



**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. 4<sup>th</sup> St.  
Alturas, CA. 96101

**Project Title:** Gotcher Parcel Map

**Project Number:** PM2023-06

**Project Location:** 351 County Road 24, which is approximately 1.7 miles E of Cedarville, CA on Assessor Parcel 033-020-030-000. T.42N., R.16E., Section 10, M.D.B. & M.

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

**Lead Agency:** Modoc County Planning Department

**Applicant:** Collin & Diana Gotcher

**Lead Agency Contact Person:** Sean Curtis, Interim Planning Director

**Phone Number:** (530) 233-7651

**Description of Nature, Purpose and Beneficiaries of Project:**

Applicant is requesting a parcel map to divide an existing 185.6-acre parcel to separate and establish a (+/-) 12.3-acre residential site from the agricultural portion of the property. The project site is designated by the General Plan Land Use Maps as Exclusive AG (EA). The parcel is zoned Agriculture Exclusive (AE). The resulting parcels will require the application of the Minimum Lot Size Overlay Zone (M) to prohibit any future divisions of the parcel.

**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 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: 15307
- Statutory Exemption: (15261(a))

Signature: Sean Curtis

Date: 4 March 24

Title: Interim Planning Director

Signed by Lead Agency

Signed by Applicant