



County of Lassen

Department of Planning and Building Services

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

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May 6, 2026

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

**NOTICE OF PREPARATION  
OF ENVIRONMENTAL IMPACT REPORT**

TO: Responsible and Trustee Agencies

FROM: Gaylon F. Norwood, Director  
Lassen County Department of Planning and Building Services  
707 Nevada Street, Suite 5  
Susanville, CA 96130

SUBJECT: UP #2026-003, EIR #2026-001, Pritam, LLC

The County of Lassen will be the Lead Agency in processing applications for a Use Permit (UP) and preparing an Environmental Impact Report (EIR) for a proposed fuel station and Quick Service Restaurant (QSR). A Draft EIR is being prepared by the County's consultant and will be reviewed by Lassen County. This Notice of Preparation (NOP) has been prepared to solicit comments from interested agencies as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. When (and if) approved, your agency may need to use this EIR when considering permits or other approvals for the project.

Due to the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please send written responses to Mindie Hilton, Senior Planner, Lassen County Department of Planning and Building Services, at the above address or via email to [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us). Please provide a contact person for your agency in the written response.

This NOP, attachments (e.g., Use Permit application and supporting documents), and the project file are available for review at the Lassen County Department of Planning and Building Services, located at 707 Nevada Street, Suite 5, Susanville, CA 96130.

The department is open from 7:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m., Monday through Friday, excepting holidays. The NOP and attachments can also be found on the Department of Planning and Building Services website by following the link below:  
<https://www.lassencounty.org/dept/planning-and-building-services/environmental-documents-noticing-and-attachments>

## **1.0 Project Location**

The project site is located at 711-711 Sears Rd. Janesville, CA 92114-9522, bordered on North side by Hwy 395, and bordered on Southeast side by Sears Rd. The Janesville Fire Station is directly South of the project parcel. A.P.N. 129-690-040.

## **2.0 Project Description**

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*.

## **3.0 Project Site Characteristics**

The 7.6-acre parcel is currently undeveloped and unused. There are no structures or improvements on the parcel. The parcel is mostly flat, with native, grassy vegetation throughout. There are a few juniper trees located mostly at the borders of the parcel.

According to the Department of Conservation California Geological Survey’s (CGS) *Earthquake Zones of Required Investigation App*<sup>1</sup> the parcel (APN:129-690-040) is not within an earthquake fault zone, it is in a CGS SHZ Unevaluated Area. The parcel has not been evaluated by CGS for liquefaction hazards or for seismic landslide hazards.

According to the Natural Resources Conservation Service’s Web Soil Survey, the site is “99.9% Mottville loamy coarse sand, 0-2 percent slopes and 0.1% Calpine sandy loam, 0-2 percent slopes<sup>2</sup>.” Mottville soil has the following typical composition:

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<sup>1</sup> Department of Conservation California Geological Survey.  
[https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data\\_s=id%3AdataSource\\_4-191fbed9d48-layer-16%3A1246](https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191fbed9d48-layer-16%3A1246). Site accessed April 9, 2026.

<sup>2</sup> Natural Resources Conservation Service. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx..> Site accessed April 9, 2026.

- *Mottsville and similar soils: 85 percent*
- *Minor components: 15 percent*

California Department of Fish and Wildlife (CDFW), Species of Special Concern that are known to occur, or have the potential to occur, within the project area include the southern long-toed salamander, tricolored blackbird, California Spotted Owl, and pallid bat. The Greater sandhill crane, a CDFW fully protected species has potential to occur within the project site. On the CDFW watch list with potential to occur within the project site is the white-faced ibis.

Federally protected endangered species that have potential to occur in the project area include the Sierra Nevada yellow-legged frog and gray wolf. Federally proposed endangered and proposed threatened species with the potential to occur within the project area includes the California Spotted Owl.

State species with threatened status with potential to occur in the project area include Sierra Nevada yellow-legged frog, greater sandhill crane, bank swallow, tricolored blackbird and the Sierra Nevada red fox - southern Cascades DPS. State endangered species with potential to occur in the project site include the gray wolf and a candidate for endangered status, the western bumble bee.

There is an unnamed swale on the North side of the property flowing East and through an existing storm drain that goes under Hwy 395. The Federal Emergency Management Agency identifies the subject parcels as in a Zone "X" floodplain zone, defined as an "area of minimal flood hazard."

Summers are warm and arid. The average summer temperature is between 77 degrees Fahrenheit (°F) and 88°F with lows ranging around 52 -58°F. Average winter temperatures range from 37 to 39°F with overnight lows in the 20s°F. Janesville averages about 43 inches of snow per a year. Janesville can experience stronger and more variable winds than lowland coastal or valley areas. Janesville's location in the Sierra Nevada foothills and high-elevation basin means it is exposed to mountain-scale wind systems, including downslope winds (like the Sierra wind or foehn) and valley-scale gusts. These can cause rapid speed changes and gusts well above 20 mph on windy days.

The proposed project site is located in the Northeast Plateau Air Basin, which comprises Siskiyou, Modoc, and Lassen counties. The Northeast Plateau Air basin has a climate regime that is distinct from the rest of California. The basin has sharply defined seasons that follow a continental, rather than marine, pattern. Winters are cold and snowy; summers are warm and dry. The region receives no transported air pollution from major urban areas. As in many rural areas in California, particulates from dust and wood smoke are sometimes a problem.

#### **4.0 Potential Environmental Impacts**

The County intends to thoroughly review the project and all potential issues that could result in significant impacts. That said, potentially significant impacts in at least the following categories have been identified:

- Transportation/Traffic
- Wildfire
- Noise
- Utilities & Service Systems
- Public Services
- Aesthetics
- Biological Resources

Impacts in the above categories may remain significant and unavoidable even with mitigation.

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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