



County of Modoc Planning Department

*Interim Planning
Director
Sean Curtis*

203 W. 4th Street
Alturas, California 96101
(530) 233-6406 Office

NOTICE OF EXEMPTION CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

To: Modoc County Clerk Office of Planning and Research
108 E. Modoc St. P.O. Box 3044, Room 113
Alturas, CA. 96101 Sacramento, CA 95812-3044

From: Modoc County Planning Department
203 W. 4th St.
Alturas, CA. 96101

Project Title: Kramer Parcel Map

Project Number: PM2023-01

Project Location: The proposed project is located approximately 7.8 miles southwest of Alturas on County Road 76 (APN # 017-250-030-000). Township 42N, Range 11E, Section 26; M.D.B. &M.

Project Location City: **Project Location County:** Modoc

Lead Agency: Modoc County Planning Department

Applicant(s): Hagge Ranch, Inc.

Lead Agency Contact Person: Sean Curtis, Interim Planning Director

Phone Number: (530) 233-7651

Description of Nature, Purpose and Beneficiaries of Project:

Applicant Hagge Ranch, Inc. is requesting a parcel map to split this existing 160-acre project site into 2 parcels. Resultant Parcel One would be approximately 22 acres and use would be for future home site. Resultant Parcel Two would be approximately 138 acres no improvements are proposed for this parcel. This parcel is designated by the General Plan Land Use Map as Rural Residential and is zoned Unclassified (U). This property is in a State Responsibility Area (SRA) for fire protection with a fire hazard rating of Moderate to high. This parcel is located within the Federal Emergency Management Agency (FEMA) Flood Zone X (Unshaded) (Panel #06049C-1460E, dated June 4, 2010) which is an area of minimal flood hazard. The proposed development on resultant parcel one is a single-family residence which will include improvements of a driveway, septic, power, and well.


Name of Public Agency Approving Project: Modoc County Board of Supervisors

Name of Person or Agency Carrying Out the Project: Modoc County Planning Department

Reasons Why the Project is Exempt: This project is exempt under Categorical Exemption Section 15315 Minor Land Divisions and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Exemption Status:

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Common Sense (Section 15061(b)(3))
- Categorical Exemption: (15315)
- Statutory Exemption: (15261(a))

Signature: 

Date: 6 Nov 23

Title: Interim Planning Director

Signed by Lead Agency

Signed by Applicant