
City of Susanville
66 N. Lassen Street • Susanville CA
Mendy Schuster, Mayor
Russ Brown, Mayor pro tem
Curtis Bortle • Patrick Parrish • Dawn Miller

Susanville City Council
Regular Council Meeting • City Council Chambers
Wednesday, May 20, 2026 – 4:30 PM

Call to Order
Roll Call

1. **Approval of Agenda:** (Additions and/or Deletions)
2. **Public Comment Regarding Closed Session Items. No closed session.:**
4. **Return to Open Session:** (recess if necessary)
 - Reconvene in open session at 5:00 PM
 - Pledge of Allegiance
 - Invocation
 - Report any changes to agenda
 - Report any action out of Closed Session
 - Awards or Presentations by the City Council
5. **Business from the Floor:** Any person may address the City Council at this time upon any subject on the agenda or not on the agenda within the jurisdiction of the City Council. However, comments on items on the agenda may be reserved until the item is discussed and any matter not on the agenda that requires action will be referred to staff for a report and action at a subsequent meeting. **Presentations are subject to a three-minute limit.**
6. **Consent Calendar:** All matters listed under the Consent Calendar are considered to be routine by the City Council. There will be no separate discussion on these items. Any member of the public or the City Council may request removal of an item from the Consent Calendar to be considered separately.
 - 6.A. Minutes of the City Council May 1, 2026 special meeting and the May 6, 2026 regular meeting
 - 6.B. Vendor and Payroll Warrants
7. **Public Hearings:**
 - 7.A. Consider **Ordinance No. 26-1051**, amending the City of Susanville zone map to zone the parcel Identified by APN 107-280-017 as General Commercial and Shopping Center (C-2) upon annexation to City of Susanville.
8. **Council Discussion/Announcements:**
9. **New Business:**

- 9.A. Consider **Resolution No. 26-6540**, approving and accepting a \$1,000 donation from Walmart Spark Good Foundation for Police Department.
- 9.B. Consider **Resolution No. 26-6541**, authorizing the road closure of North Street between Grand Avenue and North Weatherlow Street on June 27, 2026, from 6:00 a.m. to 9:00 a.m. in support of the Lassen County Chamber of Commerce Annual Show N' Shine Car Show at Memorial Park
- 9.C. Consider **Resolution No. 26-6542**, approving the Susanville Experimental Aircraft Association using the Susanville Municipal Airport for its annual Airfair scheduled for June 6, 2026 and authorizing the City of Susanville to pay for half of the liability insurance for the event.
- 9.D. Consider **Resolution No. 26-6543**, delegating authority to the position of City Manager (including Interim or Acting) to make determinations regarding Industrial Disability Retirement.
- 9.E. Consider **Resolution No. 26-6544**, approving Amendment No. 2 to the Professional Services Agreement with R.E.Y. Engineers, Inc, for construction management, material testing and inspection of the Southeast Gateway Project.
- 9.F. FY 2026-2027 DRAFT BUDGET DISCUSSION

10. Planning Commission - No business:

11. Susanville Community Redevelopment Agency - No business:

12. Susanville Municipal Energy Corporation - No business:

13. Continuing Business:

- 13.A. Discussion regarding Memorial Ball Park Grandstand Fire Emergency Operations

14. City Manager's Reports:

- 14.A. Department Reports - City Clerk's Department

15. Future Council Items:

- 15.A. Future Council Items

16. Adjournment:

- **The next regular meeting of the Susanville City Council will be held on June 3, 2026 at 4:30 PM.**

Reports and documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours and at the meeting. These reports and documents are also available at the City's website www.cityofsusanville.gov, unless there were systems problems posting to the website.

Accessibility: An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-

accessible.

I, Heidi Whitlock, certify that I caused to be posted notice of the regular meeting scheduled for May 20, 2026 in the areas designated on May 15, 2026.

City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: May 20, 2026

Subject: Minutes of the City Council May 1, 2026 special meeting and the May 6, 2026 regular meeting

Presented By: Heidi Whitlock, City Clerk

Summary: Attached for the Council's review are the minutes from the May 1, 2026 and May 6, 2026 meetings.

Fiscal Impact: None.

Action Requested: Motion to approve, receive and file the minutes of the City Council's May 1, 2026 special meeting and the May 6, 2026 regular meeting.

Attachments:

1. 2026.05.01.cc.spec.min
2. 2026.05.06.cc.min

Susanville City Council
Special Council Meeting Minutes
Friday, May 1, 2026 – 2:00 PM

Mayor Schuster called the meeting at 2:00PM.
Roll Call: Schuster, Brown, Bortle & Miller
Absent: Parrish

1. Approval of Agenda: (Additions and/or Deletions)

MOVER:	Mayor Pro Tem Russ Brown
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Curtis Bortle, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

2. Public Comment Regarding Closed Session Items (if any): No public comment.

- A. Conference with Legal Counsel — Anticipated Litigation — pursuant to Government Code §54956.9(e)(1)
1. One case

The City Council convened in Closed Session at 2:02PM.

4. Return to Open Session: (recess if necessary)

- Reconvene in open session at 2:49PM
- Report any changes to agenda
- Report any action out of Closed Session

Dan Newton, City Manager, stated that the agenda was approved as presented prior to going into closed session. He added that Council then met in closed session where no reportable action was taken.

5. Consent Calendar - No business

6. New Business - No business

7. Continuing Business - No business

8. Future Council Items - No business:

9. Adjournment:

Motion to adjourn at 2:49PM

MOVER:	Mayor Pro Tem Russ Brown
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Curtis Bortle, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

- **The next regular meeting of the Susanville City Council will be held on May 6, 2026, at 4:30 PM.**

Heidi Whitlock, City Clerk

Mendy Schuster, Mayor

Approved on: _____

Susanville City Council
Regular Council Meeting Minutes
Wednesday, May 6, 2026 – 4:30 PM

Mayor Schuster called the meeting to order at 4:30PM.

Council Members in attendance: Schuster, Brown, Parrish, & Miller

Absent: Bortle

1. Approval of Agenda:

MOVER:	Council Member Dawn Miller
SECONDER:	Council Member Patrick Parrish
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

2. Public Comment Regarding Closed Session Items (if any): Any person may address the City Council at this time upon any subject for discussion during Closed Session.

The City Council convened in closed session at 4:34PM to discuss the items below.

A. Public Employment - pursuant to Government Code §54957

1. Public Safety Chief Recruitment
2. City Manager Recruitment
3. Public Works Director Recruitment

4. Return to Open Session: (recess if necessary)

- Reconvene in open session at 5:08 PM
- Pledge of Allegiance
- Invocation
- Report any changes to agenda

Dan Newton, City Manager, stated that prior to meeting in closed session, the Council approved the agenda as presented with the reminder that a Planning Commission item is to be heard at 5:30PM.

- Report any action out of Closed Session

Mr. Newton stated that Council met in closed session to discuss the above-mentioned items. Council will reconvene in closed session upon the conclusion of open session.

- Awards or Presentations by the City Council

5. Business from the Floor:

Jennie Hoffman, CASA representative, provided an update on the CASA program.

Dave Johnson, Ed Staub Petroleum, voiced his concern with the Love's Truck Stop.

Donna Morelini, public, thanked the City Council for the River Trail cleanup. She added that there was not much to pick up as the trail was clean and felt safe.

6. Consent Calendar:

MOVER:	Council Member Dawn Miller
SECONDER:	Council Member Patrick Parrish
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

- 6.A. Minutes of the City Council April 15, 2026, regular meeting
- 6.B. Vendor and Payroll Warrants
- 6.C. Consider **Resolution No. 26-6538**, authorizing a 3.0% increase to the Public Works Bargaining Unit Salary Matrix effective July 1, 2026, through and including June 30, 2027

7. Public Hearings:

- 7.A. Consider **Ordinance No. 26-1051**, amending the City of Susanville zone map to zone the parcel Identified by APN 107-280-017 as General Commercial and Shopping Center (C-2) upon annexation to City of Susanville.

Mayor Schuster opened the public hearing at 5:36PM.

Mr. Newton provided an explanation of the item and requested consideration of Ordinance No. 26-1051.

Heather Gurewitz also provided information on the item.

Mayor Schuster closed the public hearing at 5:38PM.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller

NAYS:	None
RESULT:	Passed

- 7.B. Public Hearing pursuant to Government Code Section 3502.3 to receive a report on the City of Susanville job vacancies and associated recruitment and retention efforts.

Mayor Schuster opened the public hearing at 5:19PM.

Heidi Whitlock, City Clerk, provided an explanation of the item and requested the receipt and filing of the Job Vacancy Report.

Mayor Schuster closed the public hearing at 5:22PM.

MOVER:	Mayor Pro Tem Russ Brown
SECONDER:	Council Member Patrick Parrish
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

- 7.C. Consider **Resolution No. 26-6536**, approving a lien to be recorded for unpaid vehicle abatement costs incurred by the City at 2403 Riverside Drive (APN: 105-301-005-000)

Mayor Schuster opened the public hearing at 5:23PM.

Mike Prettyman, Code Enforcement Officer, provided an explanation of the item and requested Council approval of Resolution No. 26-6536.

Mayor Schuster closed the public hearing at 5:26PM.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

The City Council recessed at 5:26PM in order to meet as the **Planning Commission**.

Mayor Schuster had to excuse herself from the meeting at 5:26PM to attend another function on behalf of the City.

10. Planning Commission:

10.A. **Public Hearing** - Loves Travel Stop

Consider **PC Resolution No. 26-1203**, recommending the City Council amend the zoning ordinance map to pre-zone APN# 107-280-017 as General Commercial Shopping Center.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

The **Planning Commission** adjourned at 5:35PM.

The **City Council** reconvened at 5:35PM.

- 7.D. Consider **Resolution No. 26-6537**, approving a lien to be recorded for unpaid vehicle abatement costs incurred by the City at 1101 Arnold Street (APN: 103-232-007-000).

Mayor pro tem Brown opened the public hearing at 5:39PM.

Mike Prettyman, Code Enforcement Officer, provided an explanation of the item and requested Council approval of Resolution No. 26-6537.

Mayor pro tem Brown closed the public hearing at 5:41PM.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

8. **Council Discussion/Announcements:** None.

9. **New Business:**

- 9.A. Consider approval of Council Members' request to use civic contribution funds from their remaining discretionary allocation of \$1,000.

Ms. Whitlock provided an explanation of the item and requested Council direction.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

11. Susanville Community Redevelopment Agency - no business

12. Susanville Municipal Energy Corporation - no business

13. Continuing Business:

13.A. Discussion regarding Memorial Ball Park Grandstand Fire Emergency Operations

Mr. Newton provided an update on the item and requested Council approval to extend emergency operations.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

14. City Manager's Reports - no business:

15. Future Council Items:

15.A. Future Council Items

Mayor pro tem Brown inquired whether the Council had items to add to the Future Items List. No items requested.

Council concluded open session at 5:50PM.

City Council reconvened in closed session at 5:56PM.

The City Council reconvened in open session at 7:07PM.

Mr. Newton reported that direction was provided to staff with no reportable action taken.

16. Adjournment:

Mayor pro tem Brown adjourned the meeting at 7:07PM.

- **The next regular meeting of the Susanville City Council will be held on May 20, 2026 at 4:30PM.**

Heidi Whitlock, City Clerk

Mendy Schuster, Mayor

Approved on: _____

City Council Agenda Item

Submitted By: Jenny Galindo, Account Technician II

Action Date: May 20, 2026

Subject: Vendor and Payroll Warrants

Presented By: Chandra Jabbs, Finance Director

Summary: Warrants dated April 23, 2026 through May 6, 2026 numbered 226280 – 226355.

Fiscal Impact: Accounts Payable warrants totaling \$72,148.88 plus \$275,554.17 in Payroll warrants, for a total of \$347,703.05.

Action Requested: Motion to file and receive.

Attachments:

1. 04-23-2026
2. 04-30-2026

Report Criteria:

Report type: GL detail

Check.Voided = False

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2096019 3X10 MAT, SLAT	LREN2096019	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2096019 3X10 MATS, SLAT	LREN2096019	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
Total LREN2096019:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2096024 3X10 MAT, SLAT	LREN2096024	1	7620-430-10-44	LINEN SERVICE	52.76	52.76
Total LREN2096024:										52.76	52.76
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2097718 3X10 MAT, SLAT	LREN2097718	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2097718 3X10 MAT, SLAT	LREN2097718	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
Total LREN2097718:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2099387 3X10 MAT, SLAT	LREN2099387	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2099387 3X10 MAT, SLAT	LREN2099387	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
Total LREN2099387:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2099392 3X10 MAT, SLAT	LREN2099392	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2099392:										48.21	48.21
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2101064 3X10 MAT, SLAT	LREN2101064	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2101064 3X10 MAT, SLATE	LREN2101064	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
Total LREN2101064:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2101069 3X10 MAT, SLAT	LREN2101069	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2101069:										48.21	48.21
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2102720 3X10 MAT, SLAT	LREN2102720	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2102720 3X10 MAT, SLAT	LREN2102720	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total LREN2102720:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2102721 LAUNDRY BAG-	LREN2102721	1	7401-430-62-44	LINEN SERVICES	87.96	87.96
Total LREN2102721:										87.96	87.96
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104391 3X10 MAT, SLAT	LREN2104391	1	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104391 3X10 MAT, SLAT	LREN2104391	2	7620-430-10-44	LINEN SERVICE	143.98	143.98
Total LREN2104391:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104392 LAUNDRY BAG-	LREN2104392	1	7401-430-62-44	LINEN SERVICES	87.96	87.96
Total LREN2104392:										87.96	87.96
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104393 LAUNDRY BAG-P	LREN2104393	1	7620-430-10-44	LINEN SERVICE	40.00	40.00
Total LREN2104393:										40.00	40.00
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104394 LAUNDRY BAG- S	LREN2104394	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2104394:										70.20	70.20
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104395 LAUNDRY BAG-	LREN2104395	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2104395:										79.16	79.16
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2104396 3X10 MAT, SLAT	LREN2104396	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2104396:										48.21	48.21
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106035 3X10 MAT, SLAT	LREN2106035	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106035 3X10 MAT, SLAT	LREN2106035	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
Total LREN2106035:										237.18	237.18
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106036 LAUNDRY BAG-	LREN2106036	1	7401-430-62-44	LINEN SERVICES	87.96	87.96

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total LREN2106036:										87.96	87.96
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106037 LAUNDRY BAG-P	LREN2106037	1	7620-430-10-44	LINEN SERVICE	40.00	40.00
Total LREN2106037:										40.00	40.00
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106038 LAUNDRY BAG- S	LREN2106038	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2106038:										70.20	70.20
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106039 LAUNDRY BAG-	LREN2106039	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2106039:										79.16	79.16
04/26	04/23/2026	226280	10981	ALSCO INC	LREN2106040 3X10 MAT, SLAT	LREN2106040	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2106040:										48.21	48.21
04/26	04/23/2026	226281	10083	AMERIGEN POWER SOL	TECHNICAL SVCS-FD	01-20366	1	1010-422-10-44	FACILITY -REPAIR & MAINTENA	627.65	627.65
Total 01-20366:										627.65	627.65
04/26	04/23/2026	226281	10083	AMERIGEN POWER SOL	TECHNICAL SVCS-FD	01-20473	1	1010-422-10-44	FACILITY -REPAIR & MAINTENA	142.47	142.47
Total 01-20473:										142.47	142.47
04/26	04/23/2026	226282	9285	BOARDTRONICS INC.	OSMAC DECODER MODULE-G	8959832	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	493.91	493.91
Total 8959832:										493.91	493.91
04/26	04/23/2026	226283	11601		REFUND WATER DEPOSIT	10120150021	1	7110-2228-000	DEPOSITS-CUSTOMER	15.71	15.71
04/26	04/23/2026	226283	11601		REFUND GAS DEPOSIT	10120150021	2	7401-2228-000	DEPOSITS-CUSTOMER	193.00	193.00
Total 10120150021:										208.71	208.71
04/26	04/23/2026	226284	148	COMPUTER LOGISTICS	WINDOWS 11 DESKTOP COMP	87041	1	1000-415-10-47	MACHINERY AND EQUIPMENT	1,500.02	1,500.02

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 87041:										1,500.02	1,500.02
04/26	04/23/2026	226284	148	COMPUTER LOGISTICS	2025/2026 FY CONTRACT IT SE	87099	1	1000-417-10-43	TECHNICAL SVCS	6,294.90	6,294.90
Total 87099:										6,294.90	6,294.90
04/26	04/23/2026	226285	10670	CURRENT ELECTRIC & A	65 N LASSEN CODE CHANGE-C	055775	1	1000-417-10-43	TECHNICAL SVCS	45.00	45.00
Total 055775:										45.00	45.00
04/26	04/23/2026	226285	10670	CURRENT ELECTRIC & A	CODE CHANGE-CITY HALL	055787	1	1000-417-10-43	TECHNICAL SVCS	35.00	35.00
Total 055787:										35.00	35.00
04/26	04/23/2026	226286	198	DITCH WITCH EQUIPMEN	BOOM PENDANT- WATER	1030884	1	7110-430-42-46	SUPPLIES-GENERAL	899.06	899.06
Total 1030884:										899.06	899.06
04/26	04/23/2026	226287	11602		REFUN WATER DEPOSIT	10213050004	1	7110-2228-000	DEPOSITS-CUSTOMER	12.70	12.70
Total 10213050004:										12.70	12.70
04/26	04/23/2026	226288	1033	FGL ENVIRONMENTAL	WATER SAMPLING- GC	672513A	1	7530-451-52-43	PROFESSIONAL SERVICES	176.00	176.00
Total 672513A:										176.00	176.00
04/26	04/23/2026	226288	1033	FGL ENVIRONMENTAL	WATER SAMPLING-WATER	672514A	1	7110-430-42-43	PROFESSIONAL SVCS	187.00	187.00
Total 672514A:										187.00	187.00
04/26	04/23/2026	226289	257	FOREST OFFICE EQUIPM	BUSINESS CARD-ADMIN	INV-8797	1	1000-417-10-46	SUPPLIES-GENERAL	40.00	40.00
Total INV-8797:										40.00	40.00
04/26	04/23/2026	226289	257	FOREST OFFICE EQUIPM	GRAPHIC DESIGN-GC	INV-9169	1	7530-451-52-45	ADVERTISING	661.56	661.56
Total INV-9169:										661.56	661.56

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
04/26	04/23/2026	226290	265	FRONTIER	257-0315 AWOS AIRPORT	0315 041526	1	7201-430-81-45	COMMUNICATIONS	216.73	216.73
Total 0315 041526:										216.73	216.73
04/26	04/23/2026	226290	265	FRONTIER	257-2960 HVAC/ELEVATOR LINE	2960 040526	1	1000-417-10-45	COMMUNICATIONS	138.82	138.82
Total 2960 040526:										138.82	138.82
04/26	04/23/2026	226290	265	FRONTIER	257-3292 MUSEUM	3292 041026	1	1011-451-80-45	COMMUNICATION	159.33	159.33
Total 3292 041026:										159.33	159.33
04/26	04/23/2026	226291	10385	HINDERLITER DE LLAMA	CONTRACT SERVICE SALES TA	SIN060912	1	1000-415-10-43	PROFESSIONAL SVCS	1,234.90	1,234.90
Total SIN060912:										1,234.90	1,234.90
04/26	04/23/2026	226291	10385	HINDERLITER DE LLAMA	CONTRACT SERVICE TRANSAC	SIN061240	1	1000-415-10-43	PROFESSIONAL SVCS	630.99	630.99
Total SIN061240:										630.99	630.99
04/26	04/23/2026	226292	383	LASCO	CANCER SHIRT SCREEN PRINT	4296	1	1010-422-10-43	VOLUNTEERS	656.08	656.08
Total 4296:										656.08	656.08
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PW	389983	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	48.96	48.96
Total 389983:										48.96	48.96
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PW	390009	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	48.20	48.20
Total 390009:										48.20	48.20
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	GREEN WASTE- PW	390093	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	9.27	9.27
Total 390093:										9.27	9.27
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	MIXED DEMOLITIO- PW	390097	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	166.77	166.77

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 390097:										166.77	166.77
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	MIXED DEMOLITIO- PW	390127	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	69.50	69.50
Total 390127:										69.50	69.50
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	MIXED DEMOLITIO- PW	390142	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	69.14	69.14
Total 390142:										69.14	69.14
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PW	390252	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	117.81	117.81
Total 390252:										117.81	117.81
04/26	04/23/2026	226293	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PW	390352	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	97.16	97.16
Total 390352:										97.16	97.16
04/26	04/23/2026	226294	425	LES SCHWAB TIRE CENT	REPAIR & MAINT- PW	60400505757	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	289.70	289.70
Total 60400505757:										289.70	289.70
04/26	04/23/2026	226294	425	LES SCHWAB TIRE CENT	REPAIR & MAINT- PW	60400505763	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	99.81	99.81
Total 60400505763:										99.81	99.81
04/26	04/23/2026	226295	11035		TRAINING COMPANY OFFICER	121525	1	1010-422-10-45	TRAVEL	387.00	387.00
Total 121525:										387.00	387.00
04/26	04/23/2026	226296	467	METER VALVE & CONTR	METER REPLACEMENT-WATER	INV-009760	1	7110-430-42-46	SUPPLIES-GENERAL	3,337.55	3,337.55
Total INV-009760:										3,337.55	3,337.55
04/26	04/23/2026	226297	9456	NUTRIEN AG SOLUTIONS	SIG GRN 50#- GC	58634867	1	7530-451-52-44	REPAIR & MAINTENANCE - MIS	522.00	522.00
Total 58634867:										522.00	522.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
04/26	04/23/2026	226298	9133	OWEN EQUIPMENT SALE	NOZ, FL 80DEG-STREETS SB1	00071254	1	2005-431-20-46	SUPPLIES-GENERAL	69.74	69.74
Total 00071254:										69.74	69.74
04/26	04/23/2026	226299	1562	R.E.Y ENGINEERS INC	PROFESSIONAL SERVICES RE	29059	1	2007-431-39-43	PROFESSIONAL SERVICES	9,020.07	9,020.07
Total 29059:										9,020.07	9,020.07
04/26	04/23/2026	226300	1217	SEAN BITLE	IRRIGATION & TURF MAINTENA	595	1	7530-451-52-43	PROFESSIONAL SERVICES	1,500.00	1,500.00
Total 595:										1,500.00	1,500.00
04/26	04/23/2026	226301	76	SUSANVILLE ACE HARD	FORD CHIPKEY-WATER	540732	1	7110-430-42-46	SUPPLIES-GENERAL	107.16	107.16
Total 540732:										107.16	107.16
04/26	04/23/2026	226302	712	TNS TRUCKING CO	CON SAND- WATER	7109	1	7110-430-42-46	SUPPLIES-GENERAL	119.05	119.05
Total 7109:										119.05	119.05
04/26	04/23/2026	226303	10821	UBEO WEST LLC	COPIER PD	5159063.01	1	1009-421-10-44	RENT & LEASES EQUIP & VEHI	29.94	29.94
Total 5159063.01:										29.94	29.94
04/26	04/23/2026	226303	10821	UBEO WEST LLC	COPIER CITY HALL	5221841	1	1000-417-10-44	RENT & LEASES EQUIP & VEHI	497.32	497.32
04/26	04/23/2026	226303	10821	UBEO WEST LLC	COPIER PD	5221841	2	1009-421-10-44	RENT & LEASES EQUIP & VEHI	205.01	205.01
Total 5221841:										702.33	702.33
04/26	04/23/2026	226304	11211	USA BLUEBOOK	HACH DPD 10ML SAMPLE- WAT	INV00914668	1	7110-430-42-46	SUPPLIES-GENERAL	292.57	292.57
Total INV00914668:										292.57	292.57
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	B40 CONC BOX- WATER	62175194	1	7110-430-42-46	SUPPLIES-GENERAL	955.58	955.58
Total 62175194:										955.58	955.58
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62177009	1	7110-430-42-46	SUPPLIES-GENERAL	97.68	97.68

