

F.A.Q. Sheet for Modoc County Properties Landed Ground / GVL (Unincorporated County And Modoc Estates)

Disclaimer: This information is deemed reliable and is compiled to the best of our ability but is not guaranteed by Landed Ground. Please verify that any lot you purchase will suit your particular needs before purchasing. We are a Land Company Only! We sell Land. We do not drill wells so we can not quote prices for well drilling. We are Not licensed as: attorney, engineers, surveyors, contractors, real estate brokers, financial advisors, material handlers, electricians, beauticians, or well drillers, and we can not make any kind of professional recommendations for you. **Please consult with licensed professionals for specific questions that apply to you and your particular situation if you have any additional questions !**

Government and Utility Company Contacts for Modoc County (Click the [Blue Name](#) For Website link):

Government and Utility Company Contacts for Modoc County (Click Name For Website link):

Note: Have the Lot/Unit # Or APN's Ready When Contacting Any Service providers

Power: Either PG&E OR Pacific Power

[Pacific Gas & Electric](#): 1-800-743-5000

[Pacific Power](#): 1-888-221-7070

Building/Planning Questions: Modoc [Planning And Building Services](#) (530) 233-6406

Building/Planning Questions: [Modoc Planning And Building Services](#) (530) 233-6406

Well+Septic Questions: [Modoc County Environmental Health](#) (530) 233-6310

[Modoc Estates POA\(Applies to Modoc Estates Lots\)](#) (530) 233-3799

<https://modoc-estates.org/>

Modoc County Code:

https://library.municode.com/ca/modoc_county/codes/code_of_ordinances

Frequently Asked Questions About Landed Ground [HERE](#)

Frequently Asked Questions About Modoc Estates And Unincorporated County Lots Zoning:

Q.) Is the land Restricted?

A.) To our knowledge all private land in the state of California has some type of use restrictions. We are unaware of any county in California without zoning, for instance. If you know of a county in California without zoning, please share it with us.

Q.) Why does the ad say a well and septic are required for construction?

A.) A Well and septic must be approved on these properties by the Modoc County health department before construction of a residential dwelling. Water hauling is not allowed for new

residential construction in California (See link below) California Code Link on Residential Building permits for lots outside of areas with public water access provided for reference only: <https://law.justia.com/codes/california/code-wat/division-1/chapter-1/section-106-4/>

Q.) What are the rules on RV Camping ?

A.) From the Modoc County Zoning Code:

18.100.060 - Recreational vehicles.

Code of Ordinances Title 18 - ZONING Chapter 18.100 - SPECIAL USES

zone: Recreational vehicles shall be strictly limited to occasional occupancy, not to exceed thirty days in any one year. No recreational vehicle may be stored in a required front yard.

Q.) What about living temporarily in an RV while building?

A.) 18.100.040 - Temporary use of mobilehome, manufactured home, or recreational vehicle during construction of dwelling.

Code of Ordinances Title 18 - ZONING Chapter 18.100 - SPECIAL USES

Notwithstanding any other provision of law, a mobilehome, manufactured home, or recreational vehicle may be temporarily placed on a lot for human habitation for a period not to exceed one year, in conjunction with the construction of a permanent dwelling on the same lot when the criteria in this section is met.

A.Prior to the installation of the mobilehome, manufactured home or use of the recreational vehicle, an administrative permit shall be obtained as provided in chapter 18.124, and all required permits shall be obtained from the building department. No permit shall not be issued until the applicant presents evidence that a building permit for a permanent dwelling on the same lot or parcel has been or will be issued by the building department, all health department requirements for potable water and sewage disposal have been met, and all other requirements are met.B.The term of the administrative permit shall be one year. The permit shall be renewable annually for not more than one additional one-year term. Application for renewal shall be presented to the planning director prior to expiration of the administrative permit. The planning director shall verify that all requirements are met and that the building permit for the permanent dwelling has also been renewed.C.When the permit expires or the use terminates prior to expiration, the mobilehome, manufactured home, or recreational vehicle shall cease to be used for human habitation and the mobilehome shall be removed from the property within 30 days after the date of expiration or termination.

Q.) Can I park a 5th Wheel or RV On the property and live in it permanently?

A.)From the Modoc County Zoning Code:

18.100.060 - Recreational vehicles.

Code of Ordinances Title 18 - ZONING Chapter 18.100 - SPECIAL USES

zone: Recreational vehicles shall be strictly limited to occasional occupancy, **not to exceed thirty days in any one year**. No recreational vehicle may be stored in a required front yard.

Q.) Is There an HOA?

