed with structures. Currently, one dwelling has been rebuilt. Therefore, the site is physically suitable for development.*

4. That the site is physically suitable for the proposed density of development.

*No changes to density are proposed as part of this project. Prior to the Slater Fire in September of 2020, approximately half of the parcels within the subdivision were developed with single-*

*family dwellings and accessory structures. Therefore, the site is physically suitable for the density of development.*

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*The proposed modification of the existing subdivision to remove the 25-foot building setback line is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

*The subdivision will not cause serious public health problems in that any future development will be served by private water and septic. Access to the site is provided by public roads and any future development will be required to comply with the California Building Code.*

7. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

*There are no existing easements acquired by the public at large for access through or use of the Indian Creek Subdivision.*

### **General Plan Consistency Findings**

The project site is not within any mapped land use policies. No development or changes in lands use are proposed as part of this project.

### **Composite Overall Policies**

Policy 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

*No new development is proposed as part of this project. Any new development that is already permitted by-right will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.*

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

*No new development is proposed as part of this project. Any new development that is already permitted by-right will have to meet State and County requirements for sewage disposal.*

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

*No new development is proposed as part of this project. Any new development that is already permitted by-right will have to meet State and County requirements for water quality and quantity.*

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 acceptable central sewer system serving 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. Any new development that is already permitted by-right will have to meet State and County requirements for sewage disposal.*

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.

*No new development or changes to the existing use of the land are proposed as part of this project. All parcels within the Indian Creek Subdivision have access to public roads (Pine Place Road and Indian Creek Road) that are adequate for the immediate and cumulative traffic impacts of the subdivision.*

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 project is consistent with the Siskiyou County General Plan as documented herein.*

### **California Environmental Quality Act (CEQA) Findings**

1. Pursuant to CEQA Guidelines, Section 15305, Class 5 projects consist of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. Because the average slope of the area is less than 20 percent and because there would be no change in land use or density and because there is no evidence, in light of the whole record before the County, that the proposed modification of the recorded map by deletion of the 25-foot building setback line would have a significant effect on the environment, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15305.
2. In making its recommendation, 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.

After recording return to:

Deputy County Surveyor  
Siskiyou County Public Works Dept.  
1312 Fairlane Rd., Suite 3  
Yreka, CA 96097

## **CERTIFICATE OF CORRECTION**

County of Siskiyou  
State of California

I, Wade DeDobbeleer L.S. 9458, hereby state:

That the following modification to the "Indian Creek Subdivision", as filed in the Siskiyou County Recorder's Office in Book 3 of Town Maps at pages 1 through 1-A on February 15th, 1957, is made by me in accordance with Siskiyou County Code §10-4.1101 through §10-1105, inclusive (Subdivisions), and California Government Code §66472.1 (Subdivision Map Act).

**The 25-foot building setback line (BSL) along the side lines of Pine Place Road, County Road #8C003 (depicted with a 40-foot-wide right of way), and Indian Creek Road, County Road #7C01, is hereby deleted. The modification affects Lots 1 through 12, Lots 14 thru 16, and Lot 9a, inclusive. Said lots being in Block 1.**

On April 16, 2025, the Siskiyou County Planning Commission made the following findings;

- 1.) That a public hearing was held according to California Government Code §66451.3.
- 2.) That the building setbacks shown on the Indian Creek Subdivision, along the side lines of Pine Place Road and Indian Creek Road, are no longer appropriate or necessary (California Government Code §66472.1).
- 3.) That the modifications do not impose any additional burden on the fee owners of the real property (California Government Code §66472.1).
- 4.) That the modifications do not alter any right, title, or interest in the real property reflected on the recorded map (California Government Code §66472.1).
- 5.) That the Indian Creek Subdivision as modified complies with California Government Code §66474.

\_\_\_\_\_  
Wade DeDobbeleer L.S. 9458

\_\_\_\_\_  
Date

### **County Surveyor's Statement**

This is to certify that the above Certificate of Correction has been examined for conformance with California Government Code §66470 and §66472.1 (Subdivision Map Act).

\_\_\_\_\_  
Terry E. Smith P.E. C25056  
Deputy County Surveyor

\_\_\_\_\_  
Date:

The present fee owners of the lands depicted on the original map are:

Christina Louise Sherburn, David A Gordon  
Lynda Paige, Jeffrey B. Murchison Jr.  
Thomas D. White, Mary Ann White  
Baxter Eugene Virtue, Trustee  
Deborah Kay Virtue, Trustee  
Jerry Poeschel, Lairy Dobbins Sr.  
Lairy R. Dobbins

### **Recorder's Statement**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_

as Document # \_\_\_\_\_ at the request of Wade DeDobbeleer.