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 62177009:										97.68	97.68
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	STA PUT PLUMBER PUTTY- PW	62185862	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	21.75	21.75
Total 62185862:										21.75	21.75
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	REPLACES PGP 360- PARKS	62190778	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	72.74	72.74
Total 62190778:										72.74	72.74
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	RUST M1800 FL WHIT INV MAR	62196687	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	11.70	11.70
Total 62196687:										11.70	11.70
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SPEA -GC	62198649	1	7530-451-52-46	SUPPLIES-GENERAL	82.85	82.85
Total 62198649:										82.85	82.85
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62201197	1	7110-430-42-46	SUPPLIES-GENERAL	216.58	216.58
Total 62201197:										216.58	216.58
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62203216	1	7110-430-42-46	SUPPLIES-GENERAL	44.40	44.40
Total 62203216:										44.40	44.40
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62203217	1	7110-430-42-46	SUPPLIES-GENERAL	39.23	39.23
Total 62203217:										39.23	39.23
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	ARGE PLASTIC 5 GAL-PARKS	62207082	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	11.26	11.26
Total 62207082:										11.26	11.26
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62208315	1	7110-430-42-46	SUPPLIES-GENERAL	582.86	582.86
Total 62208315:										582.86	582.86

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04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SPEA- WATER	62213323	1	7110-430-42-46	SUPPLIES-GENERAL	86.48	86.48
Total 62213323:										86.48	86.48
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	RUST M1800 FL BLUE INV MAR	62213956	1	7110-430-42-46	SUPPLIES-GENERAL	17.17	17.17
Total 62213956:										17.17	17.17
04/26	04/23/2026	226305	770	WESTERN NEVADA SUP	SUPPLIES- WATER	CM62201197	1	7110-430-42-46	SUPPLIES-GENERAL	104.42-	104.42-
Total CM62201197:										104.42-	104.42-
Grand Totals:										36,148.88	36,148.88

Report Criteria:

Report type: GL detail

Check.Voided = False

Report Criteria:

Report type: GL detail

Check.Voided = False

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
04/26	04/30/2026	226312	21	AIRGAS USA LLC	CHLORINE PURCHASE QUOTE	9170958182	1	7110-430-42-46	SUPPLIES-WATER TREATMENT	6,264.89	6,264.89
Total 9170958182:										6,264.89	6,264.89
04/26	04/30/2026	226313	9432	ALL SEASON HEATING &	WRP #0039 CAPP DICKERSON	853867158	1	8404-430-15-48	GRANTS	2,500.00	2,500.00
Total 853867158:										2,500.00	2,500.00
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107690 3X10 MAT, SLATE	LREN2107690	1	7620-430-10-44	LINEN SERVICE	143.98	143.98
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107690 3X10 MAT, SLATE	LREN2107690	2	7620-430-10-46	SUPPLIES-JANITORIAL	93.20	93.20
Total LREN2107690:										237.18	237.18
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107691 LAUNDRY BAG-	LREN2107691	1	7401-430-62-44	LINEN SERVICES	87.96	87.96
Total LREN2107691:										87.96	87.96
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107692 LAUNDRY BAG- P	LREN2107692	1	1011-452-20-44	LINEN SERVICES	40.00	40.00
Total LREN2107692:										40.00	40.00
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107693 LAUNDRY BAG -	LREN2107693	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2107693:										70.20	70.20
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107694 LAUNDRY BAG-	LREN2107694	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2107694:										79.16	79.16
04/26	04/30/2026	226314	10981	ALSCO INC	LREN2107695 3X10 MAT, SLATE	LREN2107695	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2107695:										48.21	48.21
04/26	04/30/2026	226315	1231	ASBURY ENVIRONMENT	USED OIL SVC CHARGE-GAS	I500-01367367	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	45.90	45.90
04/26	04/30/2026	226315	1231	ASBURY ENVIRONMENT	USED OIL SVC CHARGE-WATE	I500-01367367	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	45.90	45.90

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
04/26	04/30/2026	226315	1231	ASBURY ENVIRONMENT	USED OIL SVC CHARGE-STREE	I500-01367367	3	2005-431-20-44	REPAIR AND MAINTENANCE VE	45.90	45.90
04/26	04/30/2026	226315	1231	ASBURY ENVIRONMENT	USED OIL SVC CHARGE-PARKS	I500-01367367	4	1011-452-20-44	FACILITY - REPAIR & MAINTENA	15.30	15.30
Total I500-01367367:										153.00	153.00
04/26	04/30/2026	226316	11608		REFUND GAS DEPOSIT	10306904328	1	7401-2228-000	DEPOSITS-CUSTOMER	72.90	72.90
Total 10306904328:										72.90	72.90
04/26	04/30/2026	226317	61		REIM HEALTH INSURANCE MAY	042726	1	7610-2239-006	RETIREE SICK LEAVE BANK PA	560.29	560.29
Total 042726:										560.29	560.29
04/26	04/30/2026	226318	11606		REFUNDGAS OVERPAYMENT	10108780007	1	9999-1001-001	CASH CLEARING - UTILITIES	183.03	183.03
Total 10108780007:										183.03	183.03
04/26	04/30/2026	226319	1324	CALIFORNIA AIR POLLUT	2026 CAPCOA MEMBERSHIP D	2369	1	7620-430-11-48	DUES AND MEMBERSHIPS	3,000.00	3,000.00
Total 2369:										3,000.00	3,000.00
04/26	04/30/2026	226320	11076		REFUND GAS DEPOSIT	10505650001	1	7401-2228-000	DEPOSITS-CUSTOMER	193.88	193.88
Total 10505650001:										193.88	193.88
04/26	04/30/2026	226321	11101		REFUND GAS DEPOSIT	10229030006	1	7401-2228-000	DEPOSITS-CUSTOMER	46.43	46.43
Total 10229030006:										46.43	46.43
04/26	04/30/2026	226322	148	COMPUTER LOGISTICS	LAPTOP REPLACEMENT0 CITY	87065	1	1000-411-40-47	MACHINERY AND EQUIPMENT	1,812.14	1,812.14
Total 87065:										1,812.14	1,812.14
04/26	04/30/2026	226323	161	CSK AUTO INC	BAT PROTECTR- GC	2740-236647	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	110.70	110.70
Total 2740-236647:										110.70	110.70
04/26	04/30/2026	226323	161	CSK AUTO INC	HD AIR FLTR- WATER	2740-240757	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	85.65	85.65

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Total 2740-240757:										85.65	85.65
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- WATER	2740-240804	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	27.76	27.76
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- GAS	2740-240804	2	7401-430-62-44	REPAIR AND MAINT-VEHICLE	27.77	27.77
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- STREETS SB1	2740-240804	3	2005-431-20-44	REPAIR AND MAINTENANCE VE	15.87	15.87
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- PARKS	2740-240804	4	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	7.93	7.93
Total 2740-240804:										79.33	79.33
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- GAS	2740-240819	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	6.89	6.89
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- PARKS	2740-240819	2	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	1.97	1.97
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- STREETS SB1	2740-240819	3	2005-431-20-44	REPAIR AND MAINTENANCE VE	3.93	3.93
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- WATER	2740-240819	4	7110-430-42-44	REPAIR AND MAINTENANCE-VE	6.88	6.88
Total 2740-240819:										19.67	19.67
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- STREETS SB1	2740-240844	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	7.23	7.23
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- WATER	2740-240844	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	12.64	12.64
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- GAS	2740-240844	3	7401-430-62-44	REPAIR AND MAINT-VEHICLE	12.65	12.65
04/26	04/30/2026	226323	161	CSK AUTO INC	AIR BRK FTG- PARKS	2740-240844	4	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	3.61	3.61
Total 2740-240844:										36.13	36.13
04/26	04/30/2026	226323	161	CSK AUTO INC	BATTERY- GC	2740-241826	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	98.79	98.79
Total 2740-241826:										98.79	98.79
04/26	04/30/2026	226324	10670	CURRENT ELECTRIC & A	SECURITY SYSTEM MONITORI	055236	1	7620-430-10-43	TECHNICAL SVCS	40.00	40.00
Total 055236:										40.00	40.00
04/26	04/30/2026	226325	9874		REFUND WATER DEPOSIT	10414600000	1	9999-1001-001	CASH CLEARING - UTILITIES	21.87	21.87
Total 10414600000:										21.87	21.87
04/26	04/30/2026	226326	184	DEPARTMENT OF JUSTI	FINGERPRINTS - CITY EMPLOY	036450	1	1000-416-10-45	FINGERPRINTING SERVICES	160.00	160.00

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Total 036450:										160.00	160.00
04/26	04/30/2026	226327	982	DP TRADING INC.	5 YEARS PIN Y-7225-PERSONN	0426151	1	1000-416-10-46	SUPPLIES-GENERAL	580.00	580.00
Total 0426151:										580.00	580.00
04/26	04/30/2026	226328	11203		REFUND GAS DEPOSIT	10306806728	1	7401-2228-000	DEPOSITS-CUSTOMER	193.45	193.45
Total 10306806728:										193.45	193.45
04/26	04/30/2026	226329	1033	FGL ENVIRONMENTAL	WATER SAMPLING-WATER	673269A	1	7110-430-42-43	PROFESSIONAL SVCS	150.00	150.00
Total 673269A:										150.00	150.00
04/26	04/30/2026	226330	265	FRONTIER	251-0015-PD	0015 040826	1	1009-421-10-45	COMMUNICATIONS	80.85	80.85
Total 0015 040826:										80.85	80.85
04/26	04/30/2026	226331	11593	GITSIT SOLUTION LLC	REFUND WATER OVERPAYMEN	1022805003	1	9999-1001-001	CASH CLEARING - UTILITIES	36.91	36.91
Total 1022805003:										36.91	36.91
04/26	04/30/2026	226332	11607	GROW FAMILY CHURCH	REFUND GAS DEPOSIT	10108660107	1	7401-2228-000	DEPOSITS-CUSTOMER	195.71	195.71
Total 10108660107:										195.71	195.71
04/26	04/30/2026	226333	10995	INLAND SUPPLY CO INC	LINER GRN-PW	1116786	1	7620-430-10-46	SUPPLIES-JANITORIAL	102.54	102.54
04/26	04/30/2026	226333	10995	INLAND SUPPLY CO INC	LINER GRN-CITY HALL	1116786	2	1000-417-10-46	SUPPLIES-JANITORIAL	265.21	265.21
04/26	04/30/2026	226333	10995	INLAND SUPPLY CO INC	LINER GRN-PARKS	1116786	3	1011-452-20-46	SUPPLIES-JANITORIAL	340.94	340.94
04/26	04/30/2026	226333	10995	INLAND SUPPLY CO INC	LINER GRN-AIRPORT	1116786	4	7201-430-81-46	SUPPLIES - GENERAL	66.30	66.30
Total 1116786:										774.99	774.99
04/26	04/30/2026	226334	10099	INTERNATIONAL LEAGU	MEMBERSHIP DUES	00912-130C 041826	1	1000-417-10-48	DUES AND MEMBERSHIPS	250.00	250.00
Total 00912-130C 041826:										250.00	250.00
04/26	04/30/2026	226335	1362	IRON MOUNTAIN INFO. M	PROFESSIONAL SERVICES-PD	LBTG486	1	1009-421-10-43	PROFESSIONAL SERVICES	139.64	139.64

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Total LBTG486:										139.64	139.64
04/26	04/30/2026	226335	1362	IRON MOUNTAIN INFO. M	CITY HALL SHREDDING	LHKG790	1	1000-417-10-43	PROFESSIONAL SVCS	141.53	141.53
Total LHKG790:										141.53	141.53
04/26	04/30/2026	226336	10365		RETURN FACILITY RENTAL PAY	081324	1	1000-2228-009	DEPOSITS-COMM CENTER RE	75.00	75.00
Total 081324:										75.00	75.00
04/26	04/30/2026	226337	228	KENNY SNOWDEN & NO	LEGAL SERVICES FOR MARCH	102377	1	8402-413-30-43	OFFICIAL/ADMINISTRATIVE SV	210.00	210.00
Total 102377:										210.00	210.00
04/26	04/30/2026	226338	11222		REFUND WATER DEPOSIT	10111900002	1	7110-2228-000	DEPOSITS-CUSTOMER	24.93	24.93
Total 10111900002:										24.93	24.93
04/26	04/30/2026	226339	8091	LASSEN FAMILY SERVIC	COMMUNITY CENTER DEPOSIT	042226	1	1000-2228-009	DEPOSITS-COMM CENTER RE	55.00	55.00
Total 042226:										55.00	55.00
04/26	04/30/2026	226340	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	390937	1	1011-452-25-46	SUPPLIES GENERAL	93.33	93.33
Total 390937:										93.33	93.33
04/26	04/30/2026	226340	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	390955	1	1011-452-25-46	SUPPLIES GENERAL	51.26	51.26
Total 390955:										51.26	51.26
04/26	04/30/2026	226340	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	391013	1	1011-452-25-46	SUPPLIES GENERAL	35.96	35.96
Total 391013:										35.96	35.96
04/26	04/30/2026	226341	6843	LASSEN SOCCER BOOS	RETURN FIREWORK CLEAN-UP	071125	1	1000-2228-011	FIREWORKS CLEAN UP BOND	131.06	131.06
Total 071125:										131.06	131.06

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
04/26	04/30/2026	226341	6843	LASSEN SOCCER BOOS	RETURN FIREWORK CLEAN-UP	071724	1	1000-2228-011	FIREWORKS CLEAN UP BOND	171.41	171.41
Total 071724:										171.41	171.41
04/26	04/30/2026	226341	6843	LASSEN SOCCER BOOS	RETURN FIREWORK CLEAN-UP	07192023	1	1000-2228-011	FIREWORKS CLEAN UP BOND	103.11	103.11
Total 07192023:										103.11	103.11
04/26	04/30/2026	226342	1508	MAIN STREET LUBE	REPAIR & MAINT- PD	47183	1	1009-421-10-44	VEHICLE-REPAIR & MAINTENA	57.37	57.37
Total 47183:										57.37	57.37
04/26	04/30/2026	226343	467	METER VALVE & CONTR	PIT SET MOUNTING KIT-WATER	INV-008836	1	7110-430-42-46	SUPPLIES-GENERAL	43.19	43.19
Total INV-008836:										43.19	43.19
04/26	04/30/2026	226344	11605		BP 25236 REIMBURSEMENT	042226	1	1011-424-20-32	BUILDING PERMITS	129.00	129.00
Total 042226:										129.00	129.00
04/26	04/30/2026	226345	10289	MW TREE SERVICE	REMOVAL OF BROKEN TWO LI	302	1	1011-452-20-44	MISC - REPAIR & MAINTENANC	200.00	200.00
Total 302:										200.00	200.00
04/26	04/30/2026	226346	10725	PACE SUPPLY CORP	ITRON ILC BADGER- WATER	0511323820	1	7110-430-42-46	SUPPLIES-GENERAL	1,402.29	1,402.29
Total 0511323820:										1,402.29	1,402.29
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-2	1	8402-413-30-46	SUPPLIES-GENERAL	11.39	11.39
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-2	2	8402-413-30-43	LAFCO EXEC. OFFICE SVC	3,500.00	3,500.00
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-2	3	8402-413-30-43	MUNICIPAL SVC REVIEW-LAFC	1,660.00	1,660.00
Total LASSEN-2026-2:										5,171.39	5,171.39
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-3	1	8402-413-30-43	LAFCO EXEC. OFFICE SVC	3,500.00	3,500.00
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-3	2	8402-413-30-43	PROFESSIONAL SVCS	1,625.00	1,625.00
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-3	3	8402-413-30-45	TRAVEL	114.00	114.00
04/26	04/30/2026	226347	10563	POLICY CONSULTING AS	LAFCO STAFF SVCS & EXPENS	LASSEN-2026-3	4	8402-413-30-45	ADVERTISING	47.00	47.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total LASSEN-2026-3:										5,286.00	5,286.00
04/26	04/30/2026	226348	572	QUILL CORPORATION	SUPPLIES-FINANCE	48219931	1	1000-415-10-46	SUPPLIES-GENERAL	85.57	85.57
Total 48219931:										85.57	85.57
04/26	04/30/2026	226349	10705		COMMUNITY CENTER DEPOSIT	042826	1	1000-2228-009	DEPOSITS-COMM CENTER RE	105.00	105.00
04/26	04/30/2026	226349	10705		COMMUNITY CENTER DEPOSIT	042826	2	1011-452-20-36	RENT-COMMUNITY CENTER	60.00	60.00
Total 042826:										165.00	165.00
04/26	04/30/2026	226350	1263	THE HARTFORD	MUSEUM ARTIFACTS 5/15/26-5/	13326281 042226	1	7630-411-40-45	INSURANCE MUSEUM	127.33	127.33
04/26	04/30/2026	226350	1263	THE HARTFORD	MUSEUM ARTIFACTS 5/15/26-5/	13326281 042226	2	7630-1430-102	PREPAID INSURANCE PREMIU	891.34	891.34
Total 13326281 042226:										1,018.67	1,018.67
04/26	04/30/2026	226351	10404	THE INTERMOUNTAIN NE	PUBLIC NOTICE UNCLAIMED F	20240693	1	1000-415-10-48	TAXES, FEES, PERMITS & CHA	462.00	462.00
Total 20240693:										462.00	462.00
04/26	04/30/2026	226352	11537	T-MOBILE USA INC	CELLULAR PLAN- PD	213797565 042126	1	1009-421-10-45	COMMUNICATIONS	975.33	975.33
Total 213797565 042126:										975.33	975.33
04/26	04/30/2026	226353	9942	U.S. BANK CORPORATE	CANNON COPIER-CITY HALL	579301292	1	1000-417-10-44	RENT & LEASES EQUIP & VEHI	400.56	400.56
Total 579301292:										400.56	400.56
04/26	04/30/2026	226355	728	U.S. POSTMASTER	WATER BILLING POSTAGE	043026	1	7110-430-42-46	POSTAGE	604.18	604.18
04/26	04/30/2026	226355	728	U.S. POSTMASTER	GAS BILLING POSTAGE	043026	2	7401-430-62-46	POSTAGE	311.25	311.25
Total 043026:										915.43	915.43
04/26	04/30/2026	226354	770	WESTERN NEVADA SUP	BEST 16-6-8 TURF SUPREME #	62221444	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	98.70	98.70
Total 62221444:										98.70	98.70
04/26	04/30/2026	226354	770	WESTERN NEVADA SUP	SPEA-PARKS	62222181	1	1011-452-21-44	FACILITY - REPAIR & MAINTENA	93.95	93.95

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 62222181:										93.95	93.95
Grand Totals:										36,000.00	36,000.00

Report Criteria:
Report type: GL detail
Check.Voided = False

City Council Agenda Item

Submitted By: Dan Newton, City Manager

Action Date: May 20, 2026

Subject: Consider **Ordinance No. 26-1051**, amending the City of Susanville zone map to zone the parcel Identified by APN 107-280-017 as General Commercial and Shopping Center (C-2) upon annexation to City of Susanville.

Presented By: Dan Newton, City Manager

Summary: Detailed Staff Report Attached

Fiscal Impact: None

Action Requested: Motion to waive second reading and adopt Ordinance No. 26-1051, amending the City of Susanville zone map to zone the parcel Identified by APN 107-280-017 as General Commercial and Shopping Center (C-2) upon annexation to City of Susanville.

Attachments:

- 1. Detailed City Council Staff Report May 6 PreZone
- 2. Attachment 1 - April 15 Staff Report + Attachments
- 3. Attachment No. 2 - Ordinance No. 26-1051

FILE NO. UP/RZ/GPA/AR/ANNX #2024-021

**CITY OF SUSANVILLE CITY COUNCIL
STAFF REPORT
May 6, 2026**

APPLICANT	Love's Travel Stops
OWNER	Sierra Pacific Industries, Anderson, CA
REPRESENTATIVE	Lane Engineers, Inc, Tulare, CA
REQUEST	Zoning Map Amendment
ASSESSOR'S PARCEL NO	107-280-017
PARCEL SIZE	79.6 acres
LOCATION	On State Hwy 36 west of Skyline Road intersection
EXISTING ZONING	Lassen County: Limited Industrial District (M-L) Susanville Pre-Zoning: Light Industrial Business Park
PROPOSED PRE-ZONING	General Commercial/Shopping Center (C-2) (City of Susanville)
SURROUNDING ZONING	North: Open Space along the River and C-2 East, South, West: Lassen County Zoning
SURROUNDING LAND USE	North: Susan River East: SR 36 and vacant land on east side of the highway South: Former railroad tracks West: light industrial
GENERAL PLAN DESIGNATION	Industrial Park (Lassen County General Plan) General Commercial Shopping Center (City of Susanville)
ENVIRONMENTAL DETERMINATION	An Environmental Impact Report (SCH No. 2025011078) was prepared for the project and certified by the Planning Commission on April 15, 2026.

EXECUTIVE SUMMARY:

At its April 15, 2026 meeting, the Planning Commission passed Resolution No. 26-1200 to certify the Susanville Travel Stop EIR, approved Resolution No. 26-1202 conditionally

approving Architectural and Site Plan Review, Use Permit, and Sign Permit for development of a travel stop, and approved Resolution No. 26-1201 recommending the City Council amend the General Plan Land Use Map for APN 107-280-017 (herein "Project Site") from Light Industrial/Business Park to General Commercial Shopping Center. Approval of the land use entitlements for the Love's Travel Stop is subject to pre-zoning of the site General Commercial/Shopping Center (C-2) and annexation of the Project Site into the City of Susanville.

At its April 15, 2026 meeting, the City Council approved Resolution No. 26-6533 authorizing application to the Lassen Local Agency Formation Commission (LAFCO) to annex the project site into the City of Susanville and approved Resolution No. 26-6534 amending the land use designation of the Project Site to General Commercial Shopping Center.

