Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Modoc
535 S. Main St.
Alturas, CA 96101

From: (Public Agency): Modoc County Planning
203 W. 4th St.
Alturas, CA 96101
(Address)

Project Title: Use Permit (UP2026-01)

Project Applicant: Lisa Williams

Project Location - Specific:

Approximately 10 miles southwest of Alturas, located at 737 Co. Rd. 71

Project Location - City: Alturas Project Location - County: Modoc

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is requesting a Use Permit to authorize continued residential use of an existing nonconforming residence located on a commercially zoned parcel. If approved, the Use Permit would bring the residential use into compliance with the County's zoning regulations. The Use Permit would also provide a path for potential future reconstruction of the residence, subject to the zoning, building, and other County requirements in effect at the time of reconstruction.

Name of Public Agency Approving Project: Modoc County

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

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, as the Use Permit would authorize the continued residential use of a commercially zoned parcel where a legally established residence already exists as a legal nonconforming use. It can be seen with certainty that the project would have no possibility of a significant effect on the environment.

Lead Agency Contact Person: Sean Curtis Area Code/Telephone/Extension: (530) 233-7651

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [signature] Date: 4/8/26 Title: Interim Planning Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____