



County of Lassen
Department of Planning and Building Services

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

June 2, 2023

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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.

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