On May 6, 2026, the Planning Commission considered approval of a resolution recommending that the City Council adopt an ordinance pre-zoning the project site as General Commercial/Shopping Center (C-2).

PROJECT DESCRIPTION:

The project description for the proposed Love's Travel Stop can be found in **Attachment 1:** Planning Commission Staff Report for File No. UP/RZ/GPA/AR/ANNX #2024-021 dated April 15, 2026.

ANALYSIS:

Per Susanville Municipal Code (SMC) section 17.012.060 and CA Government Code sections 65860(a) and 65859, amendment of the zoning map requires findings that:

1. *The amendment would further the public necessity, convenience and general welfare. (SMC section 17.112.060)*

The proposed pre-zoning addresses the public necessity, convenience and general welfare because it allows commercial development of the proposed travel stop that will meet the needs of residents, visitors, and commercial trucking operators consistent with adopted land use policy and provides appropriate regulations for development of the site in a manner that is compatible with its surroundings and the community character.

2. *The amendment is consistent with the Susanville General Plan. (Gov. Code section 65860)*

The City Council finds that the proposed Zoning Map Amendment is consistent with the Susanville General Plan. Through adoption of Resolution 26-6534, the City Council approved a General Plan Amendment redesignating the property to General Commercial/Shopping Center.

The proposed C-2 General Commercial/Shopping Center District is intended to

implement this designation and provide development standards appropriate for commercial uses serving local and regional travelers. The proposed zoning district allows uses such as service stations, restaurants, retail sales, and similar commercial uses appropriate for properties located along major transportation corridors such as State Route 36.

Accordingly, the proposed zoning implements the adopted General Plan land use designation and is therefore consistent with Government Code § 65860.

3. *The amendment implements Government Code section 65859 which enables a city to pre-zone unincorporated territory.*

The rezoning constitutes pre-zoning in anticipation of annexation and establishes the zoning designation that will take effect upon annexation of the property into the City of Susanville. Pre-zoning is necessary to ensure that land annexed into the City is subject to zoning regulations consistent with the City's General Plan and municipal development standards.

Analyses of the project's consistency with City policy, compliance with City regulations are included in **Attachment 1**.

ENVIRONMENTAL REVIEW:

An EIR (SCH# 2025011078) was prepared for the project, including annexation of the 79.6 acre parcel. The EIR was certified by the Planning Commission on April 15, 2026.

STAFF RECOMMENDATION:

Staff recommends the City Council introduce Ordinance No. 26-1051 pre-zoning APN 107-280-017 General Commercial/Shopping Center District (C-2).

ATTACHMENTS:

- Attachment 1: Planning Commission Staff Report for File No. UP/RZ/GPA/AR/ANNX #2024-021 dated April 15, 2026
- Attachment 2: Ordinance No. 26-1051 pre-zoning the project site General Commercial/Shopping Center (C-2)

CITY OF SUSANVILLE PLANNING COMMISSION
STAFF REPORT
April 15, 2026

APPLICANT	Love's Travel Stops
OWNER	Sierra Pacific Industries, Anderson, CA
REPRESENTATIVE	Lane Engineers, Inc, Tulare, CA
REQUEST	General Plan Map Amendment, Annexation, Zoning Map Amendment, Architectural & Site Plan Review, Use Permit, Sign Permit
ASSESSOR'S PARCEL NO	107-280-017
PARCEL SIZE	79.6 acres
LOCATION	Northwest corner of State Hwy 36 and Skyline Road
EXISTING ZONING	Limited Industrial District (M-L) (Lassen County Zoning Map)
SURROUNDING ZONING	North: Open Space along the River and C-2 East, South, West: Lassen County Zoning
SURROUNDING LAND USE	North: Susan River and retail shopping center anchored by Safeway grocery store on north side of the river East: SR 36 and vacant land on east side of the highway South: Union Pacific Railroad right of way and vacant land south of the railroad right of way West: Vacant land
EXISTING GENERAL PLAN DESIGNATION	Industrial Park (Lassen County General Plan) Light Industrial/Business Park (City of Susanville General Plan)
PROPOSED GENERAL PLAN DESIGNATION	General Commercial Shopping Center (City of Susanville)
ENVIRONMENTAL DETERMINATION	Final Environmental Impact Report prepared (SCH No. 2025011078)

COMMENTS RECEIVED BY CITY DEPARTMENTS:

1. **Building Department:** No comments received.
2. **Fire Department:** Through existing service and mutual aid, the Department would be able to respond to the increase in demand. Conditions of approval have been added to implement Fire Department requirements.
3. **Police Department:** The proposed development would increase the area and demand for police services, including monitoring for potential traffic violations, disturbances, or safety concerns and additional resources would likely be needed.
4. **Public Works Department:** Conditions of approval have been added to ensure implementation of city road and public facility standards.
5. **Susanville Sanitary District:** The District issued a statement of intent to own and operate the sewer main line serving the Love's Travel Stop and requested that the City submit a joint annexation application to LAFCO to include the Sanitary Sewer District.
6. **Lassen Municipal Utility District:** None received.
7. **Caltrans District 2:** A comment letter from Caltrans was received and is included/addressed in the FEIR.

EXECUTIVE SUMMARY:

Planning Commission is considering taking action on the following entitlements for the proposed Susanville Travel Stop: recommending a General Plan Land Use Amendment, Architectural & Site Plan Review (ASPR), a Use Permit, and a Sign Permit. As these are discretionary actions, they are subject to the California Environmental Quality Act (CEQA) and an Environmental Impact Report must be certified by the Planning Commission prior to project approvals. The following staff report includes a description of the project, analyses to determine consistency with City policy, compliance with City regulations, recommended conditions of approval, and findings to support the Commission's decision making process. The analyses support the Commissions' adoption of the following:

- Resolution Certifying the Susanville Travel Stop Project Environmental Impact Report (**Attachment 2**)
- Resolution recommending that the City Council adopt a resolution amending the General Plan Land Use Map (**Attachment 3**)
- Resolution conditionally approving Architectural & Site Plan Review, Use Permit, Sign Permit (**Attachment 4**)

PROJECT DESCRIPTION:

Overview

A complete application prepared by Lane Engineers was received by the City of Susanville on October 10, 2024 to construct a full-service Love's Travel Stop on approximately 14.15 acres of a vacant 79.6-acre parcel (APN 107-280-017) located immediately south of Susanville city limits and west of State Route (SR) 36.

The project entails annexation of the 79.6-acre parcel, amending the City of Susanville General Plan land use designation, authorizing annexation proceedings with the Lassen Local Agency Formation Commission (LAFCO), pre-zoning the parcel (to take effect upon annexation), and land use entitlements for development of the project (Architectural and Site Plan Review, Use Permit, and Sign Permit). Pre-zoning of the parcel will be initiated by ordinance at a subsequent public hearing. **Figure 1- Project Vicinity** identifies the parcel to be annexed, the portion of the parcel to be developed, and the City boundary in the vicinity of the project site. As entitlements are discretionary, the project is subject to the California Environmental Quality Act and an Environmental Impact Report was prepared in full compliance with the substantive and procedural requirements established therein.

As proposed, the Travel Stop would include a gas station with auto and truck fueling islands, convenience store, two fast food restaurants (Dunkin' Donuts and Arby's), truck rest area, an RV overnight parking area with dump station, and dog park. Additional features include above ground diesel storage tanks and below ground fuel storage tanks, trash enclosure, signage, on-site improvements, and landscaping. The Project also includes offsite improvements within the public right-of-way including an extension of Skyline Road for access, and extension of gas, water and sanitary sewer lines to the project site.

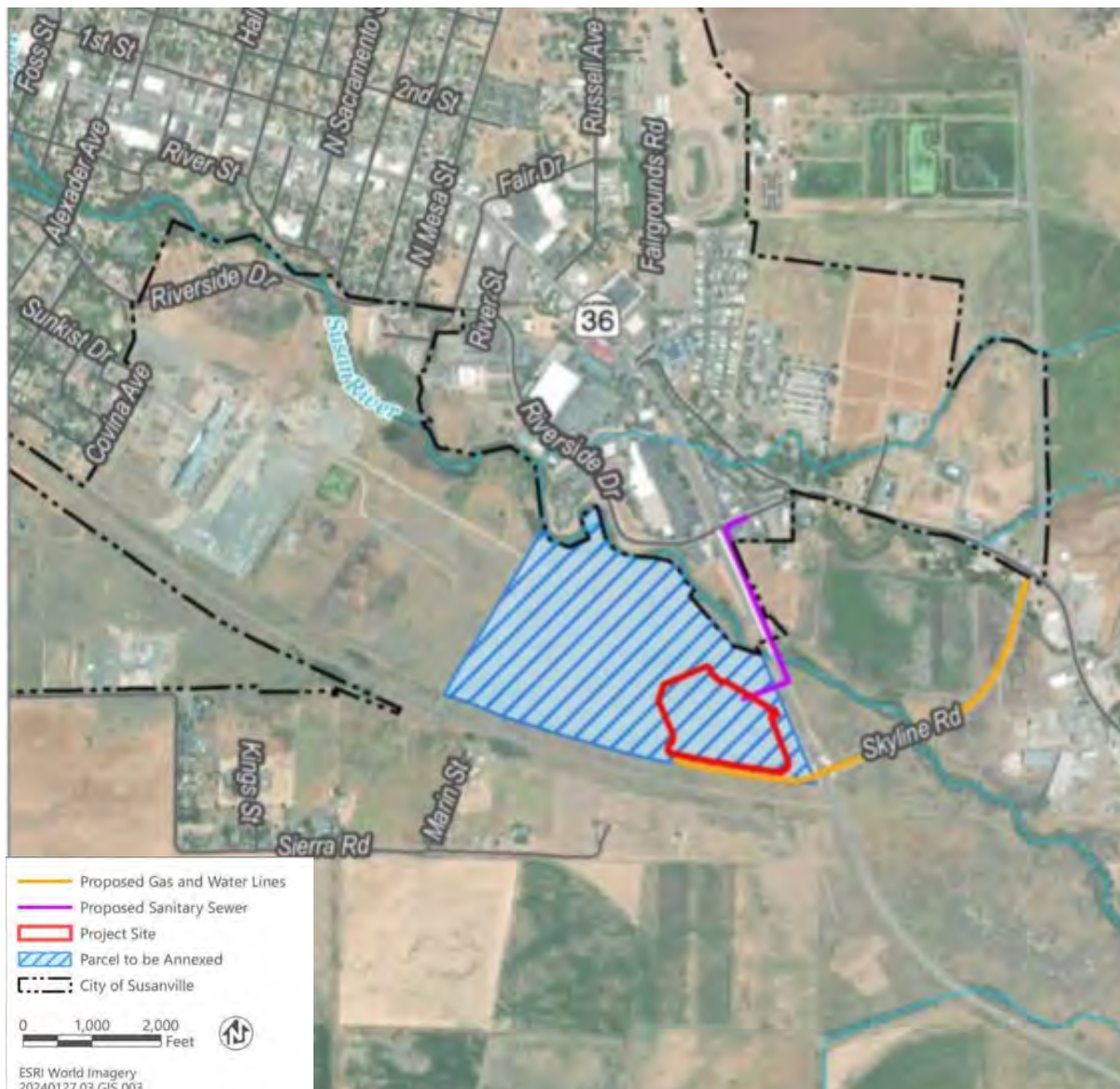


Figure 1: Project Vicinity. Source: Susanville Travel Stope Project Draft EIR, 2025.

Land Use and Zoning

The project site is within the City's Sphere of Influence (SOI), which is an area that has been identified for potential expansion of the City limits in the future. As such, the site has a City of Susanville General Plan land use designation of Light Industrial Business Park. This is consistent with the Lassen County General Plan designation of Industrial Park. Additionally, in the recently adopted City of Susanville Land Use Element (Figure LUD-4), the site was pre-zoned as Manufacturing (M).

The applicant requests a General Plan Map Amendment to change the land use designation of the site to General Commercial Shopping Center. The General Commercial Shopping Center land use designation allows a wide range of facilities for the sale of goods and provision of personal services. When applied along thoroughfares,

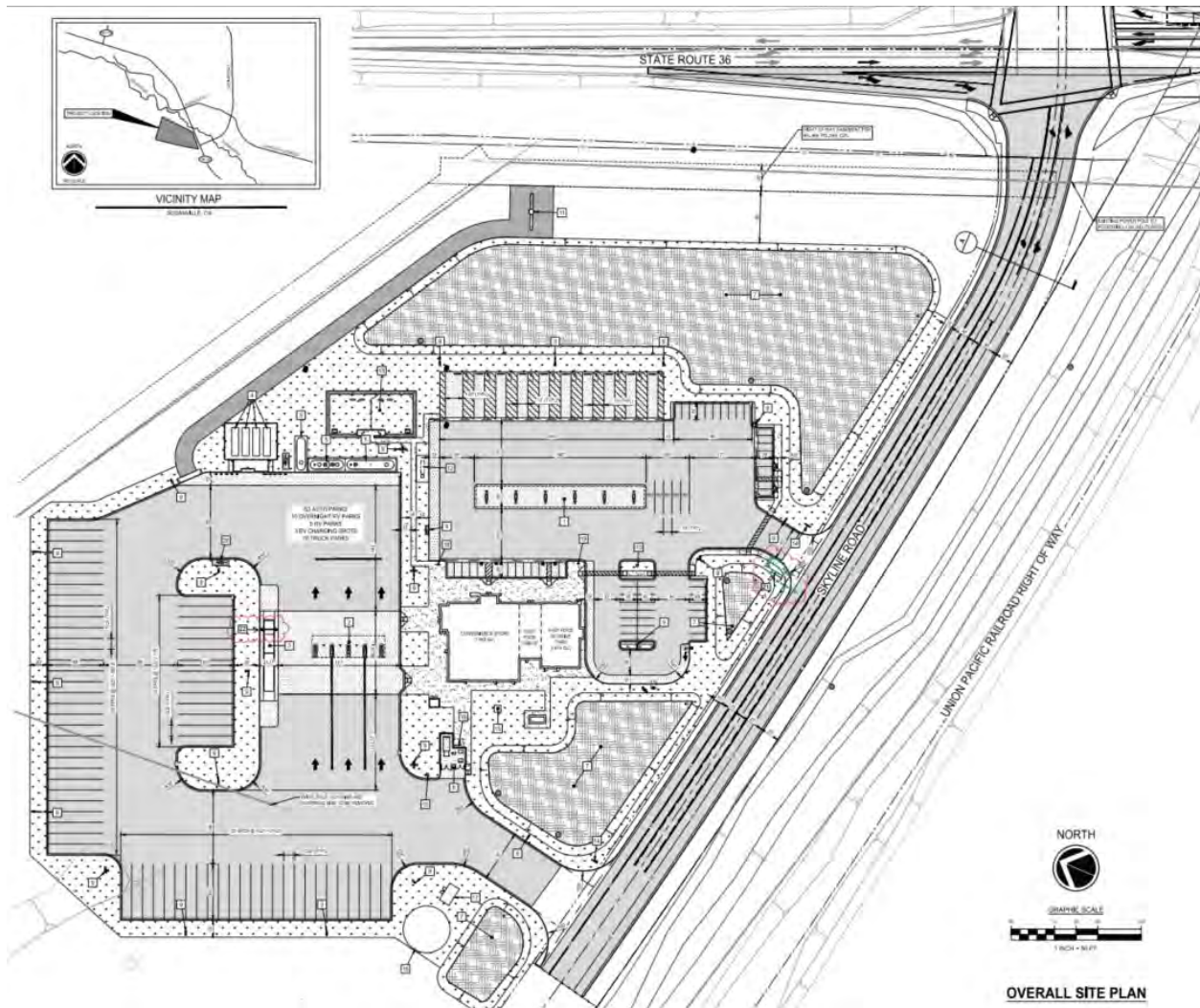
it is intended to accommodate a variety of commercial uses which include fast food and drive-through restaurants or food service, restaurants, service stations, and similar uses.

The applicant also requests a Zoning Map Amendment to change the site's zoning district to C-2 General Commercial Shopping Center. Although the list of conditionally permitted uses within the C-2 zone does not expressly mention a truck and travel stop, section 17.36.030 of the City's Municipal Code does include service stations, fast food restaurants (including drive-in and drive-through), recreation vehicle park, and shopping centers 80,000 square feet or larger in size (includes all buildings within the shopping center). Additionally, section 17.36.040 of the City's Zoning Code allows other uses permitted in the C-2 district that are found to be similar in character and impact to those listed in Sections 17.36.020 and 17.36.030.

Site Plan/Development

The applicant proposes to develop 14.15 acres on a vacant 79.6-acre parcel into a travel center at the intersection of Skyline Road and SR-36 (Main St.). A new 7,943 square foot convenience store and two new fast-food restaurants (1,588 sf and 3,474 sf) with a drive-through will be the center of the development.

The site would be accessible from a new extension of Skyline Road and would provide a truck stop with 70 truck vehicle parking spaces, a four-position truck fueling station, truck scale and four 12,000 gallon above ground diesel tanks, and trash enclosure accessible from the western driveway. The eastern driveway would provide access to a twelve-position passenger vehicle fueling station, ten overnight RV parking spaces, RV dump station, a 1,000-gallon above ground propane tank, dog park, bicycle parking, five RV parking spaces, three EV charging spaces, four ADA parking spaces, and 46 standard vehicle parking spaces. A 30,000-gallon underground gasoline storage tank and a 20,000-gallon split diesel/premium unleaded tank, and 20,000-gallon below ground diesel exhaust fluid storage tank will be located on the northern side of the development. Landscaping and bioretention facilities are proposed around the edges of the proposed development. The Overall Site Plan is provided in **Figure 2** and in **Attachment 1**.



Source: Lane Engineering, Inc. 2024

Figure 2: Overall Site Plan

Architectural Design

The project proposes the construction of a new 13,005 square foot slab-on-grade structure that would be used for a convenience store (7,943-square feet) and two fast food restaurants (5,062 square feet) with a drive-thru on the south side of the building. The building will also include men's and women's restrooms, showers, and a public laundry facility.

The proposed building would have an overall height of 23 feet with a maximum height of 25 feet on columns/projections. Building access will be provided through three sets of glass doors (one for each use) on the building frontage.

The exterior design includes a combination of textures, windows and exterior siding. Exterior materials will be a combination of modular brick façade, sand-pebbled Exterior Insulation Finish System (EIFS), painted metal, fiber cement panels, fiber cement lap siding, and glass windowpanes. The design includes a red painted awning along the

Arby's section, and pink and orange sand-pebbled texture finish on the Dunkin Donuts frontage. Signage for all three businesses is proposed to be integrated along the front elevation of the building.

The project will also construct canopies over the fueling stations which will have a maximum height of approximately 21± feet. The canopies will be painted yellow, orange and red and incorporate Love's logo and branding on all four sides.

A gated locking trash enclosure with trash compactor, recycling, and grease collection bins will be located inside the western driveway. No size or specifications for the trash enclosure were provided.

Circulation and Access

The site will be accessed from a newly constructed road that will extend Skyline Road approximately 1,200 feet along the project site's southerly property line from the intersection of SR-36 to the project site's western entrance. The new road will be a total of 54 feet wide with a center turn lane and one travel lane in each direction. SR-36 would be restriped to create a new right turn pocket from the northbound lane and a new left hand turn pocket from the southbound lane.

A 10-foot-wide sidewalk will be provided along the project's Skyline Road frontage from the intersection with SR-36 to the west entrance. No pedestrian access is proposed along the SR-36 frontage. Pedestrian access to the development is provided by a network of internal sidewalks and crosswalks to provide safe movement between the project components. The project will dedicate 0.57 acres of land to City/Caltrans at the intersection of Skyline Road and SR-36.

The internal circulation network separates commercial trucking traffic from automobile and RV traffic by providing separate entrances and areas that are separated by a 33-foot-wide landscaped area.

Off- and On-site Improvements

In addition to the new access road, the project proposes connecting to the City's water and gas services and the Susanville Sanitary Sewer District sewer system. New water and gas lines would be trenched under the Susan River and conveyed to the project site via a trench within the outer limits of the City's right-of-way from Johnstonville Road via Skyline Road.

Wastewater services would be provided by the Susanville Sanitary District. The project includes a new 1,800-foot-long sewer line route that would connect from the site at a point approximately 600 ft north from the SR 36/Riverside Drive intersection and would be bored under the Caltrans right-of-way from the west side of SR 36 to the east side of SR 36. The sewer pipeline would be hung from the eastern (downstream) side of the SR 36 bridge over the Susan River, and tie into the existing sanitary sewer manhole at the SR 36/Riverside Drive intersection. Upon finalization of sewer construction, the District would take ownership and operate the sewer line.

Electricity would be provided by the Lassen Municipal Utility District. Roof-top solar panels would be installed in accordance with the California Energy Code requirements and would produce an estimated 51,000 kWh/year. Existing overhead electrical lines are located along Skyline Road and adjacent to SR 36 and those that are within the construction footprint would be relocated prior to construction and the project would tie-in to these.

Stormwater would be treated in stormwater bioretention basins installed onsite. From the onsite bioretention facilities, stormwater would flow through a new underground drainage pipe that would discharge southeast to an existing 24" drainage culvert located under SR 36. Any onsite overflow would be captured by the drainage swale along the abandoned Union Pacific Railroad right-of-way before flowing into the existing culvert.

Solid waste collection would be provided by C&S Waste Solutions.

Landscaping, Lighting, and Site Furnishings

As shown in **Figure 3**, landscaping includes both planting areas and surface treatments (1.5-inch and 4- to 6-inch rock) over approximately 122,255 square feet of the project site. Landscaped areas account for approximately 23 percent of the developed portion of the site, and the total pervious area is approximately 43 percent. A total of 89 trees are proposed, including 72 trees in 24-inch box containers and 17 trees in 15-gallon containers. In addition, three species of shrubs in 1-gallon containers and three species in 5-gallon containers are proposed.

A dog park area surfaced with hybrid Bermuda grass sod is proposed north of the overnight RV spaces. Other landscaped areas would be covered with 4- to 6-inch cobble rock and 1½-inch rock mulch. Bioretention areas would be covered with a three-inch layer of organic mulch, and parking areas would be paved with asphalt concrete.

On site lighting would consist of high-mast LED fixtures and LED canopy lighting. Lighting would be mounted on 43' poles in truck areas and 33' poles in auto areas. Lighting would be interspersed along the outside perimeter of parking areas, at the driveway entrances, and throughout the interior of the site. Specifications on exterior building/façade lighting was not provided.