By: \_\_\_\_\_ County Recorder By: \_\_\_\_\_ Deputy Recorder

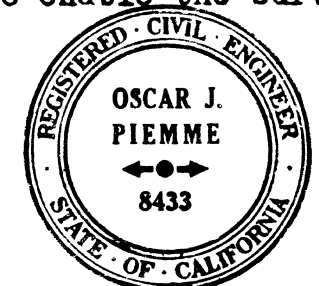
Fee \_\_\_\_\_ Paid

The undersigned do hereby certify that they are the owners of all the lands delineated and embraced within the blue lines upon the herein embodied final map; that they have caused said map to be prepared for record and consent to the preparation and recordation of said map; that said map particularly sets forth and describes all parcels of land reserved for public purposes; that all said parcels of land so reserved for public purposes are intended for the uses designated on said final map.

And the undersigned do hereby dedicate the parcels of land so designated and embraced within the blue lines upon said final map to the public.

Emma E. Hall  
Aubrey R. Hall  
Charles A. Hall  
Collen Hall

I, the undersigned, do hereby certify that I am the Registered Civil Engineer responsible for the survey from which the herein embodied final map has been prepared and that I am responsible for said final map; that said survey is true and complete as shown; that the monuments are or will be of the character and in the positions indicated on this map and are sufficient to enable the survey to be retraced.



Oscar J. Piemme  
Registered Civil Engineer in the State  
of California - Certificate No. 8433

State of California  
County of Siskiyou

On this 18<sup>th</sup> day of June, 1956, before me Guineville Thompson a notary public in and for the County of Siskiyou, State of California, residing therein, duly commissioned and sworn, personally appeared Emma E. Hall, Aubrey R. Hall, and Charles A. Hall, Collen Hall, known to me to be the persons described in and that executed the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Siskiyou, the day and year in this certificate above written.

My Commission Expires  
Oct 23, 1959

Guineville Thompson  
Notary Public in and for the County  
of Siskiyou, State of California

State of California  
County of Siskiyou

I, R. J. Doacs, County Tax Collector for the County of Siskiyou, State of California, do hereby certify that there are no liens for unpaid State or County Taxes, except taxes not yet payable, against any part or parcel of the lands delineated and embraced within the blue lines upon the herein embodied final map.

I estimate the amount of taxes and assessments which are a lien but not yet payable to be \$ None.

Dated this 15 day of May, 1956

R. J. Doacs  
Tax Collector of the County of  
Siskiyou, State of California

State of California  
County of Siskiyou

I, the undersigned, do hereby certify that the maps of this subdivision conforms to the action taken on the tentative map thereof by the Siskiyou County Planning Commission on the 11<sup>th</sup> day of May, 1955

Gene H. Johnson  
Secretary of the Planning Commission  
County of Siskiyou, State of Calif.

State of California  
County of Siskiyou

I, Albert F. Parrott, County Surveyor of the County of Siskiyou, State of California, do hereby certify that I have examined the herein embodied final map and that the subdivision shown on said map is substantially the same as said subdivision appeared on the tentative map and any approved alterations thereof; that all provisions of the Subdivision Map Act of the State of California and any Amendments thereto, and any local ordinances applicable at the time of the approval of said tentative map have been complied with; and I am satisfied that said map is technically correct.

Albert F. Parrott  
County Surveyor of Siskiyou County  
State of California

State of California  
County of Siskiyou

I, Waldo J. Smith, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Siskiyou, State of California, do hereby certify that the herein embodied final map was presented to the Board of Supervisors as provided by law at a regular meeting thereof, held on the 11<sup>th</sup> day of February, 1957, and that said Board of Supervisors did thereupon by Resolution No. \_\_\_\_\_ duly passed and adopted at said meeting approve said map and on behalf of the public accept all parcels offered for dedication for public use in conformity with the terms of the offer of dedication.

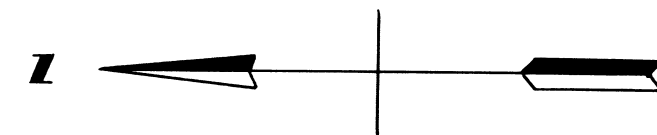
I further certify that a bond in the sum of \$ None with sufficient surety as is required by law was duly executed and filed with said Board, the terms of which were made to inure to the benefit of the County of Siskiyou, State of California and conditional upon the payment of all State, County, Municipal, and local taxes and special assessments collected as taxes which at the time said map is recorded are a lien against said property or any part thereof, but not yet payable, and was duly approved by said Board in the said amount and surety thereon.

IN WITNESS WHEREOF, I have hereunto set my hand this 11<sup>th</sup> day of February, 1957

Waldo J. Smith  
County Clerk and Ex-officio Clerk of  
the Board of Supervisors, County of  
Siskiyou, State of California  
By \_\_\_\_\_  
Deputy County Clerk