The Property Owner's Association (not an HOA, its a POA) is called Modoc Recreational Estates. Please confirm your intended use of the land with the association before purchasing.

<https://modoc-estates.org/>

Here are the POA Documents if you were wanting to read CC&R's, covenants, etc.

<https://modoc-estates.org/documents/>

Q.) What Can I Build on the property?

A.) 18.36.030 - Uses permitted in the R-H Zoning District (Most Cal Pines Lots Are R-H)

One single-family dwelling and accessory uses, or one two-family dwelling when the minimum lot size is met;

Recreational facilities incidental to a planned development, such as a swimming pool, tennis courts, or clubhouse;

Public utilities necessary in the locations proposed to support residential uses, when compatible in a residential setting. Such uses are generally located and conducted within a building or completely screened from view, do not emit noise, electronic interference, or other influences detectable at the property boundary, and do not occupy more than 0.5 acres;

Public uses and quasi-public uses which are conducted within a building, primarily serve the immediate area, and are compatible in the residential setting in which they are located; neighborhood park;

Day care center for adults and children (small);

Multiple-family housing with a maximum density of 13 units per acre when both public water and sewer service is provided in accordance with the general plan (Section 18.110.090) and which may include housing and affordable housing developments (Section 18.110.080);

Similar uses (Section 18.100.010); and

Other uses as referenced in Section 18.100.010, Uses Permitted in Certain Zones.

Definition of a dwelling unit is in the code: 18.06.360 - Dwelling unit.

"Dwelling unit" means a room or group of internally connected rooms that have sleeping, cooking, eating and sanitation facilities, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. "Dwelling unit" also includes a manufactured dwelling whether or not installed on a foundation. "Dwelling unit" does not include a tent, recreational vehicle, travel trailer or other vehicle defined in the California Vehicle Code. (Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

Q.) Can I start living on the land and building while paying it off with your financing ?

A.) **We can not allow anyone to live on our properties or start**

construction on our properties if we are financing them; properties must be paid in full before any construction or material deliveries. Please read the article on the website about financing for more details, linked [HERE](#).

Q.) I am a hunter, what Deer Zone is this property in?

A.) This property is in the X3A Deer Zone as of 2025. You can see the full state map [HERE](#).

Q.) Am I allowed to Drill a Well ? Do I have to drill a well?

A.) You are allowed to have a licensed well driller do with the proper permits **once you get approval from the Modoc County health department for a well and septic**, but you Only have to if you are building on the property/intending to build a house and live full time on the land. We do not allow any well drilling on the property if it is being financed. To Our Knowledge, No County in California may issue a residential building permit without some kind of water system Hookup (think city water) or a Well. Water hauling on new residential construction is not allowed in California to our knowledge. If you do choose to build, we always recommend getting three bids from well drillers. Well Drillers will also be able to tell you the depths of wells they dug nearby. We recommend you find your Own Well Drillers so that you can feel that you can rely on Their information. **We are aware of silly unrealistic claims about well depths from other sellers in the area.**

Q.) How much are the property taxes?

A.) Property Taxes in California can be complicated, but we would usually budget \$ 250 - \$ 350 a year for these lots. (This is a range and not a guarantee!) Generally property taxes are reassessed when a property is transferred in California. Generally when you use owner financing with Landed Ground the prorated assessment for property taxes will be based on our assessed value for the property. This may change in the future, or if you pay all cash, the assessor will reassess the property to the value at the time of the transfer.

Hospital Assessment: Modoc Medical Center in Alturas is the only E.R. within nearly 100 miles on roads that are subject to potential winter closures. It is extremely important to the Modoc Community that the hospital stays open. To support the hospital the First property you own in Modoc is subject to a 195.00 special assessment on the tax bill to pay for the hospital.

Q.) Can you recommend any Builders or Contractors in the area?

A.) We always recommend getting three bids for any job. While we know many Terrific home builders / contractors in some areas and have excellent relations with many of them, we generally recommend that when buying Real Estate that You do not rely on related parties/friends/associates of the Seller for Your Due Diligence. After we establish a relationship with one another we are happy to introduce you to our network. We love to see houses built on lots we've sold !

Q.) I have other questions that are not answered here, Can you help me?

A.) We generally refrain from answering specific land use and construction questions as they are usually very specific in nature and we do not want to give you outdated/incorrect information. We are not licensed contractors or well drillers, etc. (See the top).. There are constant changes and updates to the building code, contractor/materials costs and availability, etc. We simply can't keep up with everything there is to know. Please contact licensed professionals and the county/poa and local authorities if you have additional questions.

Click Here To [See All of Our Available Lots in Modoc Estates](#)