LEGEND

TREES

	GINKGO BILBOA 'MASYAR'	MASYAR MAIDENHAIR TREE	24" BOX
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX
	LOCUST ROBUSTA 'PURPLE ROBE'	PURPLE ROBE LOCUST	24" BOX
	MALUS TRANSITORIA 'GOLDEN RAINDROPS'	GOLDEN RAINDROPS CRABAPPLE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKEBERRY	15 GAL

TURF

	HYBRID BERMUDA GRASS FROM SOD
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SHRUBS AND GROUNDCOVERS

	CHAENOMELES S. 'TOYO-NISHIKI'	TOYO-NISHIKI FLOWERING QUINCE	5 GAL
	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	1 GAL
	FORSYTHIA X 'SPRING FLING'	SPRING FLING FORSYTHIA	5 GAL
	POTENTILLA F. 'GOLD DROP'	GOLD DROP CINQUEFOIL	1 GAL
	YUCCA WHIPPLEI	CHAPARRAL YUCCA	5 GAL
	ZAUSCHNERIA 'ORANGE CARPET'	ORANGE CARPET CA FUCHSIA	1 GAL

OTHER

	4-6" COBBLE ROCK
	1 1/2" ROCK MULCH
	PROPOSED BIORETENTION AREA, W/ 3" OF ORGANIC MULCH PER CIVIL PLANS

Source: Sierra Designs, Inc. 2025

Figure 3: Landscape Plan.

Open Space

The project is located on a 79.6-acre parcel and proposes development on 14.15 acres. The remainder of the site will be undeveloped.

Signage

The project includes a request for a 50-foot-tall freestanding sign along SR 36 with a sign face area of 1,171 square feet. The purpose of this request is to allow truck drivers to plan

their maneuver and exit SR 36 to turn into the site. The 50-foot-tall sign is designed to include logos for Love's and Arby's, at the top, the gas prices in the middle of the sign, and "Dunkin'" and "Welcome of Susanville" signs at the bottom. Gas prices would be digital displays and the other signs would be internally illuminated cabinet signs.

The project also proposes a second freestanding sign along Skyline Road with a height of 25 feet and a sign face area of 406 square feet, and a third freestanding sign is proposed above the truck scale with a height of 21.5 feet and a sign face area of 230 square feet. In addition, signage is proposed on the building façade for each business on the primary frontage and for one business on each of the side elevations. Love's signage is also integrated into the design of the fueling canopies on all four sides.

ANALYSIS:

Overview

The approval of the requested land use entitlements require that the project be consistent with the City's General Plan and comply with the City's Zoning Ordinance. Entitlement specific analysis is provided for ASPR, the Use Permit, and Sign Permit. A discussion of the environmental review process and the environmental impacts of the project are also discussed.

General Plan Consistency Analysis

The project proposes a General Plan Amendment (GPA), **Attachment 3**, as discussed herein. Per CA Government Code section 65358(a), if the City Council deems it to be in the public interest, it may amend the City's General Plan. Amendments of mandatory general plan elements (which includes the Land Use Map of the Land Use Element) may not occur more than four times during any calendar year (CAGC 65358(b)). The proposed amendment would be the City's first General Plan amendment in 2026.

A site's zoning district must be consistent with its General Plan land use designation which requires the City Council to adopt an ordinance pre-zoning the site. The applicant has requested pre-zoning and a condition of approval has been added to require the adoption of the pre-zoning ordinance and annexation of the site into the City limits prior to any entitlements taking effect.

Recommended Condition of Approval

5. Land use entitlements approved shall only take effect after the effective date of the City Council Ordinance pre-zoning the property General Commercial Shopping (C-2) and after the annexation of the project site into the City of is final and recorded.

A summary of the project's consistency with the applicable goals and policies of the General Plan is provided below. A detailed analysis the project's consistency with each applicable policy is provided in **Attachment 5**.

Land Use Element

The project site is currently located in unincorporated Lassen County and designated

Industrial Park under the Susanville Vicinity Area Plan (County General Plan). As the site is within the City's Sphere of Influence (SOI), it is also designated on the City of Susanville General Plan land use map as Light Manufacturing. The applicant requests annexation to the City of Susanville. The Annexation request is consistent with Land Use Policy LUD-6.1 to annex contiguous land as well as policies LUD 6.3 to encourage annexation prior to development, and Policy 6.6 to extend utilities and municipal services upon annexation and in conformance with the City of Susanville General Plan.

The applicant is requesting a General Plan Amendment (GPA) to redesignate the property to General Commercial/Shopping Center. The General Commercial/Shopping Center designation is intended to accommodate a wide range of commercial uses serving both local and regional needs. When located along major transportation corridors, the designation contemplates uses such as service stations, restaurants (including drive-through facilities), and related commercial services. The proposed Travel Stop includes fuel sales (automobile and truck), convenience retail, quick-service restaurant with drive-through, and RV-related services and is consistent with the types of uses contemplated within this General Plan land use designation.

Additionally, Policy LUD-3.3 which requires distinctive and high-quality building design is addressed through the Architectural Site Plan Review and conditioned accordingly (see below).

General Plan Policy LUD-5.5 states that the City shall encourage agricultural land preservation within and outside the city boundaries. While the project site was used for agricultural purposes in the past, it is currently vacant and it is designated in both the County and City General Plans for industrial development and would therefore not conflict with this policy.

Additionally, Policy LUD-8.2 requires that the City ensure zoning designations and maps are consistent with the City's Land Use Map. The applicant has requested a Zoning Map Amendment to zone the site as General Commercial/Shopping Center (C-2) which would be consistent with this policy.

Upon approval of the requested General Plan Amendment and with site specific conditions of approval, the Travel Stop would be consistent with the City's General Plan Land Use designation and the goals and policies referenced in the sections below.

Community Character

The General Plan promotes appropriate siting of commercial development along major transportation corridors, high-quality architectural design, compatibility with surrounding land uses, and mitigation of operational impacts such as noise, lighting, and traffic. Through adherence to the City's Design Guidelines and the Architectural and Site Plan Review and Sign Permit process, the community character and commercial development policies of the General Plan are implemented.

The project's location along SR 36, with access from a signalized intersection and

separated circulation for trucks and passenger vehicles, supports corridor-oriented commercial development while minimizing conflicts.

Policy L of the Community Character Element requires the City to provide public access to and along the Susan River from the nearest public streets and walks. The purpose of this policy is to create a riverfront route for pedestrians and bicyclists along the river's edge for its full length within Susanville as is further clarified by Action 43 in the Open Space, Parks, Recreation, and Childcare element, which directs the City to obtain easements to accommodate the facilities and construct trails as shown in Figure 7-4 of the City of Susanville General Plan. To implement this policy and action, a condition of approval requires the property owner to provide a public access easement or irrevocable offer of dedication of land to the City of Susanville along the Susan River for the entire length which borders/is within the property.

Recommended Condition of Approval

6. Prior to issuance of grading or building permits, the applicant shall provide an official copy of the property title and parcel map for recordation showing an irrevocable offer of dedication to the City of Susanville of the portion of the property that borders the Susan River as follows: Approximately 3,000 feet in length starting at the existing Susanville City limit line at SR-36 and extending to the northwestern property line and 20 feet wide starting at the southern top-of-bank of the Susan River.

Policy ac and ab of the Community Character Element provide guidance on signage including reducing the number of overly large, bright signs and making signs more attractive and readable. Through the Sign Permit process and related conditions of approval as discussed in the Sign Permit section below, the project is consistent with the General Plan.

As conditioned, the project is consistent with General Plan policies related to community character and commercial development quality.

Circulation Element Consistency

The Circulation Element emphasizes roadway safety, Complete Streets principles, and efficient function of major corridors including SR 36.

Access via the existing signalized Skyline Road/SR 36 intersection, along with proposed turn lanes and circulation improvements, supports safety and operational efficiency.

With implementation of proposed roadway improvements and through the conditions established by the Public Works department, the project is consistent with Circulation Element policies promoting safety and corridor functionality.

Recommended Conditions of Approval

7. The project proponent must provide a grading plan and a drainage report demonstrating that the project will not have negative impacts to the state highway and its drainage features. The report must include an analysis of the proposed retention

feature (s).

8. Include 8-phase signaling for the intersection of SR/36 and Skyline Road.
9. Provide a fair share contribution toward the construction of a bike lane along the property frontage on State Route 36.

Economic Development Goals.

The General Plan supports commercial development that strengthens the City's economic base and provides services to residents and visitors. The project would provide commercial services to regional travelers and residents, generate tax revenue, and create employment opportunities. The project supports the General Plan's economic development objectives by expanding commercial services and contributing to the local tax base and employment opportunities.

Community Health, Safety, and Conservation Policies.

The EIR evaluates environmental topics including air quality, noise, biological resources, and cultural resources. In general, implementation of mitigation measures identified in the Mitigation, Monitoring, and Reporting Program, and compliance with applicable regulations, the project would be consistent with General Plan policies related to environmental protection and public health and safety.

Policy g requires that the City consider the maintenance and improvement of air quality as part of development review for new construction and/or expansion of existing uses or structures. In order to limit the effects of the project on both air quality and potential noise, the following conditions of approval are recommended for consistency with General Plan policies.

Recommended Conditions of Approval

10. Signage shall be posted in the overnight truck parking area with "IDLING LIMITED TO 5 MIN."
11. The site operator shall require Recreational Vehicles to plug into the site's electrical services and the use of generators by Recreational Vehicles shall be prohibited and signage posted accordingly.
12. The Applicant shall require all project contractors to use properly maintained mufflers on construction vehicles to meet EPA standards established under the Federal Noise Control Act of 1972 for new equipment.
13. During construction, stationary construction equipment, such as compressors, shall be placed as far as possible from the residential areas to the south.

Additionally, Action program 50 directs the City to use development review and the zoning ordinance to require project features that enhance police and neighbor surveillance of property, and that deter criminal activity. To address potential safety issues, a condition of approval has been recommended.

Recommended Condition of Approval

14. Prior to issuance of a certificate of occupancy, security surveillance video cameras

shall be installed and maintained in good working order to provide coverage on a 24-hour basis of all internal areas and building entrances. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and shall be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for 60 days.

Zoning Code Compliance Analysis

The project proposes a zoning amendment from the pre-zoned Manufacturing (M) to General Commercial and Shopping Center (C-2), which requires adoption of a Zoning Map Amendment Ordinance. As noted above, a condition of approval has been added to clarify that entitlements will not take effect until the Zoning Ordinance Amendment to pre-zone the site takes effect, and the site has been annexed into the City of Susanville. The proposed zoning amendment will be presented to the Planning Commission and City Council for consideration at a future public hearing.

According to Susanville Municipal Code (SMC) Section 17.36.010, the purpose of the C-2 district is *“to provide for a wide range of facilities for the sale of goods and provision of personal services.”* Properties located along major thoroughfares within the C-2 district may accommodate a variety of commercial uses including outdoor sales, fast-food and take-out food service, restaurants, personal care services, automobile repair (excluding heavy trucks), rental services, motels, automobile sales and service, offices, and similar commercial uses.

Uses permitted by right in the C-2 district include *“any general retail commercial structure or shopping center under 80,000 square feet in size.”* Uses allowed subject to approval of a Use Permit include *“fast food restaurants, including drive-in and drive-through restaurants,” “drive-through establishments,” “recreational vehicle parks,”* and *“service stations.”* The proposed travel stop combines elements of these uses, including fuel sales, fast-food restaurants with drive-through service, overnight RV parking, and related traveler services.

Although a travel stop is not specifically listed as a permitted use in the C-2 district, the City Manager determined that the proposed use is similar in character to uses permitted in the district (e.g. fast food and drive-through restaurants or food service, restaurants, service stations, and similar uses). This determination complies with the authority established under SMC Section 17.36.040 (Other Permitted Uses).

SMC Section 17.36.050 establishes development standards for projects within the C-2 district. The proposed project generally complies with the applicable quantitative standards for building height, setbacks, parking, and drive-through stacking as detailed in **Attachment 6**. However, to ensure compliance with the development standards in this section, conditions of approval have been added.

Recommended Conditions of Approval

15. Prior to issuance of building permits, the applicant shall submit elevation drawings for the trash enclosure demonstrating compliance with SMC Section 17.36.050(J).
16. Prior to issuance of building permits, final site plans shall be submitted and include one loading space meeting the requirements of SMC Section 17.100.120 (minimum 12 feet by 30 feet).

Landscaping Standards Compliance

Zoning Code Section 17.96.040 (A) provides the landscaping requirements for parking areas with five or more spaces and 20 or more spaces which includes the following requirements:

- A minimum 10-foot landscaped strip along public street right-of-way lines
- One tree per 30 feet of street frontage
- One shrub per 25 square feet of planting area (grass may be substituted for shrubs)
- Ten percent of the parking area must be landscaped.
- Landscaping must be located within or adjacent to the parking area.
- One tree per eight parking spaces must be provided.
- A landscaped area at least 140 square feet in size is required for every 12 parking spaces.
- Automobile parking areas are proposed along both project frontages, and RV parking is proposed along the SR 36 frontage. These parking areas are approximately 385 feet wide and are set back approximately 300 feet from SR 36.

SMC Section 17.96.040(B) allows landscaping to consist of both plant and non-plant materials provided that at least 50 percent of the required landscaped area consists of living plant material, based on mature plant size.

Additionally, SMC Section 17.96.040(F) requires that all plant material within a 30 foot triangle at the intersection of streets, and a 15 foot triangle at the intersection of driveways and streets, shall be no more than two feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six feet above the curb. A condition has been added to require compliance with this standard.

SMC Section 17.96.040(G) allows for modification of the above standards to achieve an equal or greater excellence in arrangement, design or attractiveness than would be realized by the normal standards of this section if a use permit is obtained.

As proposed, the project includes three primary parking areas:

1. South Parking Area – approximately 16,900 sq. ft. with 24 automobile parking spaces
2. East Parking Area – approximately 100,000 sq. ft. with 32 automobile spaces and 15 RV spaces
3. Truck Parking Area – approximately 200,000 sq. ft. with 70 truck parking spaces

A 20-foot-wide strip of cobble rock mulch surrounds most parking areas, except where parking areas are adjacent to buildings and pedestrian walkways and a 60-foot-wide strip

of rock mulch is proposed along the SR 36 frontage; however, the plans do not show trees or shrubs along the SR 36 right-of-way line.

Parking areas along Skyline Road are set back at least 45 feet from the property line and are separated from the roadway by a 30-foot-wide landscaped strip containing trees spaced approximately 30 feet apart. No shrubs or grass are proposed within this frontage landscape area.

As designed, the project does not comply with the landscape standards. However, 17.96.040(G) allows for an alternative landscape plan with a use permit. As the strict application of the landscaping standards could create visual obstacles and impediments to circulation, landscaping conditions have been established that require trees and landscaping around the perimeter of the site.

Recommended Conditions of Approval

17. All plant material and signage within a 30 foot triangle at the intersection of streets, and a 15 foot triangle at the intersection of driveways and streets, shall be no more than two feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six feet above the curb.
18. To comply with the tree requirement along SR 36 frontage, the landscape plan shall be revised to include one tree for every 30 feet of street frontage planted within 110 feet of the right-of-way and along the northern boundary of the developed area and freestanding sign access road.
19. One shrub per 25 square feet of the required 10-foot planting area shall be provided along both the SR 36 and Skyline Road frontages and along the northern boundary of the developed area and freestanding sign access road. Grass may be substituted for shrubs at the applicant's discretion.
20. Living plant material shall be added to landscaped areas surrounding the parking areas to demonstrate that at least 50 percent of the required landscape area will consist of living plant material at maturity.
21. The site operator and property owner are responsible for ensuring all landscaping is kept clean and free of trash and debris and kept in healthy condition and consistent with the landscaped design in the final approved plans.

Architectural and Site Plan Review

Pursuant to Susanville Municipal Code (SMC) Section 17.36.050(K), Architectural and Site Plan Review (ASPR) is required and subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. The Design Guidelines address the following project elements: site plan, architecture, off-street parking, landscaping, exterior lighting, signs, and art. A summary of the project's consistency with the guidelines is provided below and a detailed listing of each applicable guideline and the project's consistency with each guideline is provided in **Attachment 7**.

The proposed Love's Travel Stop has been designed in a manner generally consistent with the City's Design Guidelines pertaining to site planning, grading, drainage, and integration with natural features. The 13,005-square-foot convenience store building has

a maximum height of approximately 23–25 feet and incorporates articulated façades and neutral base colors with limited accent colors consistent with the design guidelines. The project includes perimeter and internal landscaping, including bioretention areas serving both aesthetic and stormwater functions.

Conditions of approval are required to ensure the project is consistent with equipment screening requirements, lighting guidelines, landscaping, and signage. Signage is analyzed and conditions are discussed below under Sign Permit.

Recommended Conditions of Approval

22. Rooftop mechanical equipment shall be fully screened from public view.

23. Prior to issuance of a building permit, the applicant shall provide a final plan set showing all proposed lighting specifications. No lighting shall be installed above 24' in height and shall have full cutoff fixtures and shielding of the light source in compliance with glare and spillover standards.

The architectural character of surrounding development along this section of SR 36 is predominantly commercial in nature, typically consisting of stucco exterior finishes and flat roofs with mansard-style accents and parking areas located between the building and adjacent streets. Therefore, as conditioned, the architectural and general appearance of the buildings, structures, and grounds are in keeping with the character of the neighborhood and the use will not be detrimental to the orderly and harmonious development of the City. Approval of the ASPR is included in the Architectural & Site Plan Review, Use Permit, & Sign Permit Resolution (**Attachment 4**).

Use Permit Review

Approval of a Use Permit requires the Planning Commission to make the following finding:

The establishment, maintenance, or operation of the use, building, or facilities will not be detrimental to, or contrary to, the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City.

As discussed in this staff report, the proposed development, with site specific conditions of approval would be consistent with the City's General Plan and Design Guidelines and comply with the development standards for the C-2 zoning district. Further, as discussed in the Environmental Impact Report, the project would have less than significant impacts on the environment. As such, the proposed travel stop, which includes overnight RV parking, truck parking, convenience store, two fast-food restaurants, and fuel sales, will not be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the vicinity due to its design, site layout, and location. Approval of the Use Permit is included in the draft Resolution approving Architectural & Site Plan Review, Use Permit, & Sign Permit (**Attachment 4**).

Sign Permit Review

The applicant proposes 11 wall signs on the building and eight on the fuel dispenser canopies, three freestanding pole-mounted signs, and eight directional signs. Per SMC section 17.128.070, building signs shall not exceed a combined size of one-and-one-half square feet in area for each linear foot of building frontage. Two freestanding signs not to exceed 150 square feet each (75 square feet per side for a double-faced sign), 15 feet in height, and set back a minimum of 12 feet from the road right-of-way are allowed. Directional signs (referred to as “incidental and traffic control signs” in the SMC) are exempt from a sign permit.

SMC section 17.18.130(F) allows exemptions from the sign standards for sign size and height, among other criteria, subject to Planning Commission approval of a use permit. To approve a use permit for a sign the applicant is required *“to demonstrate that practical difficulties or hardships would otherwise be caused and the exception applied for is the most suitable and effective in relation to the location or terrain of the site or from the standpoint of the intended viewer.”*

A total of 11 wall signs with an aggregate sign face area of 347.4 square feet are proposed. Six wall signs are proposed on the front (east) elevation, one is proposed on the left (south) elevation, and four are proposed on the right (north) elevation. Based on the building frontage, the maximum wall sign area allowed is 403 square feet. One 23.39-square foot sign is proposed on each side of both fuel dispenser canopies for a total of eight wall signs on the canopies. Preliminary plans for the location and sizes of the signs are detailed in **Attachment 6**. Except for the freestanding signs, all the proposed signs comply with the criteria of the SMC.

A 50-foot tall freestanding sign with a double-sided sign face area of 1,171 square feet (including both sides) is proposed along the SR 36 frontage. The sign would contain a total of 60 characters (letters and numerals) with one sign for each of the three businesses on the site, two fuel price signs, and a “Welcome to Susanville” sign. As proposed, the freestanding sign face area and sign height exceed the maximums allowed by over 780% and 330%, respectively. A second freestanding sign (identified in the plans as a “Street Sign”) is proposed along Skyline Road just west of the first driveway entrance. It is 25 feet tall and has a total sign face area of 406 square feet (including both sides). The sign has one sign for each business on the site and five fuel price signs. A third freestanding sign is proposed above the truck scale with a height of 21.5 feet and a sign face area of 230 square feet (including both sides). The truck scale is adjacent to the west side of the truck fuel dispenser canopy and would be shielded from Skyline Road by the canopy and is setback approximately 700 feet from SR 36.

Using the US Sign Council (USSC) guidance for signage size, the applicant’s analysis for the freestanding sign along SR 36 shows that sign area of 278 square feet per side is required. The applicant’s analysis accounts for 60 characters (all letters and numerals) and a travel speed of 50 miles per hour. Per the USSC guidance a Viewer Reaction Time of approximately 8 seconds is appropriate and for which 588 feet represents the approximate distance required for drivers to detect a sign, read the information, and safely maneuver toward the destination. Using the USSC’s formula to calculate text height

legible at 588 feet, the copy on the sign should be about 16 inches high and to accommodate 60 characters, space between the characters, margins around the characters and sufficient background contrast to achieve the USSC sign design guideline of approximately 60 percent negative space (background), the total sign area would need to be approximately 278 square feet per side. At 585 square feet per side, the proposed sign is more than twice the size recommended by the USSC guidelines.

Based on the USSC legibility methodology, while increased visibility distance may improve awareness of the site, it does not appear that a 50-foot-tall 1,171 sf sign is necessary to comply with USSC Guidelines, and the following condition of approval has been added. A USSC legibility analysis of the appropriate size and height of the freestanding sign along Skyline Road was not provided.

Recommended Conditions of Approval

24. The applicant shall provide an analysis of the minimal sign height and size necessary for legibility of the freestanding sign along SR 36 and along Skyline Road using the methodology provided in the US Sign Council guidelines and reduce the height and size of the signs accordingly. Revised sign plans shall be subject to review and approval by City staff.

Approval of the Sign Permit is included in the draft Resolution approving Architectural & Site Plan Review, Use Permit, & Sign Permit (**Attachment 4**).

COMMUNITY CORRESPONDENCE:

On December 17, 2025, the City released a Notice of Availability for the Draft Environmental Impact Report. In addition to comments on the environmental impacts of the project which are addressed in the Final EIR, comments regarding the merit of the project were shared with the City during that process. Several comments were received supporting the project noting the benefits of a safe location for trucks to stop, new job opportunities, and benefits to the local economy.

Additionally, community members expressed concern about the potential for increased criminal activity and drug use on the site, impacts on other/similar local businesses, the scale and location of the project, impacts on the quality of life and character of the area and livestock behavior, and access to the rail trail.

A Notice of Public Hearing was published in the Intermountain News and mailed to property owners within 300 feet of the project site on April 3, 2026.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (14 CCR §15000 et seq.), a Draft Environmental Impact Report (Draft EIR) was prepared for the proposed Love's Travel Stop project. The Draft EIR evaluates the potential environmental impacts associated with

annexation of the project site into the City, pre-zoning of the property, development of the travel stop facility, and long-term operation of the use.

Notice of Preparation (NOP) for the EIR along with an Initial Study were published on January 31, 2025. The Initial Study identified that the project could have potentially significant impacts on Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Noise, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Mandatory Findings of Significance. The NOP initiated a 30-day public comment period that ran from February 3, 2025, through March 5, 2025. A total of five public comments were received along with letters from the Native American Heritage Commission, California Department of Fish and Wildlife, California Department of Transportation, and Lassen County.

