



County of Lassen
Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

June 2, 2023

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Environmental Health
Messages: 530 251-8528
email: EHE@co.lassen.ca.us

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Applicant/Owner: Janis Hill-Bianco/Stephanie Bianco

File No.: Initial Study #2022-002

Project: Planned Development, and Tentative Parcel Map (creating 4 parcels) for an undeveloped 29.72 -acre parcel near Clear Creek Ca. Proposed onsite developments include; two building sites for future residences (proposed parcels 3 and 4), an equestrian arena and barn (proposed parcel 3), one commercial property for proposed Bakery/Coffee Shop employing 3-4 people (proposed parcel 1), and a 10 space, full service (water, sewer, and power hookups) Recreational Vehicle (RV) park. All proposed development is within building sites indicated on sheet 3 of the proposed map. The remaining portions of the proposed parcels outside of the identified building sites will be preserved as open space.

Zoning: P.U.D. (Planned Unit Development District)

Location: The project sites are located directly south of Hwy 147 in Lassen County, ¼ mile west of Clear Creek, CA and 25 miles west of Susanville, Ca (via Highways 36 and 147).

A.P.N.: 123-020-036

Staff Contact: Matt May, Manager Planning, Code Enforcement, Natural Resources

Pursuant to the California Environmental Quality Act, Lassen County is the Lead Agency for the project identified above and is preparing a Mitigated Negative Declaration stating that there is no substantial evidence in the record, as currently filed, which indicated that the proposed project (considering proposed mitigation measures) may have a significant effect on the environment.

The public review period for this project has been established from June 2, 2023 to July 2, 2023. Any comments you may have regarding this proposed Mitigated Negative Declaration must be submitted to the Lassen County Department of Planning and Building Services prior to the end of the review period. The proposed Mitigated Negative Declaration and Initial Study for this project are available for inspection at the Department of Planning and Building Services at the address given in the header above, as well as online at:

<https://www.lassencounty.org/dept/planning-and-building-services/environmental-documents-noticing-and-attachments>.

If you have any questions concerning the project, please contact Matt May, Planning Division Manager, at (530) 251-8269 or landuse@co.lassen.ca.us.

Sincerely,



Maurice L. Anderson,
Environmental Review Officer
MLA:mcrm

Distribution: Janis Hill- Bianco (applicant); Stephanie Bianco (owner); NST (agent); County Administrative Officer; County Fire Warden/CAL FIRE; Co. Environmental Health Department; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; Sheriff; Central Valley Water Quality Control Board; Department of Housing and Community Development; Department of Fish and Wildlife (Redding); Caltrans District 2; Department of Water Resources; State Clearinghouse; Lassen National Forest; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; Native American Heritage Commission; Co. Air Pollution Control Officer; Supervisor Gallagher; Clear Creek Community Services District; PG&E; Plumas County Planning Department.

S:\PLA\Planning\2022\PD #2022-001, Bianco\NOI_Mitigated Negative Declaration

PROJECT: PD 2022-001

LASSEN COUNTY

Co. Ag Commissioner
Co. Assessor's Office
Co. Building Official
County Administrative Officer
Co. Coop. Extension/Farm Advisor
County Counsel
County Fire Warden/CAL FIRE
*(Steven.clement@fire.ca.gov)
Co. Environmental Health Div.
Lassen County Reg. Solid Waste Mgmt.
Authority (Mail)
Lassen County Farm Bureau
Lassen Co. Fish & Game Commission:
(put in box downstairs)
Co. Office of Emergency Services (OES)
Co. In care of CALFIRE
Co. Public Works;
Co. Public Works/Road Div.;
Co. Public Works/Transportation
Sheriff
LAFCO (Ag. Preserve BOS 2 weeks
before mtg.)

