



County of Lassen
Department of Planning and Building Services

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

March 30, 2026

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Zoning and Building
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INFORMAL CONSULTATION NOTICE

- Owner:** Pritam, LLC
- Applicant:** Robert Sesar-A2R Architects
- File No.:** Initial Study #2026-002
- Project:** Proposal to construct a fuel station, Quick Service Restaurant (QSR) with drive-through, and convenience store. The 7.6-acre site will include buildings, paving, and septic system. The QSR is proposed to be 4,000 square feet and the convenience store is proposed to be 6,500 square feet. The fuel station will service both gas and diesel, with a proposed 8 islands servicing up to 16 vehicles for gas, and 7 islands servicing up to 8 trucks for diesel. The proposal includes an electrical vehicle charging station, as well as water, air, and propane fueling station. In addition to parking at service areas, additional parking is proposed for both vehicles and trucks, providing spaces for a total of 73 vehicles and 30 trucks. The subject parcel is zoned C-2-D (General Commercial Design Combining District). It has a "Commercial" land use designation per the *Janesville General Plan Amendments, 1993*.
- Location:** The subject parcel is located at 711-711 Sears Rd. Janesville, CA 96114-9522.
- A.P.N.:** 129-690-040
- Staff Contact:** Mindie Hilton, Associate Planner

The project described above is being referred to your agency for informal consultation, per Section 15063(g) of the 2026 California Environmental Quality Act Guidelines, to obtain comments concerning potentially significant impacts which could result from project approval and development. The information provided by your agency will assist Lassen County in determining whether a Negative Declaration or Environmental Impact Report should be prepared as the appropriate environmental document for the project.

The Use Permit Application, Initial Study Application, and additional materials are available through this Department upon request.

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Comments submitted by your agency should focus on the potentially significant project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the significance of potential impacts, you are encouraged to suggest any known mitigation measures which would reduce such impacts to a less than significant level. You are also encouraged to make recommendations regarding any additional studies or other information that may be needed to accurately determine the significance of project impacts and/or appropriate mitigation measures.

In order to ensure that your comments are considered prior to determining whether a Negative Declaration or Environmental Impact Report is required for this project, your comments will need to be received by this office no later than Friday, April 30, 2026.

If you have any questions concerning the project, please contact Mindie Hilton, Senior Planner at (530) 251-8269 or Mhilton@co.lassen.ca.us.

Sincerely,



Gaylon F. Norwood,
Environmental Review Officer

GFN:mmh

Distribution: Co. Ag Commissioner; Co. Assessor's Office; Co. Building Official; County Administrative Officer; County Counsel; County Fire Warden/CAL FIRE; Co. Environmental Health Div.; Lassen County Reg. Solid Waste Mgmt. Authority; Co. Office of Emergency Services (OES) Co. In care of CALFIRE; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation Sheriff; CA EPA: Air Resources Board; CA EPA: Dept. of Toxic Substances Control; Lahontan RWQCB; Dept. of Water Resources(DWR); Dept. of Fish & Wildlife Redding/Wendel; Cal Fire; CA Public Utilities Commission; Caltrans, District 2; State Clearinghouse; CA Gov. Office of Emergency Services (Cal OES); Susanville Indian Rancheria; Native American Heritage Commission; Janesville Fire Protection District; Supervisor Neely (3); Janesville Elementary School; CHP; Pritam, LLC; Robert Sesar- A2R Architects; Butler Engineering Group.

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