Following publication of the NOP, a Draft Environmental Impact Report was prepared and published on December 17, 2025 and initiated a 45-day public and agency review period that ran through January 31, 2026. The Draft EIR analyzes project-level and cumulative impacts across all environmental issue areas identified in CEQA Guidelines Appendix G. The document identifies feasible mitigation measures to reduce environmental effects and evaluates alternatives capable of reducing significant impacts. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with CEQA Guidelines Section 15097 to ensure implementation of adopted mitigation measures.

The DEIR concluded that all impacts from the project would be less than significant or would be reduced to a less-than-significant level with the implementation of mitigation measures. Specifically, the DEIR found that the project would have less than significant impacts to Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Noise and Vibration, Transportation, and Utilities and Service Systems.

The DEIR found impacts to Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources would be potentially significant but through the implementation of established mitigation measures, impacts would be less than significant. Additionally, the DEIR concluded that the project would not result in a cumulatively considerable contribution to a significant cumulative impact.

The City received comments from 20 members of the public and from three State agencies: Caltrans, California Department of Fish and Wildlife, and California Department of Conservation Geologic Energy Management Division. Upon completing review of the public and agency comments, Ascent prepared a Final Environmental Impact Report which included a response to comments. As required, the FEIR, including responses to comments received from State Agencies, was made available at least ten-days prior to considering project approvals. Certification of the EIR is required prior to project approvals. The Draft and Final EIR can be found on the City's website at <https://ceqanet.lci.ca.gov/2025011078/3>.

The EIR establishes ten mitigation measures (MM 3.3-2a, MM 3.3-2b, MM 3.3-2c, MM 3.3-3, MM 3.3-4, MM 3.4-1a, MM 3.4-1b, MM 3.6-1, MM 3.10-1a, and MM 3.10-1b) that

reduce the project's impacts to biological resources, cultural resources, geologic (paleontological) resources, and tribal cultural resources and which are included in the Project's Mitigation, Monitoring, and Reporting Program (MMRP) which is included as Exhibit B of **Attachment 4**.

Recommended Condition of Approval

25. The project applicant/operator and property owner shall implement all mitigation measures in the Mitigation, Monitoring, and Reporting Program certified as part of the environmental impact report certified by the City on April 15, 2026.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

1. Adopt a resolution certifying the Susanville Travel Stop Project EIR.
2. Adopt a resolution recommending that the City Council amend the General Plan Land Use Map changing the land use designation of the subject property from Light Industrial/Business Park to General Commercial Shopping Center.
3. Adopt a resolution approving the Architectural & Site Plan Review, Use Permit, Sign Permit, subject to conditions of approval.

ATTACHMENTS:

- Attachment 1: Project plans
- Attachment 2: Resolution Certifying the Susanville Travel Stop Project Environmental Impact Report
- Attachment 3: Resolution Recommending that City Council Amend the General Plan Land Use Map
- Attachment 4: Resolution approving Architectural & Site Plan Review, Use Permit, & Sign Permit
 - Exhibit A – Conditions of Approval
 - Exhibit B – Findings of Fact
 - Exhibit C – Mitigation, Monitoring, and Reporting Program
- Attachment 5: General Plan Consistency Analysis
- Attachment 6: Zoning Code Compliance Analysis
- Attachment 7: Architecture & Site Plan Review Analysis

NOTES:

- SEE TOPOGRAPHIC SURVEY FOR EXISTING GRADES.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADES.
- ALL RADII IN TRUCK PARKING AREA IS 10' U.O.N.
- ALL RADII IN AUTO PARKING AREA IS 3' U.O.N.

KEYNOTES:

1	AUTO FUELING ISLAND	11	HIGH-RISE SIGN (75' TALL, 1,050 SF)
2	TRUCK FUELING ISLAND	12	PROPANE TANK
3	TRUCK SCALE	13	DOG PARK
4	ABOVE GROUND DIESEL STORAGE TANKS	14	DIRECTIONAL SIGN
5	BELOW GROUND STORAGE TANKS	15	ELECTRICAL TRANSFORMER PAD
6	RV DUMP STATION	16	FIRE WATER STORAGE TANK
7	POSSIBLE BIORETENTION LOCATION	17	FIRE BOOSTER PUMP
8	TRASH ENCLOSURE	18	BIKE RACK & BIKE PARKING
9	ON-SITE LIGHT	19	FAST FOOD DIRECTIONAL SIGN
10	FIRE HYDRANT	20	OIL/WATER CLARIFIER

LEGEND:

	PROPOSED A.C. PAVEMENT
	PROPOSED CONC. PAVEMENT
	PROPOSED CONC. SIDEWALK
	PROPOSED LANDSCAPING
	BIORETENTION BOTTOM
	PROPOSED STREET CENTERLINE
	PROPOSED STREET R/W
	PROPERTY LINE

SITE DATA

CURRENT ZONING, GENERAL PLAN	LIGHT INDUSTRY BUSINESS PARK (LIBP)
PROPOSED ZONING	COMMERCIAL SHOPPING DISTRICT (C-2)
PROJECT AREA	±14.15 AC (816,418 S.F.)
LOT AREA	±79.6 AC (3,468,861 S.F.)
STRUCTURE AREA	13,005 S.F.
AREA COVERED BY BUILDINGS (%)	2.1%
PERVIOUS AREA	
LANDSCAPING AREA	±142,650 S.F. (±23.0%)
BIORETENTION BOTTOM AREA	±112,373 S.F. (±18.0%)
GRAVEL ACCESS ROAD TO HI-RISE SIGN	±12,636 S.F. (±2.00%)
TOTAL PERVIOUS AREA	±267,659 S.F. (±43.0%)

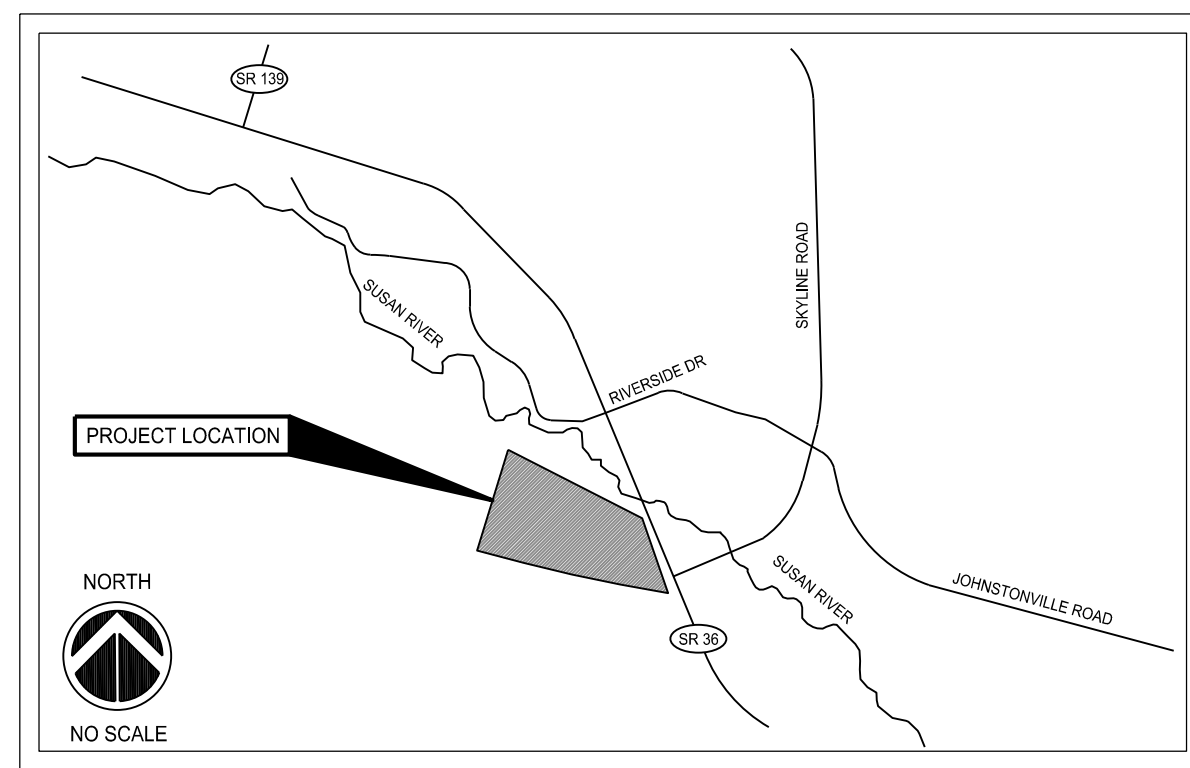
PARKING ANALYSIS

BUILDING	BUILDING SIZE	PARKING CRITERIA	PARKING REQUIRED	PARKING PROVIDED
CONVENIENCE STORE	7,943 SF	1 SPACE PER EACH 200 S.F.	39.72	
BRANDED FAST FOOD WITHOUT DRIVE THRU	1,588 SF	1 SPACE PER EACH 50 S.F.	31.76	
BRANDED FAST FOOD WITH DRIVE THRU	3,474 SF	1 SPACE PER EACH 50 S.F.	68.48	
ACCESSIBLE PARKING	N/A	3 SPACES FOR 51-75 SPACES	3	4
EV PARKING/CHARGING		3 WITH EVSE FOR 51-75 SPACES	3	3
TOTAL AUTO PARKING				53
RV PARKING				5
OVERNIGHT RV PARKING				10
STANDARD TRUCK PARKING				70
TOTAL PARKING			139.96	140

- PARKING NOTES:
- TRUCK PARKING STALLS, RV PARKING STALLS AND, EV PARKING STALLS ARE INCLUDED IN PARKING ANALYSIS.
 - ALL AUTO PARKING STALLS ARE MINIMUM 9' WIDE X 18' LONG
 - ALL AUTO DRIVE AISLES ARE MINIMUM 26' WIDE
 - ALL STANDARD TRUCK PARKING STALLS ARE MINIMUM 12.5' WIDE X 65' LONG
 - ALL TRUCK DRIVE AISLES ARE MINIMUM 65' WIDE
 - ACCESSIBLE PARKING STALLS ARE INCLUDING IN THE TOTAL AUTO PARKING NUMBER

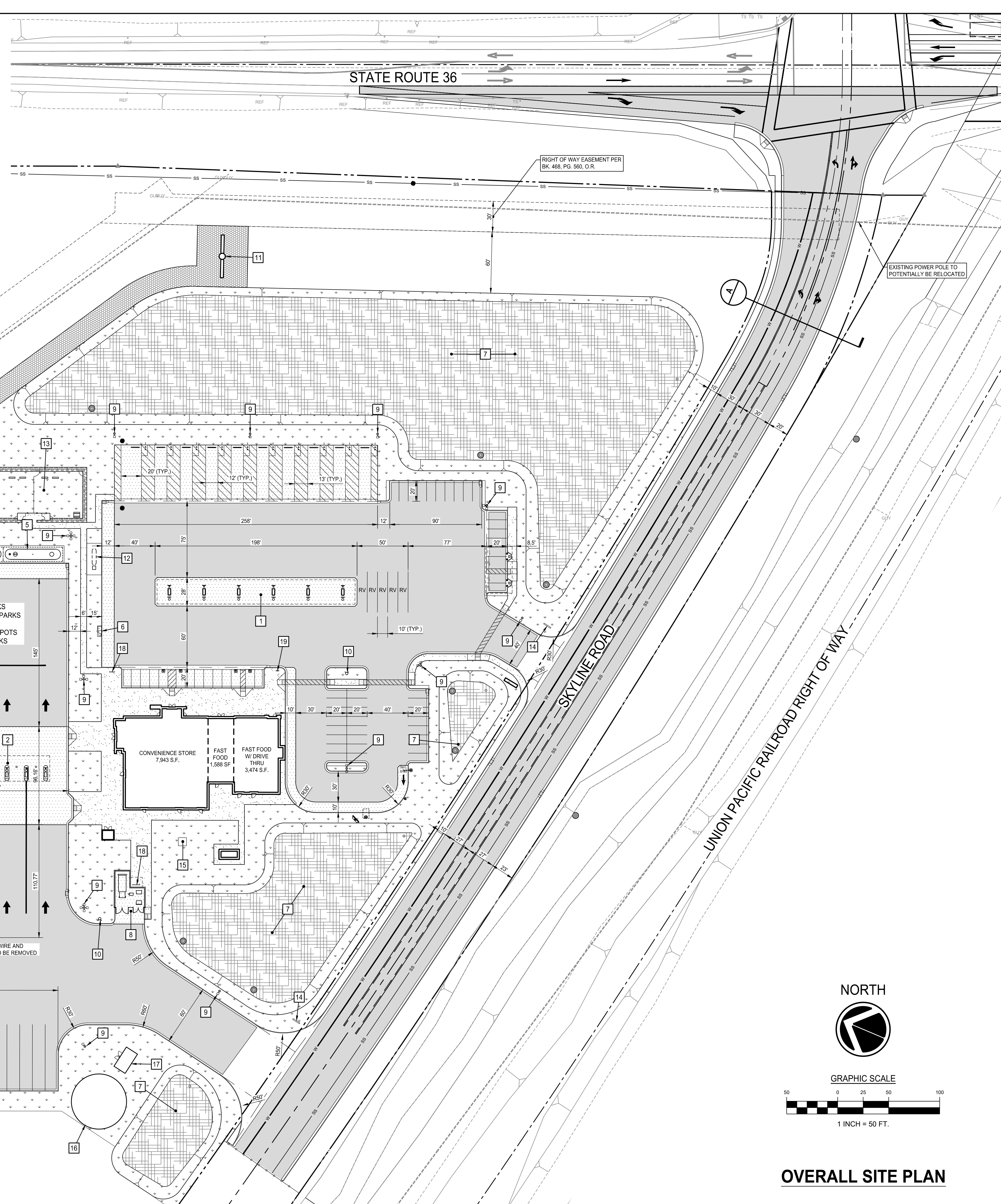
BUILDING DATA

BUILDING & PROPOSED USE	PROPOSED			
	CONVENIENCE STORE	FAST FOOD (W/O DRIVE THRU)	FAST FOOD (W/ DRIVE THRU)	TOTAL
CBC BUILDING TYPE	II-B	II-B	II-B	N/A
OCCUPANCY TYPE	M	A-2	A-2	N/A
TOTAL AREA	7,943 S.F.	1,588 S.F.	3,474 S.F.	13,005 S.F.
GROSS FLOOR AREA	7,943 S.F.	1,588 S.F.	3,474 S.F.	13,005 S.F.
NUMBER OF BUILDINGS	1 COMBINED			1
NUMBER OF STORIES	1	1	1	1
HEIGHT (FEET)	±25'	±25'	±25'	N/A
GROUND FLOOR (S.F.)	7,943 S.F.	1,588 S.F.	3,474 S.F.	13,005 S.F.
FIRE-SPRINKLERED	TBD	TBD	TBD	N/A

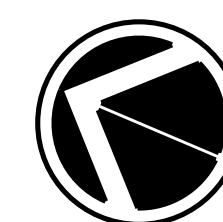


VICINITY MAP

SUSANVILLE, CA



NORTH



GRAPHIC SCALE



1 INCH = 50 FT.

OVERALL SITE PLAN



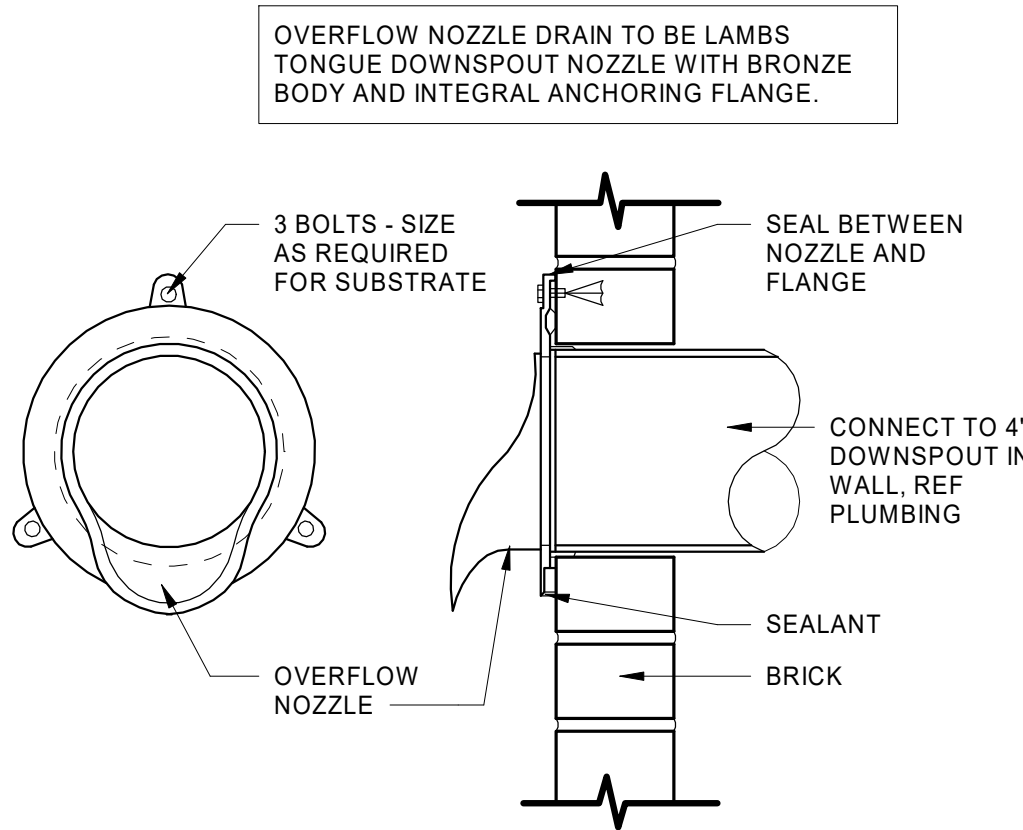
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3/25/2021-EXTERIOR ELEVATIONS

FINISH LEGEND - EXTERIOR			
MARK	DESCRIPTION	MODEL	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC, 4MM DM HLZ ALUMINUM, HLZ HAIRLINE ALUMINUM	PROVIDED AND INSTALLED BY GC.
BR-1	FACE BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: MANGANESE IRONSPOT - TEXTURE: SMOOTH - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - CHARCOAL BLACK 25-A
BR-2	ACCENT BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: LIGHT GREY BLEND - TEXTURE: VELOUR - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - SMOKEY GRAY 41-A
BR-4	FACE BRICK	"BELDEN BRICK" ALASKA WHITE, TEXTURE: VELOUR, GROUT: CEMEX GRAY TYPE N 1000	
EIFS-1	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: PAINT TO MATCH SW9170 ACIER; FINISH: LYMESTONE DPR	
EIFS-3	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: ARBY081030; SANDPEBBLED TEXTURE	
EIFS-5	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: ARBY131030; SANDPEBBLED TEXTURE	
FC-1	FIBER CEMENT PANELS	NICHIHA, VINTAGEWOOD, SPRUCE, 18"x119 5/16" PLANKS, 18"x3 9/16" OUTSIDE CORNER	
FC-70	FIBER CEMENT LAP SIDING	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
FC-71	FIBER CEMENT PANELS	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
FC-74	FIBER CEMENT PANELS	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR: "ARTIC WHITE" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-04
FC-75	FIBER CEMENT SIDING	FIBER CEMENT SIDING: "WOODTONE", COLOR: "HONEY GLAZE" WOOD PATTERN. SURFACE: WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE; NAILS OT MATCH WOOD FINISH	
FI-1	FUEL ISLAND	SHERWIN WILLIAMS CO. INDUSTRIAL ENAMEL SERIES B 54 Z 2 COATS 2 TO 3 MILLS/COAT OR PPG INDUSTRIAL ENAMEL GLOSS BLACK 7-809. (2) COATS AT 2 TO 3 MILS DFT. PER COAT	METAL CURB FACES: HI GLOSS BLACK; METAL BUMPER FACES: HI GLOSS BLACK; METAL COLUMN FACES: HI GLOSS BLACK; METAL ACCESSIBLE SIGN POSTS: HI GLOSS BLACK;
MC-04	METAL CHANNEL	SW 7063 "NEBULOUS WHITE"	
MC-12	METAL CHANNEL	DD PINK FINISH; COLOR MATCH PMS (PANTONE) 7635C	
MT-1	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7076 CYBERSPACE: MATTE	
MT-2	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7719 FRESCO CREAM: MATTE	
MT-4	METAL COPING	"DURO-LAST" S4.70/ TE.87 - "REGAL WHITE"	
MT-5	METAL COPING	"DURO-LAST" SR.26/ TE.87 - "DARK BRONZE"	
MT-70	METAL COPING	CHARCOAL FINISH; SW 7069 "IRON ORE"	
MT-71	METAL COPING	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
PT-11	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 7076 CYBERSPACE; EGGSHELL FINISH	METAL DOORS AND FRAMES;LINTELS
PT-12	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 6907 FORSYTHIA; EGGSHELL FINISH	ENTRY SOFFIT
PT-77	PAINT	DD ORANGE, COLOR MATCH PMS 165C; MAP ULTRA LOW V.O.C.	
PTE-01	EXTERIOR PAINT	GRAY FINISH; SW 7019 "GALINLET GRAY"	
PTE-04	EXTERIOR PAINT	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
PTE-70	PAINTED COATING	SW 7069 "IRON ORE"	
PTX-1	GUARD POST PAINT	SHERWIN WILLIAMS CO. INDUSTRIAL ENAMEL SERIES B 54 Z SAFETY YELLOW. (NO LEAD) OR PPG INDUSTRIAL ENAMEL 7-808 SAFETY YELLOW	STRAIGHT BOLLARD; "U" SHAPED BOLLARD; (IF REQUIRED)
PTX-3	METAL TRIM PAINT (GALV)	PRIMER: SHERWIN WILLIAMS. GALVITE B 50 W 3 PRIMER AT 2 MILS DFT PER COAT OR: PPG SPEEDHIDE GALVANIZE STEEL PRIMER 6-209 AT 2 MILS DFT. PER COAT FINISH: SHERWIN WILLIAMS. INDUSTRIAL ENAMEL B 54 Z SERIES. (LOW VOC COMPLIANT). APPLY 2 COATS 2 TO 3 MILS DRY PER COAT OR: PPG INDUSTRIAL ENAMEL 7-282. APPLY (2) COATS AT 2 TO 3 MILS DFT. PER COAT	
PTX-4	POWDER COAT	TIGER DRYLAC - EXTERIOR/ INTERIOR GRADE POWDER COAT - MATCH PMS 109C, FINISH: HIGH GLOSS	WINDOW FRAME ACCENT COLOR: TIGER DRYLAC CUSTOMER SERVICE P: 866-898-4437 E: CUSTOMERSERVICE.US@TIGER-COATING.US
TR-70	METAL	JH SURROUND VERTICAL TRIM; FINISH: FACTORY CLEAR ANDONIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-71	METAL	JH SURROUND HORIZONTAL TRIM; FINISH: FACTORY CLEAR ANDONIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	