STATE

CA Building Standards Commission
CA Energy Commission
CA EPA:
-Air Resources Board
-Dept. of Toxic Substances Control
-State Water Resources Control Bd
*Central Valley RWQCB
*Lahontan RWQCB email only
(lahontan@waterboards.ca.gov)
CA Natural Resources Agency:
-Dept. of Conservation
*Div. of Mine Reclamation
*Div. of Oil, Gas & Geotherm. Res.
*CA Geological Survey
-Dept. of Parks and Recreation
-Dept. of Water Resources (DWR)
-Dept. of Fish & Wildlife:
(Redding/Wendel)
Redding-email only
Debra.Hawk@Wildlife.ca.gov
-CAL FIRE mail & email to:
*(Steven.clement@fire.ca.gov)
CA Public Utilities Commission
Caltrans, District 2
Caltrans, Div. Of Aeronautics
Dept. of Housing & Comm. Dev.
State Clearinghouse (submit to ** digital*)
<https://ceqasubmit.opr.ca.gov/>
CA Gov. Office of Emergency Services
(Cal OES)
CA State Board of Forestry & Fire
Protection
CA Dept of Public Health
-Food & Drug Branch
FEDERAL
Bureau of Land Mgmt.-Alturas
Bureau of Land Mgmt.-Carson City
Bureau of Land Mgmt.-Susanville

FEMA Region IX, U.S. Dept. of
Homeland Security

Lassen National Forest

Modoc National Forest
NRCS (USDA)
Plumas National Forest
U.S. Army Corp of Engineers
U.S. Fish & Wildlife
U.S. Postal Service

P.O./HOMEOWNER'S ASSN.

Clear Creek P.O.'s Association
Hidden Hills HOA
Susan Hills HOA
Oakwoods Estates HOA

NATIVE AMERICAN GROUPS

Pit River Tribe of California
Greenville Rancheria of Maidu
Indians

Susanville Indian Rancheria

Honey Lake Maidu
Washoe Tribe of Nevada and California
Native American Heritage Commission
AB 52 File Letter

FIRE PROTECTION DISTRICTS

Adin Fire Protection District
Big Valley Fire Protection District
Doyle Fire Protection District
Eagleville Fire Protection District
Hallelujah Junction (c/o Sierra Valley Fire
District)

Herlong Volunteer Fire Dept.
Janesville Fire Protection District
Lake Forest Fire Protection District
Madeline Fire Protection District
McArthur Fire Protection District
Milford Fire District
Sierra Army Depot Fire Dept.
Spalding Fire Department
Standish-Litchfield Fire Protection
District

State Fire Marshal
Susan River Fire Protection District
Susanville City Fire Department
Westwood Fire Department

SUSANVILLE CITY

Community Development
Engineer
Parks & Recreation
Road/Public Works
Susanville Water Dept.

Co. Air Pollution Control Officer

SUPERVISORS

Clerk
Supervisor Gallagher (1)
Supervisor Bridges (2)
Supervisor Neely (3)
Supervisor Albaugh (4)
Supervisor Ingram (5)

PRESS

County Times
KSUE/Radio
Mountain Echo
Westwood Pine Press

SCHOOL DISTRICTS

Big Valley Unified School District
Fall River Unified School District
Fletcher Walker Elementary School
Fort Sage Unified School District
Janesville Elementary School
Johnstonville Union School
Lassen Community College District
Lassen Union High School District
Long Valley School District
Modoc Joint Unified School District
Ravendale School
Richmond Elementary School
Shaffer Elementary School
Surprise Valley Unified School
Susanville Elem. School District
Westwood School District

COM. SERVICES DISTRICTS

Clear Creek

Lassen County Waterworks
Leavitt Lake
Little Valley
Spalding Community Services District
Stones-Bengard
Westwood

UTILITIES

Frontier Communications
Herlong PUD
Lassen Municipal Utility District

PG & E

Plumas-Sierra REC
Surprise Valley Electrification
Corporation

Susanville Sanitary District

ORGANIZATIONS

Eagle Lake Interagency Board
Honey Lake Valley RCD
Lassen County Cattlemen's Assoc.
Lassen Historical Society
Lassen Land & Trails Trust
Pit River Rod & Gun Club
Organized Sportsmen of Lassen Co.
Fire Safe Council
Lassen Association of Realtors

RAILROADS

Burlington Northern/Santa Fe
Quincy Railroad
Union Pacific Railroad

OTHER: * **

For Geothermal Projects over 5 MW, send
notices to Adams Broadwell (Attorneys)
at ssannadan@adamsbroadwell.com see
File 830.10 for specifics. PRC 21092.2

** Plumas County Planning Dept*

*** Janis Hill-Bianco;
Stephanie Bianco;
NST Engineering*