



# COUNTY OF SISKIYOU

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Building ♦ Environmental Health ♦ Planning**  
806 South Main Street · Yreka, California 96097  
Phone: (530) 841-2100 · Fax: (530) 841-4076  
[Community Development Department](#)

**RICHARD J. DEAN**  
DIRECTOR

## Notice of Public Hearing

**Notice is Hereby Given** that the Siskiyou County Planning Commission will hold a Public Hearing on **Wednesday, November 20, 2024, at 9:00 a.m.**, or as soon thereafter as the matter may be heard, in the Board of Supervisors Chambers, 311 Fourth Street, Second Floor, Yreka, California, on the project described below.

Remote listening of this meeting will be available via Zoom/teleconference. The information necessary to listen via Zoom/teleconference will be set forth on the meeting Agenda the Friday before the meeting. Should you wish to comment on this project, you may submit a written comment or attend in person.

### **Pine Place Road Exception Request (SP-24-04)**

The purpose of this letter is to notify you that a setback exemption is being considered for Pine Place Road. This notice is being provided to you so that you are aware of the exception request and can, therefore, determine whether to provide a comment and/or attend a public hearing regarding this request. Setbacks are the distance between a property line or street right-of-way line and a building. Structures cannot be built or placed within a setback.

#### **Setback Exceptions Generally**

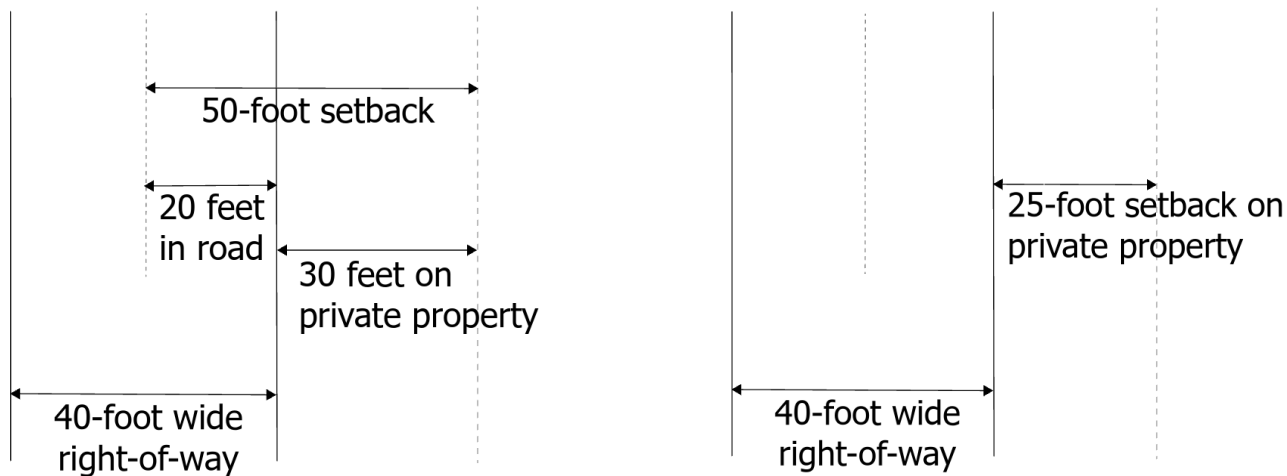
In addition to required front, rear, and side yard setbacks, which are necessary for ensuring adequate sight distance along roadways and separation from adjacent structures and land uses, Siskiyou County Code Section 10-3.03 establishes development setbacks along each side of every public road in the County. The setbacks established by Section 10-3.03 are located parallel and 50 feet distant from the centerline of each right-of-way or 20 feet parallel to and distance from the individual property lines facing the roadway, whichever is greater.

This project consists of a setback exception along the entirety of Pine Place Road north of the unincorporated community of Happy Camp. The right-of-way for Pine Place Road is only 40 feet wide. Therefore, the required 50-foot setback from the centerline results in a setback of 30 feet from the property line of all the properties along Pine Place Road. Due to the small parcel sizes of many properties along Pine Place Road, the setback 30 feet from the property line has the potential to hamper rebuilding of homes and accessory structures in this neighborhood from the Slater Fire. The exception is proposed to be specific to the 50-foot setback from the centerline of the Pine Place Road right-of-way. The 20-foot setback from the property line is not proposed to change and would still remain. Additionally, the subdivision map that created the Indian Creek Subdivision (Town Map Book 3, Pages 1 and 1-A), proscribed a 25-foot setback from the property lines adjacent to both Pine Place

Road and Indian Creek Road. Therefore, the exception of the 50-foot centerline would still result in a setback of 25-feet from the property lines of properties along Pine Place Road.

**Existing Setback**

**Resultant Setback**



It is anticipated that the proposed use permit will be determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, "Minor Alterations in Land Use Limitations". A "categorical exemption" implies that the project will not result in any significant adverse environmental effect. The Planning Commission will consider the appropriateness of said environmental recommendation based on the record of evidence before them. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Planning Commission may require and/or approve an alternative environmental pursuant to the requirements of CEQA.

Project documents, which include the project application, circulated CEQA documents and any other non-draft documents, are on file at the Planning Division of the Siskiyou County Community Development Department, 806 South Main Street, Yreka, California, 96097, and are available for public review upon contacting the staff planner. A staff report and all attachments will be available for public review three working days prior to the Planning Commission meeting either at the Planning Division office or online on the Siskiyou County Planning Commission's [meeting page](#).

All items presented to the Planning Commission during a public hearing, including but not limited to, letters, e-mail, petitions, photos, or maps, become a permanent part of the record and must be submitted to the Clerk of the Commission. It is advised that the presenter bring 12 copies of anything presented to the Commission and that the presenter create copies in advance for their own records.

All public records related to an open session item on the Agenda which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body will be available for public inspection at 806 S. Main Street, Yreka, CA 96097, at the time that the public records are distributed or made available to a majority of the members of the legislative body.

Any concerns or issues relating to the application must be raised during the public review period or at the public hearing. Public comments can be submitted via mail or hand delivery to the Planning Division (806 S. Main Street, Yreka, CA 96097) or email to [planning@co.siskiyou.ca.us](mailto:planning@co.siskiyou.ca.us). Please include your name and physical address. Comments must be received by the County by 5:00 p.m. the day before the public hearing. If you challenge either the proposed project or the project's environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Planning prior to or at the public hearing.

For more information regarding the proposed project or the public hearing, please contact Rachel Jereb at (530) 842-8205 or [rjereb@co.siskiyou.ca.us](mailto:rjereb@co.siskiyou.ca.us).

Hailey Lang, Secretary  
Siskiyou County Planning Commission