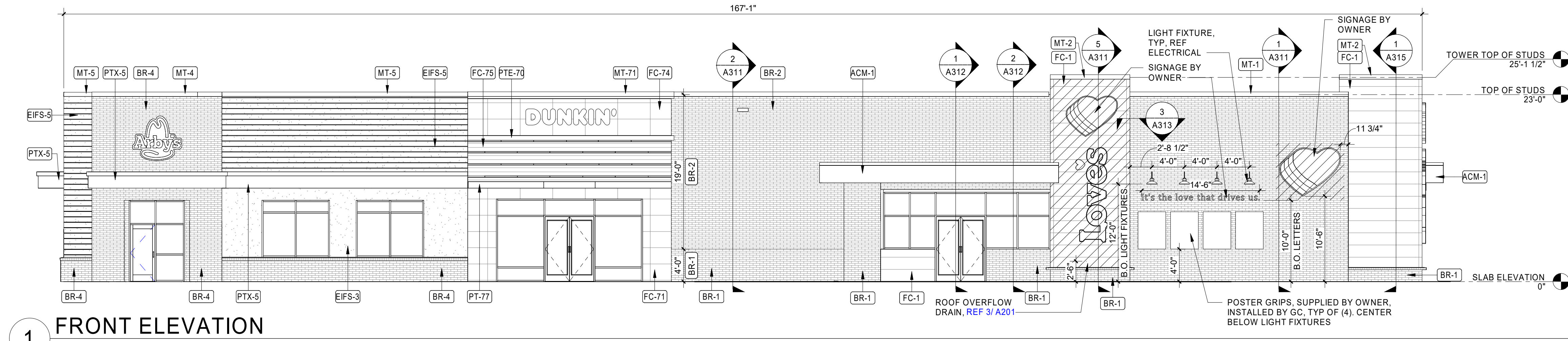
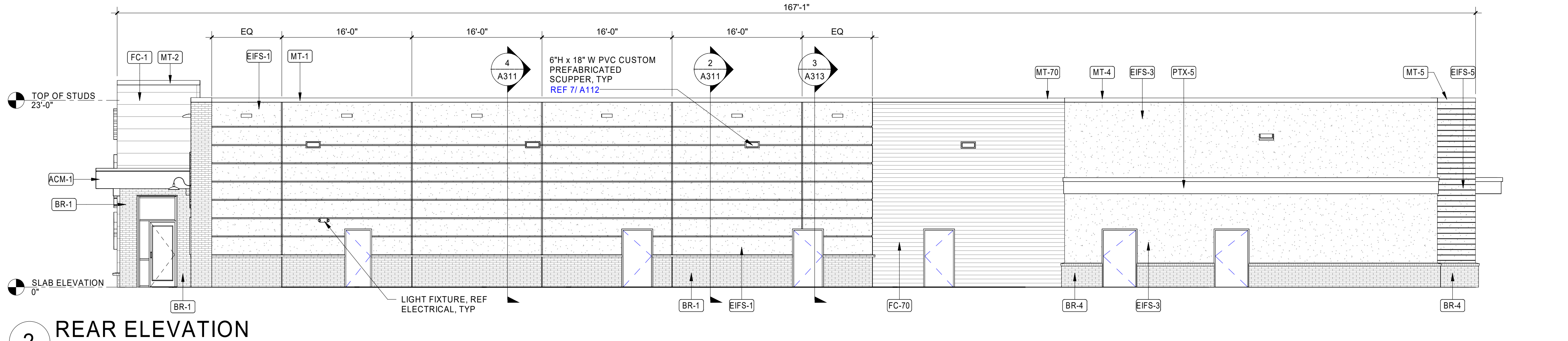
GENERAL NOTES

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- ALL EXTERIOR LIGHTING SHALL BE CENTERED ABOVE EXTERIOR DOORS, UNO

LEGEND



3 LAMBS TONGUE DETAIL
3" = 1'-0"



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PROTO: T3-90_FOK
PROTO CYCLE: Q3 - 2024

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS

SHEET:
A201

FINISH LEGEND - EXTERIOR			
MARK	DESCRIPTION	MODEL	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC, 4MM DM HLZ ALUMINUM, HLZ HAIRLINE ALUMINUM	PROVIDED AND INSTALLED BY GC.
BR-1	FACE BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: MANGANESE IRONSPOT - TEXTURE: SMOOTH - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - CHARCOAL BLACK 25-A
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BR-4	FACE BRICK	"BELDEN BRICK" ALASKA WHITE, TEXTURE: VELOUR, GROUT: CEMEX GRAY TYPE N 1000	
EIFS-1	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: PAINT TO MATCH SW9170 ACIER; FINISH: LYMESTONE DPR	
EIFS-3	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: ARBY081030; SANDPEBBLED TEXTURE	
EIFS-5	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: ARBY131030; SANDPEBBLED TEXTURE	
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FC-70	FIBER CEMENT LAP SIDING	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
FC-71	FIBER CEMENT PANELS	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
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MT-71	METAL COPING	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
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PT-12	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 6907 FORSYTHIA; EGGSHELL FINISH	ENTRY SOFFIT
PT-77	PAINT	DD ORANGE, COLOR MATCH PMS 165C; MAP ULTRA LOW V.O.C.	
PTE-01	EXTERIOR PAINT	GRAY FINISH; SW 7019 "GALUNLET GRAY"	
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PTX-3	METAL TRIM PAINT (GALV)	PRIMER: SHERWIN WILLIAMS. GALVITE B 50 W 3 PRIMER AT 2 MILS DFT PER COAT OR: PPG SPEEDHIDE GALVANIZE STEEL PRIMER 6-209 AT 2 MILS DFT. PER COAT FINISH: SHERWIN WILLIAMS. INDUSTRIAL ENAMEL B 54 Z SERIES. (LOW VOC COMPLIANT). APPLY 2 COATS 2 TO 3 MILS DRY PER COAT OR: PPG INDUSTRIAL ENAMEL 7-282. APPLY (2) COATS AT 2 TO 3 MILS DFT. PER COAT	
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TR-70	METAL	JH SURROUND VERTICAL TRIM; FINISH: FACTORY CLEAR ANDONIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-71	METAL	JH SURROUND HORIZONTAL TRIM; FINISH: FACTORY CLEAR ANDONIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	

GENERAL NOTES

1. MASONRY EXPANSION JOINTS IN BRICK FINISHES SHALL BE AT ALL INTERIOR CORNERS AND SPACED PER SPECIFICATIONS. REF DETAIL ON G003

2. ALL EXTERIOR LIGHTING SHALL BE CENTERED ABOVE EXTERIOR DOORS, UNO

LEGEND

PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS

BRICK FINISH, REF FINISH SCHEDULE

2 1/2" EIFS SANDPEBBLED TEXTURE

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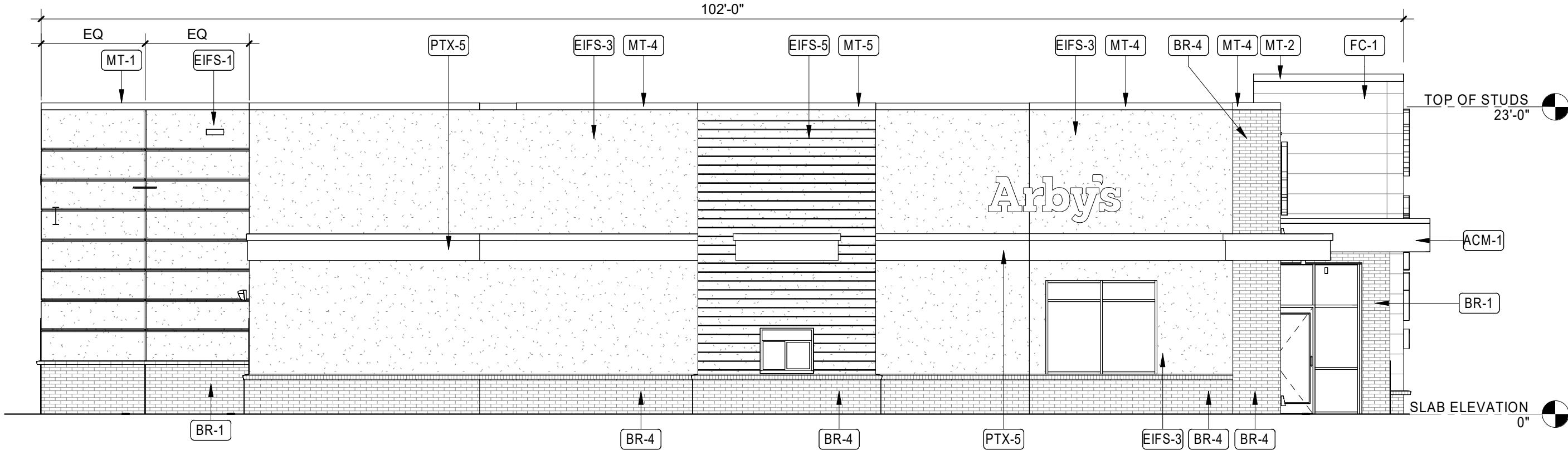
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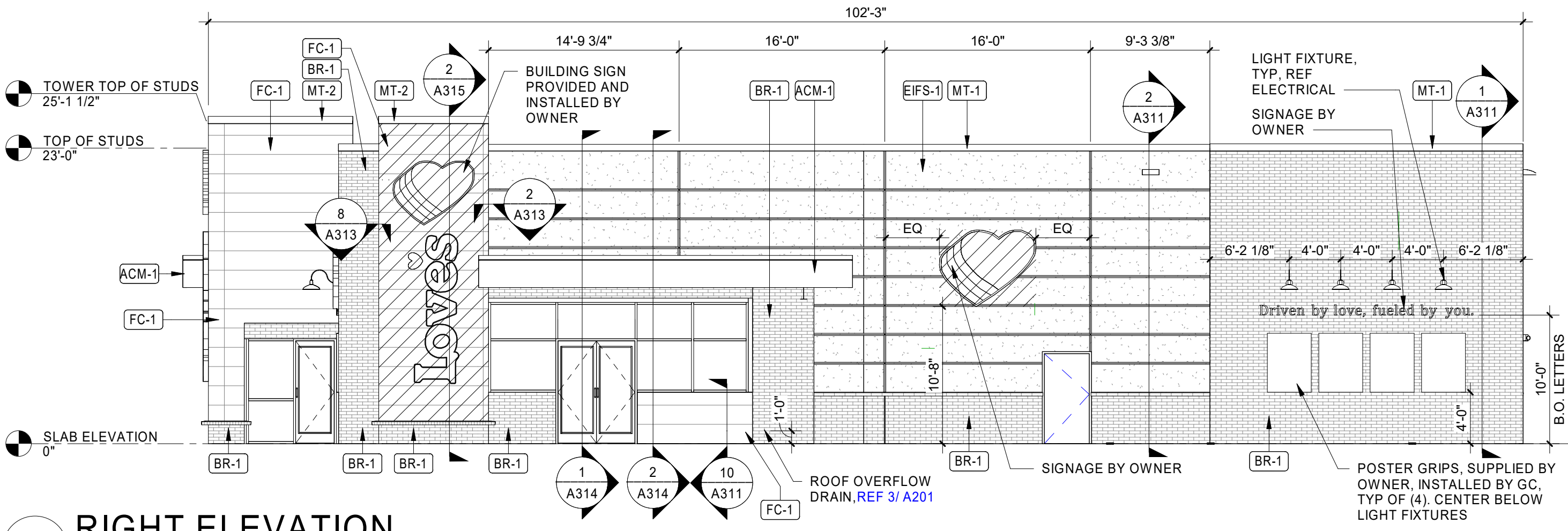
T3-90_FOK

PROTO CYCLE:

Q3 - 2024



2 LEFT ELEVATION
1/8" = 1'-0"



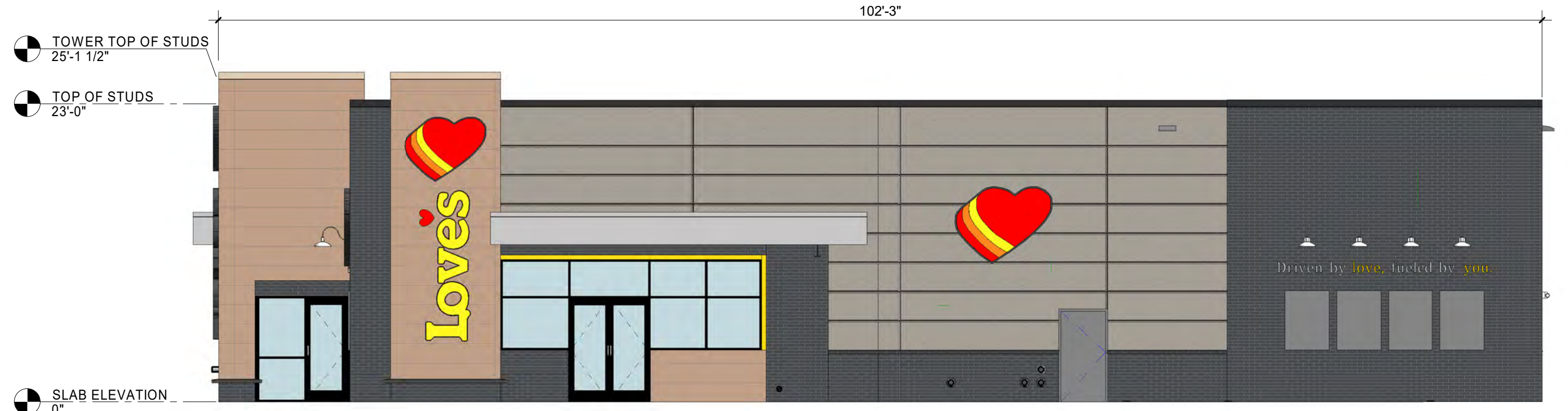
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1/8" = 1'-0"

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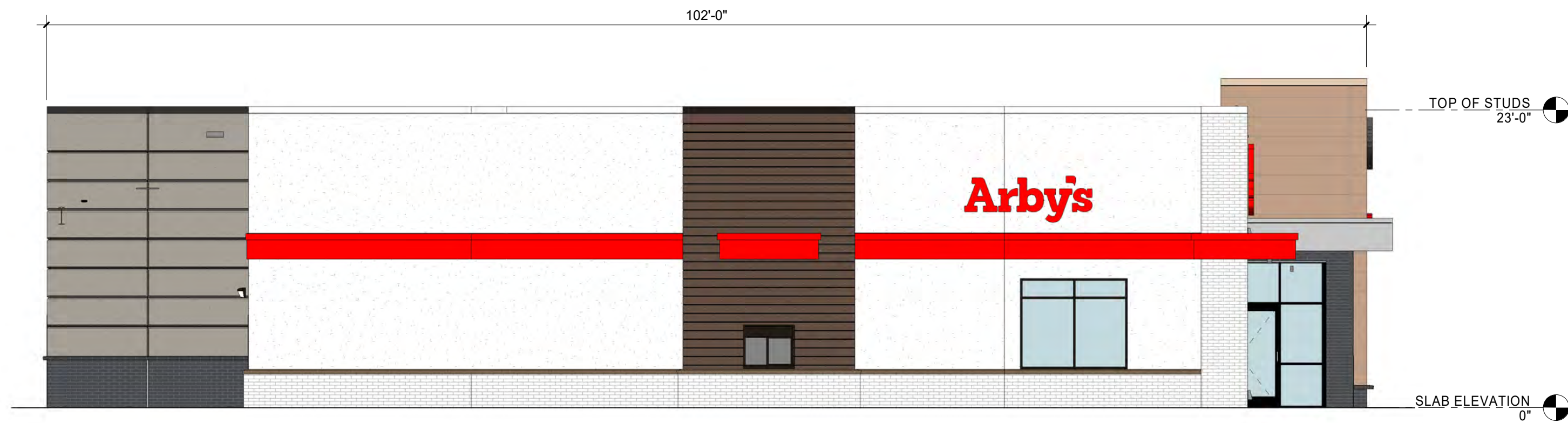
EXTERIOR ELEVATIONS

SHEET:
A202

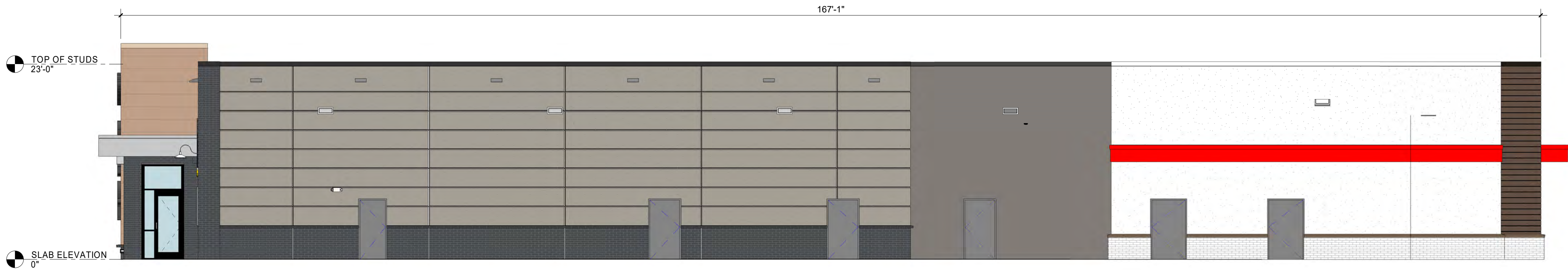
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3/26/2024 COLOR EXTERIOR ELEVATIONS



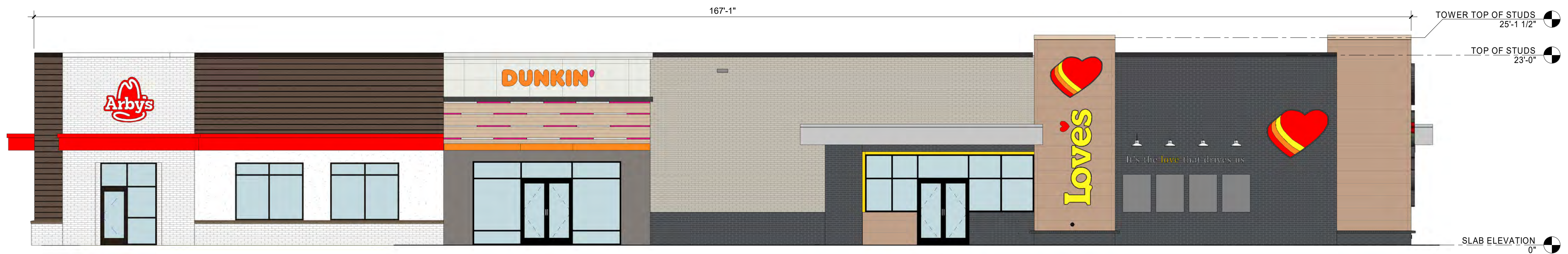
4 RIGHT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

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LEGEND

PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS

BRICK FINISH, REF FINISH SCHEDULE

2 1/2" EIFS SANDPEBBLED TEXTURE

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PROTO CYCLE: Q3 - 2024

COLOR EXTERIOR ELEVATIONS

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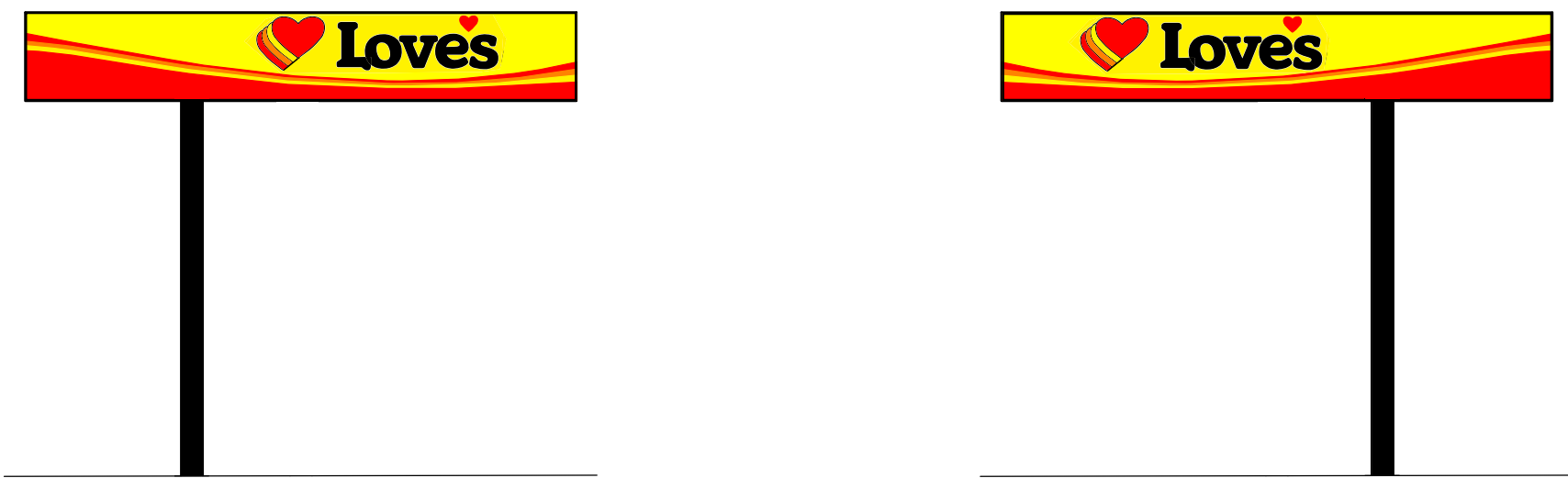
C201

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SUSANVILLE, CA - CAR CANOPY ELEVATIONS



A CAR CANOPY ELEVATION
Scale: 1/8" = 1'-0"