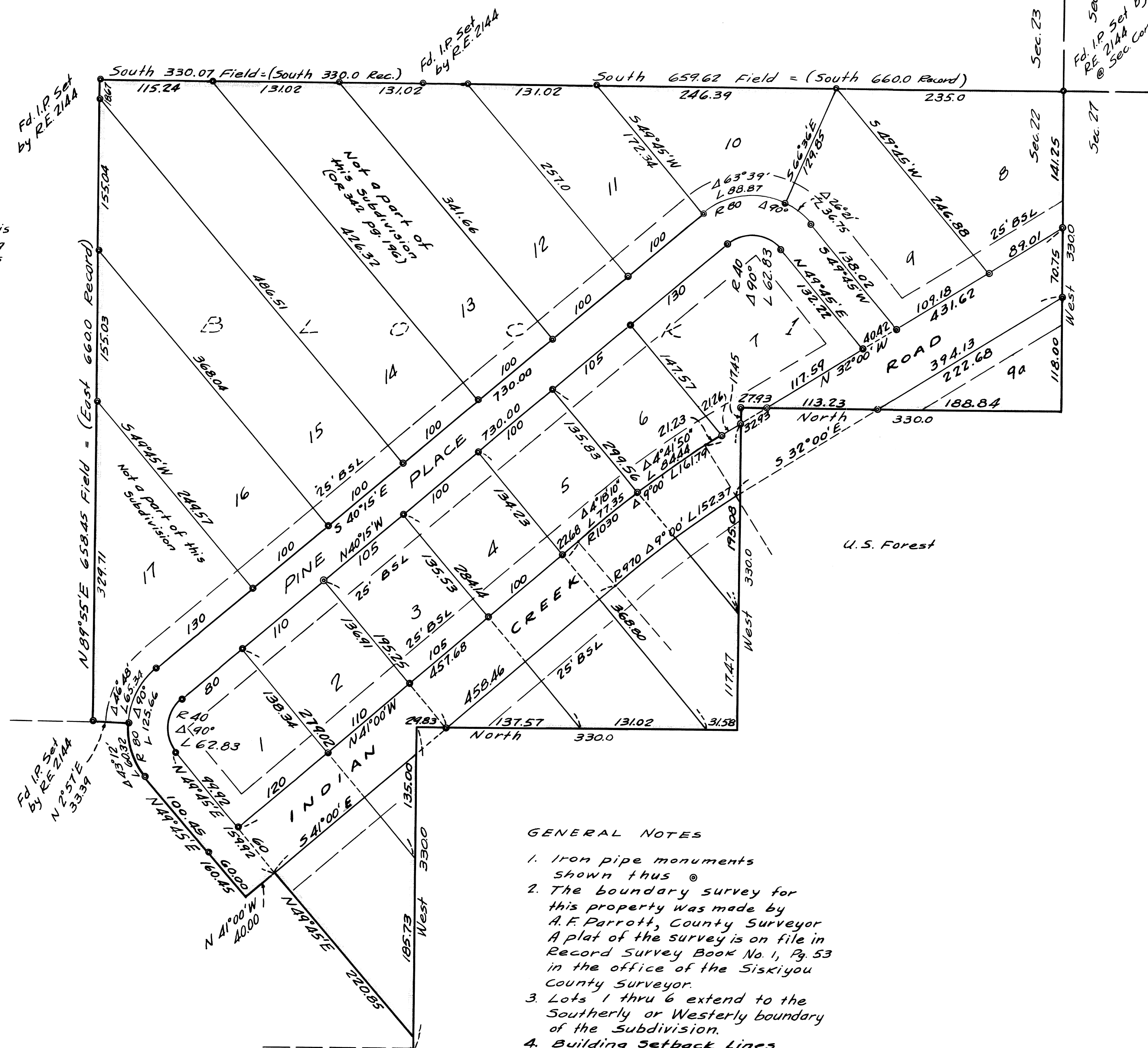
4985  
Recorded at the request of the Siskiyou County Abstract Co.  
at 55 minutes past 9 A.M. on the 15<sup>th</sup> day of February,  
1957 in the office of the County Recorder of the County of Siskiyou, State of California. TOWN MAP BOOK #3, Page 1  
and Page 1-A  
FEE 5<sup>00</sup> Paid Gene H. Johnson By James L. Lan  
County Recorder of the County of  
Siskiyou, State of California

INDIAN CREEK  
SUBDIVISION  
A PORTION OF SECTION 22  
T17N, R7E, H.M.  
SISKIYOU COUNTY, CALIF.  
Oscar J. Piemme Civil Engineer  
Certificate No. 8433  
Sheet No. 1 of 8



Basis of Bearings for this survey is the record bearing of the East Boundary of this tract.

U. S. Forest



#### GENERAL NOTES

1. Iron pipe monuments shown thus
2. The boundary survey for this property was made by A. F. Parrott, County Surveyor. A plat of the survey is on file in Record Survey Book No. 1, Pg. 53 in the office of the Siskiyou County Surveyor.
3. Lots 1 thru 6 extend to the Southerly or Westerly boundary of the Subdivision.
4. Building Setback Lines shown thus

## INDIAN CREEK SUBDIVISION

A PORTION OF SECTION 22

T17N, R7E, H.M.

SISKIYOU COUNTY, CALIF.

Date: June 1955 Scale: 1"=80'

Oscar J. Piemme Civil Engineer

Certificate No. 8433

Sheet No. 2 of 2