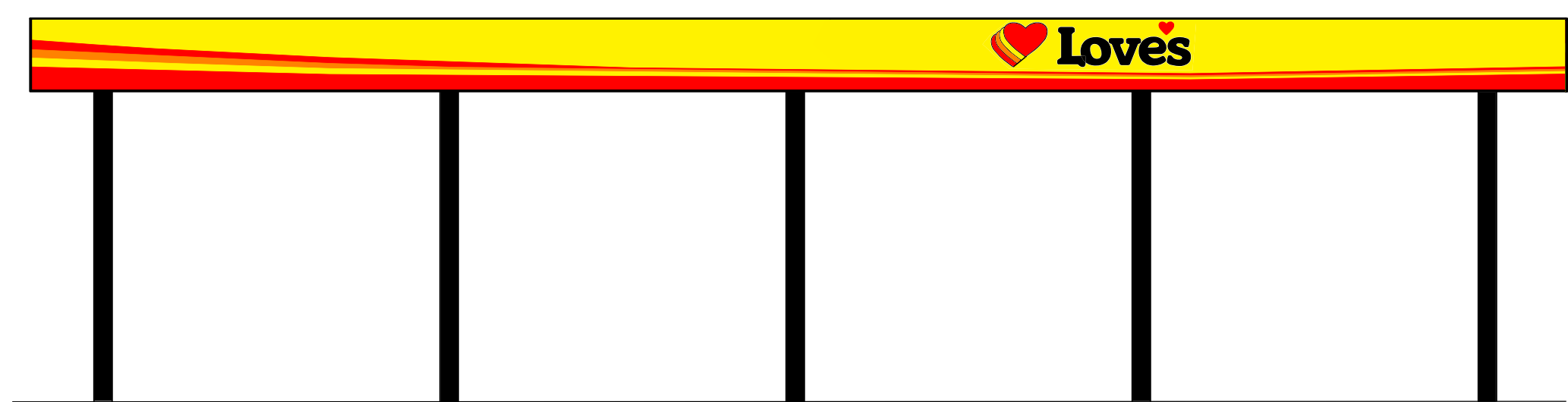


B CAR CANOPY SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

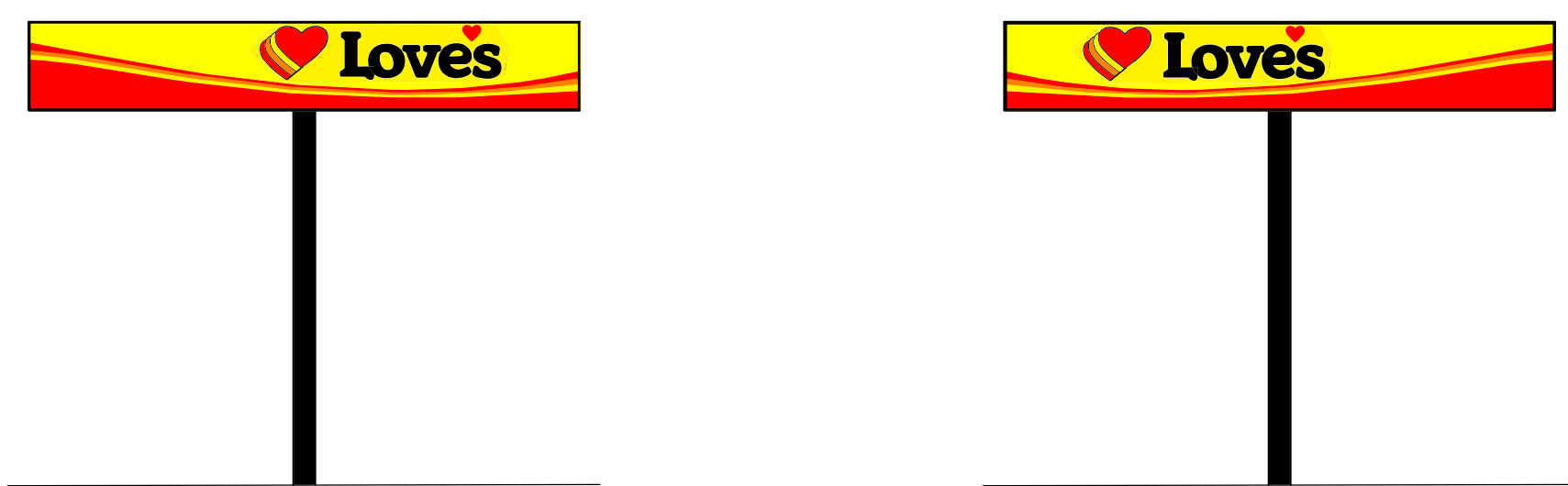


C CAR CANOPY ELEVATION
Scale: 1/8" = 1'-0"

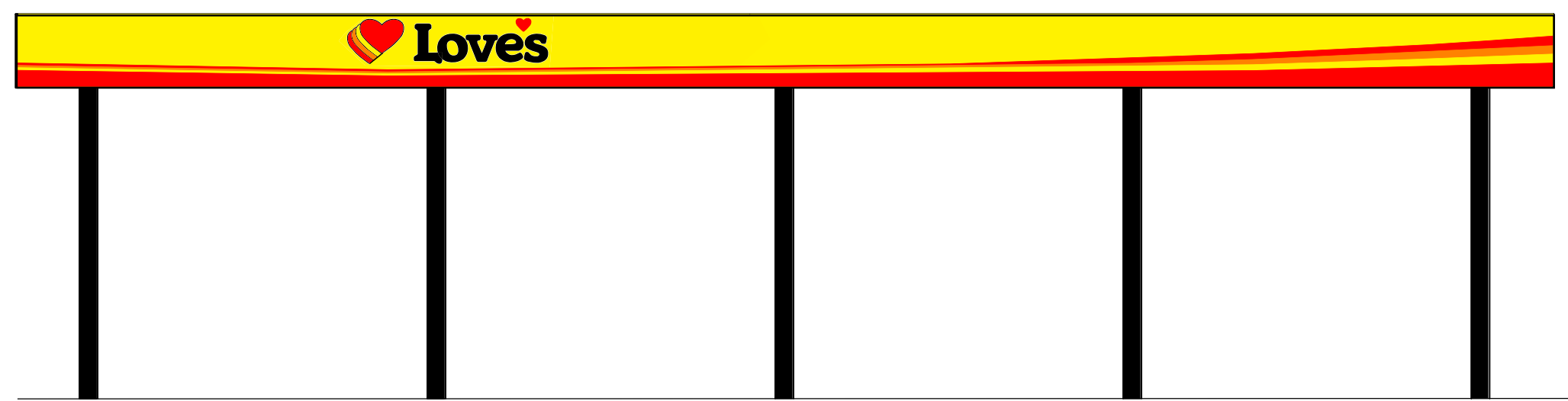
SUSANVILLE, CA - TRUCK CANOPY ELEVATIONS



A TRUCK CANOPY ELEVATION
Scale: 1/8" = 1'-0"



B TRUCK CANOPY SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

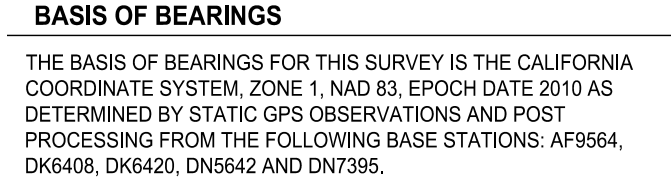
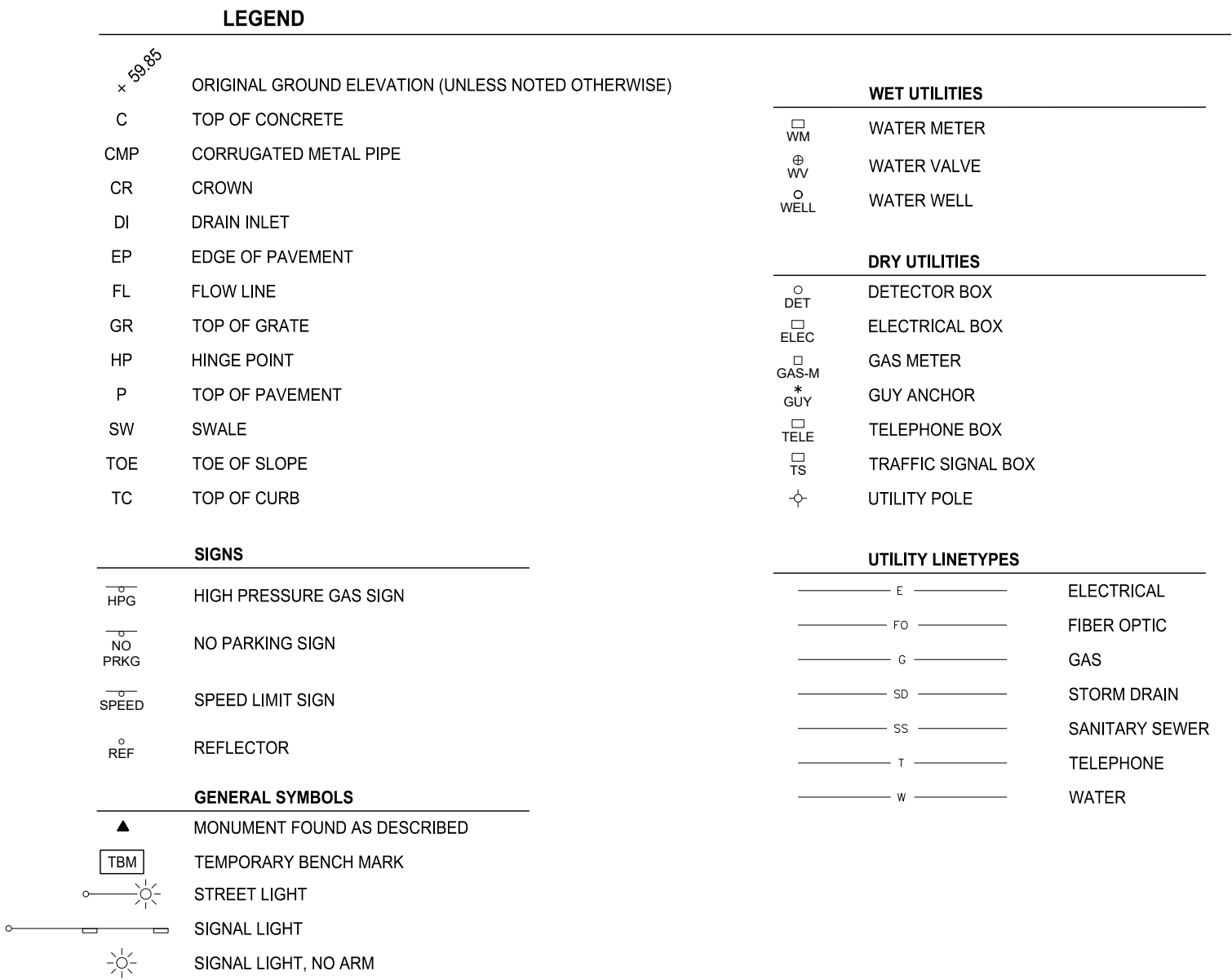


C TRUCK CANOPY ELEVATION
Scale: 1/8" = 1'-0"



Source: Sierra Designs, Inc. 2025

Figure 2-6 Landscape Plan



A PORTION OF A PARCEL OF LAND DESIGNATED AS "MILL SITE" PER GRANT DEED RECORDED IN BOOK 657, PAGE 663 O.R.L.C.R. SITUATED IN SECTION 4, TOWNSHIP 29 NORTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF LASSEN, STATE OF CALIFORNIA.
A.P.N. 107-280-017

NGS BM NO. LT0170: BRASS DISK STAMPED "D 258 1935 RESET
1955" SET IN CONCRETE FOUNDATION FOR SIGN (SIGN MISSING)
AT THE NORTHEAST CORNER OF HALL ST. AND STATE ROUTE 36.
ELEV = 4198.3 (NAVD 1988).

TBM NO. 1: CHISELED PLUS IN TOP OF CURB 6'± NORTH OF THE SOUTH RETURN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROUTE 36 AND RIVERSIDE DR.

ELEV = 4154.81 (NAVD 1988)

TBM NO. 2: CHISELED PLUS IN THE SOUTHEAST CORNER OF A CONCRETE PATH AT THE SOUTH END OF THE STEEL GUARDRAIL, SOUTH OF THE BRIDGE OVER THE SUSAN RIVER ON THE EAST SIDE OF STATE ROUTE 36.

ELEV = 4154.25 (NAVD 1988)

TBM NO. 3: CHISELED PLUS IN TOP OF CURB 9'± NORTH OF THE SOUTH END CURB AND GUTTER AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROUTE 36 AND SKYLINE RD.

ELEV = 4155.07 (NAVD 1988)

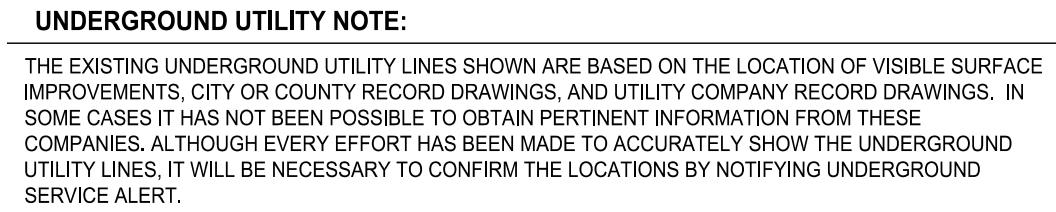
1. ADD 4100.00 FEET TO ELEVATIONS SHOWN ON PLAN TO OBTAIN DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
2. ADD 4096.60 FEET TO ELEVATIONS SHOWN ON PLAN TO OBTAIN DATUM BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.

AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 06035C1942D, FOR COMMUNITY NUMBER 060093, CITY OF SUSANVILLE AND MAP NUMBER 06035C1944D, FOR COMMUNITY NUMBER 060092, LASSEN COUNTY, CALIFORNIA, EFFECTIVE DATE SEPTEMBER 3, 2010, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN FLOOD ZONES DESIGNATED AS ZONE X (SHADED AND UNSHADED) AND ZONE AE, IN THE AREA OF THE SUSAN RIVER.

FLOOD HAZARD ZONE X (UNSHADED)
AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOODING.

AREAS OF 0.2% ANNUAL CHANCE FLOODING, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.



TELEPHONE U.S.A. AT 811 PRIOR TO DIGGING, THE DEPTHS OF ALL LINES MUST BE DETERMINED BY CAREFULLY PROBING OR POTHOLING UNDER UTILITY COMPANY SUPERVISION.

DRY UTILITY INFORMATION WAS REQUESTED FROM FRONTIER COMMUNICATIONS, LASSEN PLUMAS GAS SERVICE, INC., LASSEN MUNICIPAL UTILITY DISTRICT AND WINDJAMMER COMMUNICATIONS LLC ON MAY 8, 2020.

FRONTIER COMMUNICATIONS RECORD DRAWINGS WERE RECEIVED ON MAY 8, 2020.

LASSEN PLUMAS GAS SERVICE, INC. RECORD DRAWINGS WERE NOT RECEIVED AS OF JUNE 24, 2020.

LASSEN MUNICIPAL UTILITY DISTRICT RECORD DRAWINGS WERE NOT RECEIVED AS OF JUNE 24, 2020.

WINDJAMMER COMMUNICATIONS LLC RECORD DRAWINGS WERE NOT RECEIVED AS OF JUNE 24, 2020.

CITY UTILITY INFORMATION WAS REQUESTED FROM THE CITY OF SUSANVILLE ON MAY 8, 2020.

CITY RECORD DRAWINGS WERE NOT RECEIVED AS OF JUNE 24, 2020.

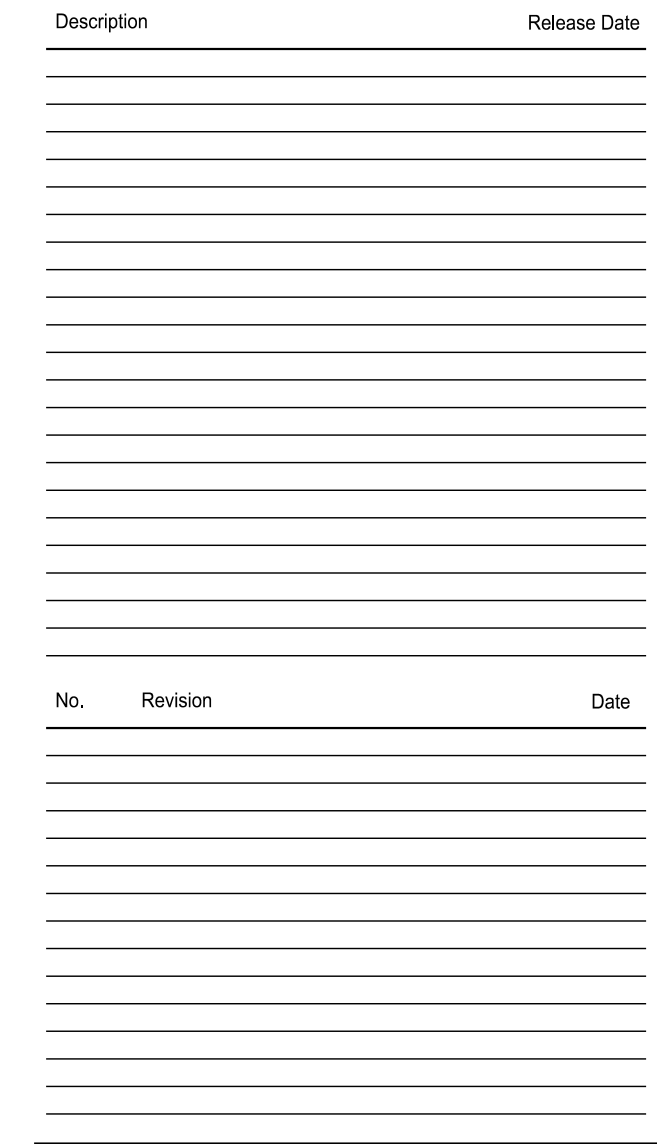
FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON JUNE 5, 2020.

SW CORNER OF THE INTERSECTION OF
THE SUSAN RIVER AND STATE ROUTE 36.
SOUTH END OF SUSANVILLE, CALIFORNIA



979 North Blackstone Street
Tulare, California 93274
559.688.5263
www.laneengineers.com

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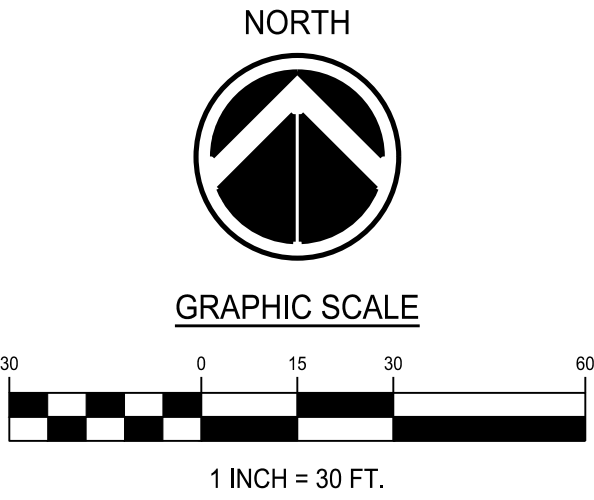
Sheet Title

TOPOGRAPHIC SURVEY

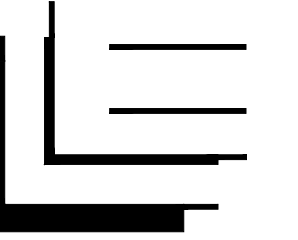
Original drawing is 24 x 36. Do not scale contents of this drawing.

OF 6





Prepared For
**SIERRA PACIFIC
INDUSTRIES**



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Professional Seal



Drawn by: RDS
Reviewed by: BRM

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number

F 6

Project No: 19294

PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION

AST STANDARD TANK COLORS

INTERIOR OF TANK SHALL BE INTERIOR WHITE

TANK DECK SHEETS TO BE WHITE
DECK APPURTENANCES TO BE WHITE

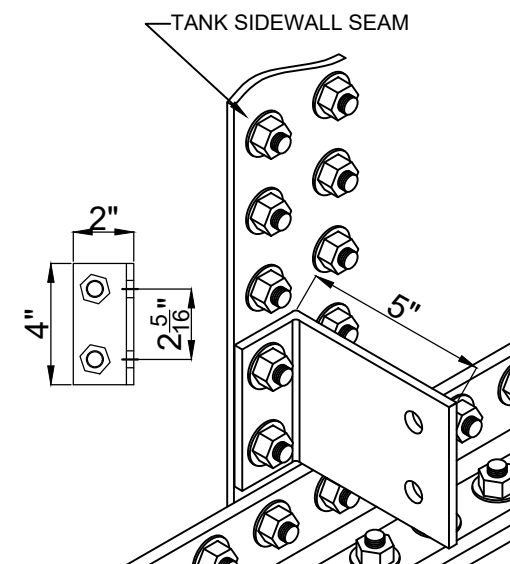
☐ COLOR MATCH

TANK SIDEWALLS SHEETS AND
SIDEWALL APPURTENANCES TO BE

- ☐ AST TAN
- ☐ AST BLUE
- ☐ WHITE
- ☐ AST GREEN
- ☐ COBALT BLUE
- ☐ NON STANDARD COLOR

GROUNDING PLATE

2" x 5" x $\frac{1}{4}$ " STAINLESS STEEL GROUNDING
LUG FOR LIGHTING PROTECTION (2) PLACES



TANK HEIGHT = 25.57'
TANK CAPACITY = 92,600 GAL

EXTERIOR LADDER W/
FALL ARREST PROTECTION
SAFETY SWING GATE

LADDER DOOR

INTERIOR LADDER
W/ SAFETY CLIMB

6" INLET PIPING

NOMINAL TANK DIAMETER

ELEVATION VIEW TANK 1 STANDARD

12 2
DECK PITCH

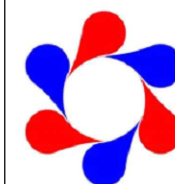
20" MUSHROOM VENT

FREEBOARD

INTERIOR WEIR CONE

8" OVERFLOW

FLAPPER VALVE



FLUID SOLUTIONS, LLC
WWW.FLUIDSLLC.COM

Love's
A NEW TRAVEL STOP

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UNLESS OTHERWISE SPECIFIED
TOLERANCES:
FRACTIONAL $\pm \frac{1}{16}$
ONE PLACE DECIMAL ± 0.060
TWO PLACE DECIMAL ± 0.030
THREE PLACE DECIMAL ± 0.010

ISSUED FOR SUBMITAL: -

ISSUED FOR MANUFACTURING: -

ISSUED FOR CONSTRUCTION: -

PROJECT MANAGER: -

PRE-SUBMITTAL DRAWING ELEVATION VIEW

JOB #: PRE-SUBMITTAL

COVERAGE: !

TANK SIZE:

CUSTOMER: - FINISH: -

LOCATION: - SCALE: -

DRAWN BY: MPH SHEET 1 OF 1 DO NOT SCALE THIS DRAWING

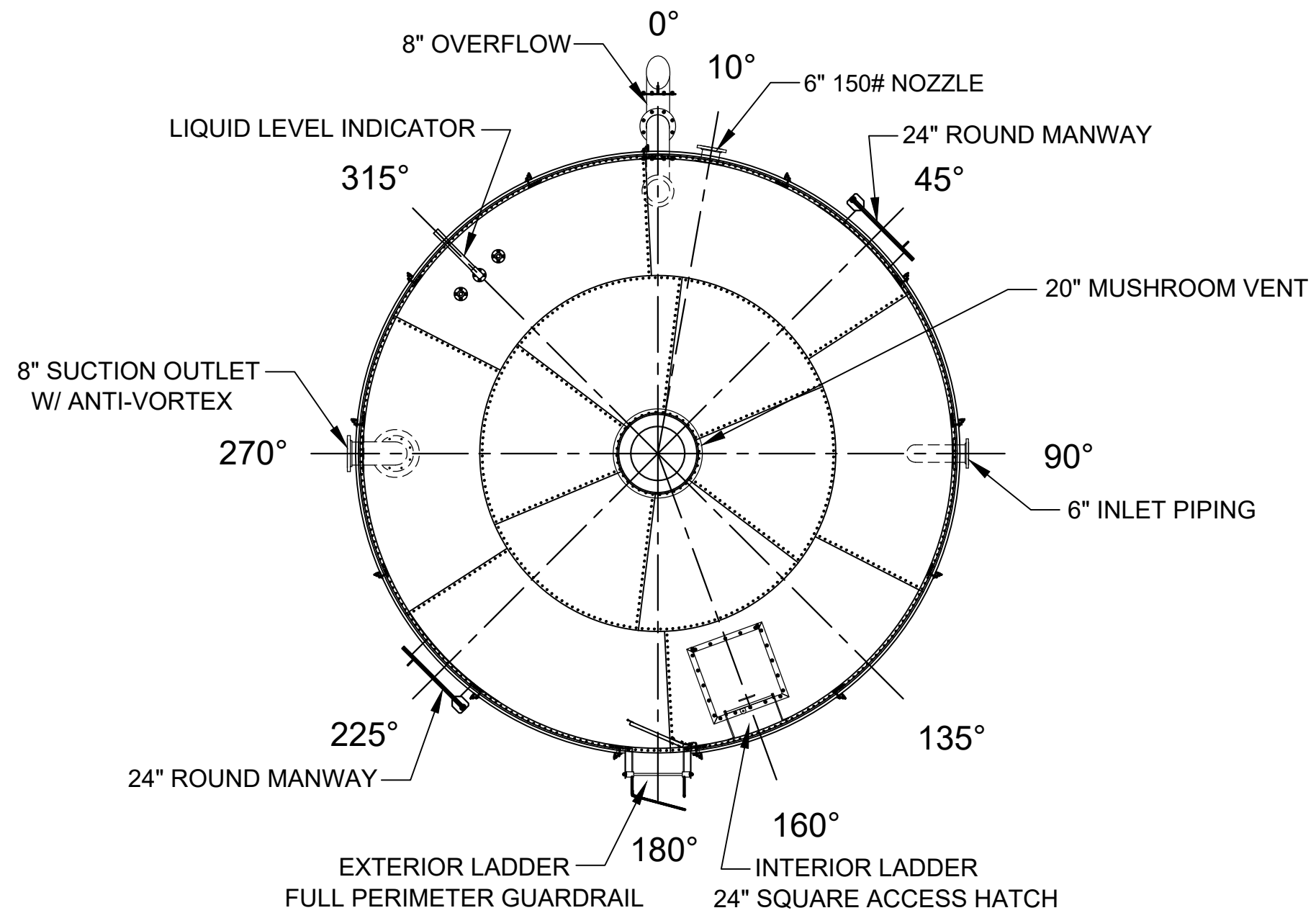
CHECKED BY: - -

APPROVED BY: - -

PRE-SUBMITTAL 01

REV.
0

PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION



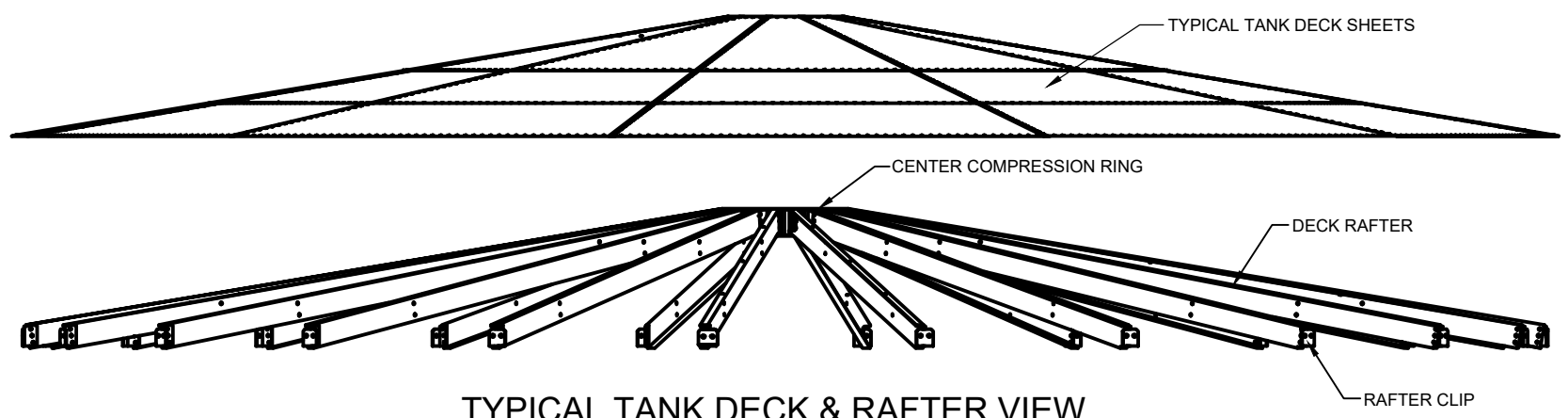
PLAN VIEW
TANK 1 STANDARD



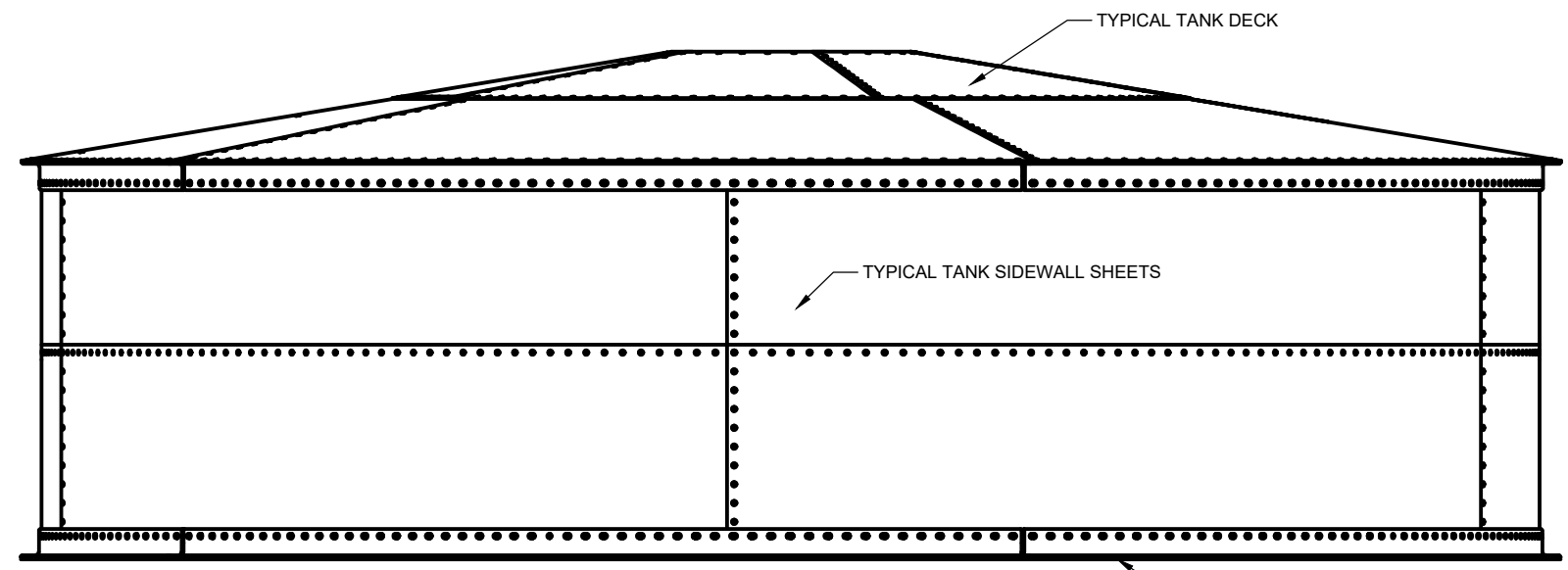
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UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL $\pm \frac{1}{16}$ ONE PLACE DECIMAL ± 0.060 TWO PLACE DECIMAL ± 0.030 THREE PLACE DECIMAL ± 0.010		ISSUED FOR SUBMITAL:	-
		ISSUED FOR MANUFACTURING:	-
		ISSUED FOR CONSTRUCTION:	-
		PROJECT MANAGER:	-
PRE-SUBMITTAL DRAWING PLAN VIEW		JOB #:	PRE-SUBMITTAL
		COVERAGE:	
		TANK SIZE:	
CUSTOMER: -		FINISH:	-
LOCATION: -		SCALE:	
DRAWN BY: MPH		SHEET 1 OF 1	DO NOT SCALE THIS DRAWING
CHECKED BY: -	-	PRE-SUBMITTAL 02	
APPROVED BY: -	-		
			REV. 0

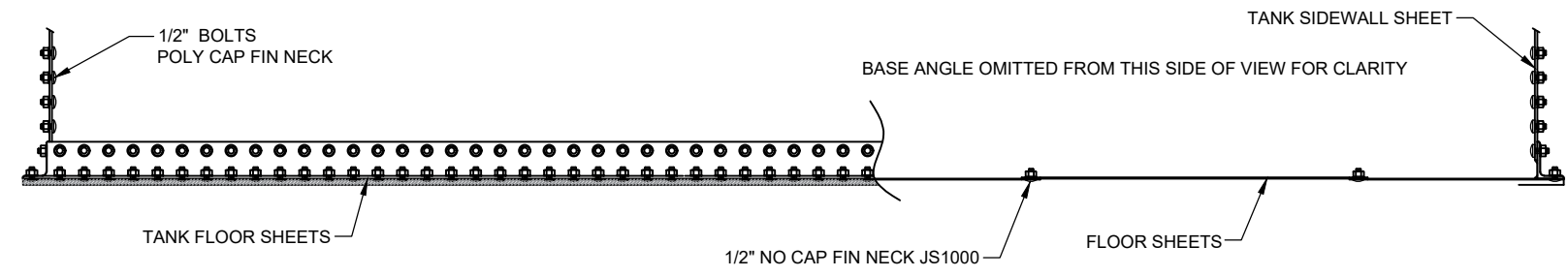
PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION



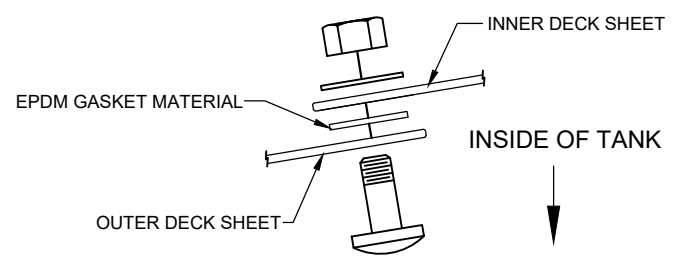
TYPICAL TANK DECK & RAFTER VIEW



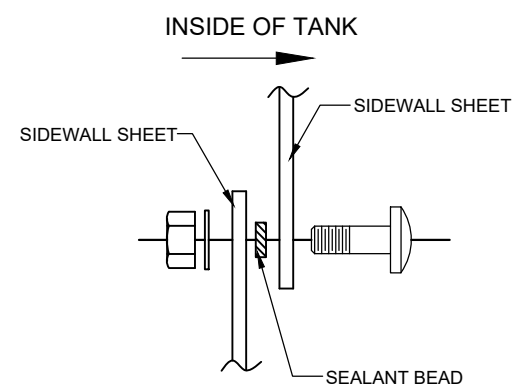
TYPICAL TANK VIEW



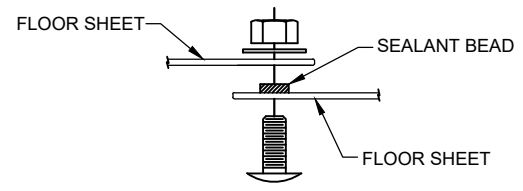
TYPICAL TANK BASE ANGLE & FLOOR VIEW



DECK EXPLODED VIEW



SIDEWALL VIEW



FLOOR EXPLODED VIEW

TANK 1 STANDARD

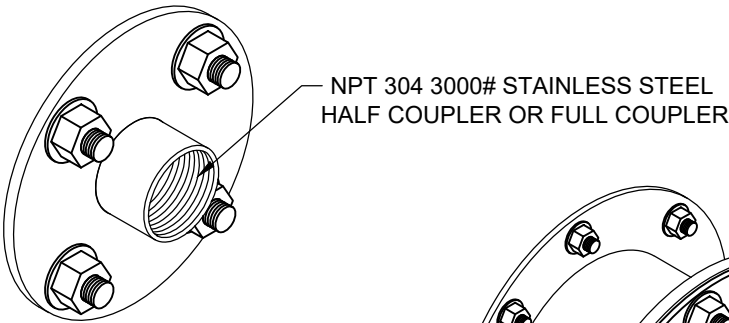


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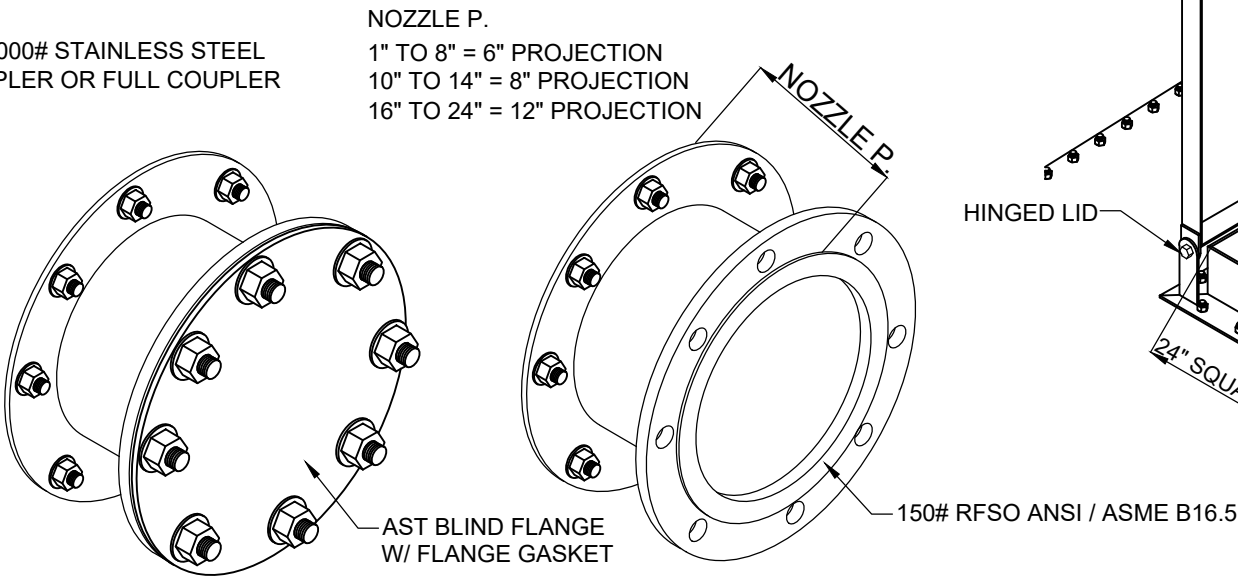
UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL $\pm \frac{1}{16}$ ONE PLACE DECIMAL ± 0.060 TWO PLACE DECIMAL ± 0.030 THREE PLACE DECIMAL ± 0.010	ISSUED FOR SUBMITTAL:	-
	ISSUED FOR MANUFACTURING:	-
	ISSUED FOR CONSTRUCTION:	-
	PROJECT MANAGER:	-

TYPICAL PRE-SUBMITTAL DETAILS TANK ASSEMBLY			JOB #:	PER-SUBMITTAL
CUSTOMER:			COVERAGE:	-
LOCATION: TYPICAL ALL SITES			TANK SIZE:	-
DRAWN BY: -			FINISH:	-
CHECKED BY: -			SCALE:	
APPROVED BY: -			DO NOT SCALE THIS DRAWING	
			PRE-SUBMITTAL 03	REV. 0

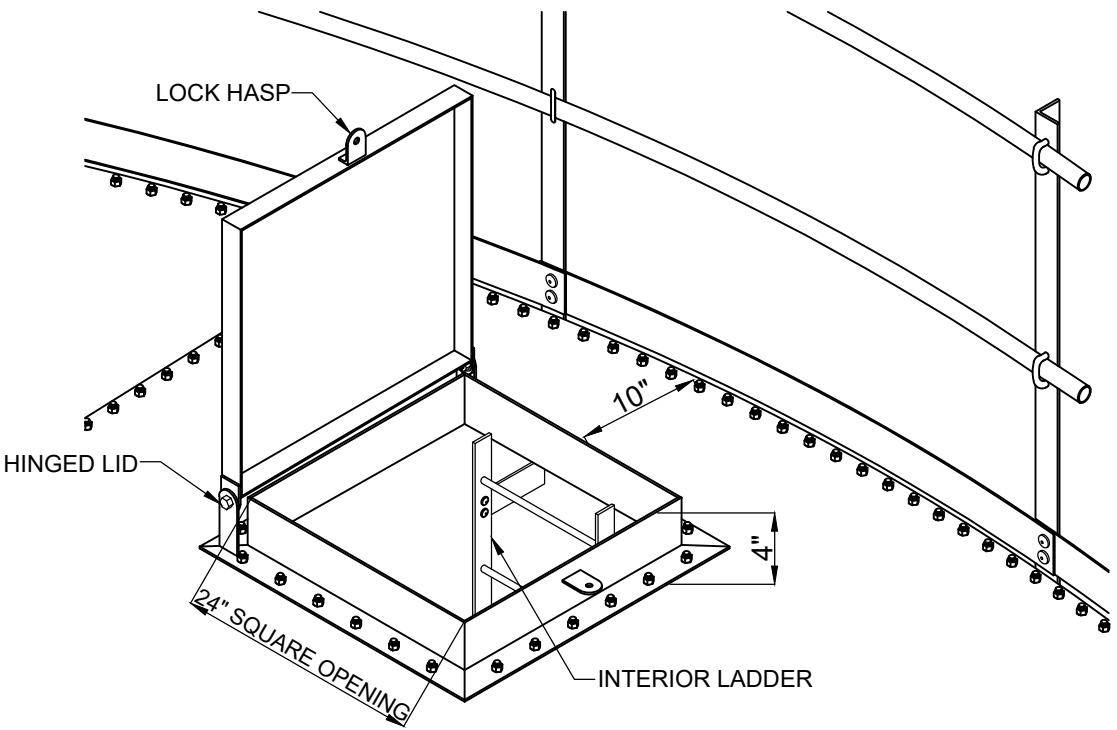
PRELIMINARY DESIGN NOT
APPROVED FOR CONSTRUCTION



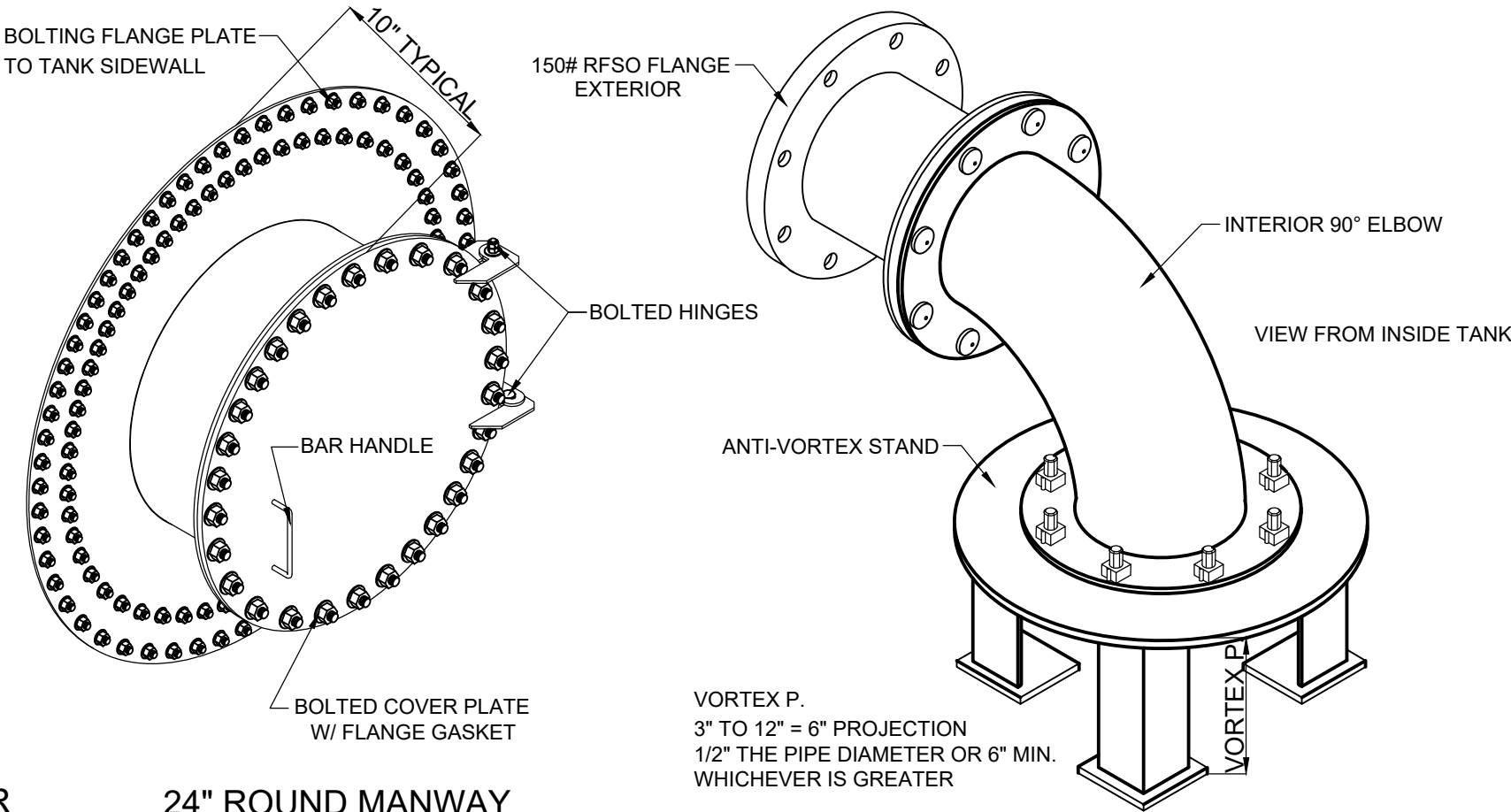
COUPLER



150# NOZZLE



24" SQUARE ACCESS HATCH



24" ROUND MANWAY

VORTEX P.
3" TO 12" = 6" PROJECTION
1/2" THE PIPE DIAMETER OR 6" MIN.
WHICHEVER IS GREATER

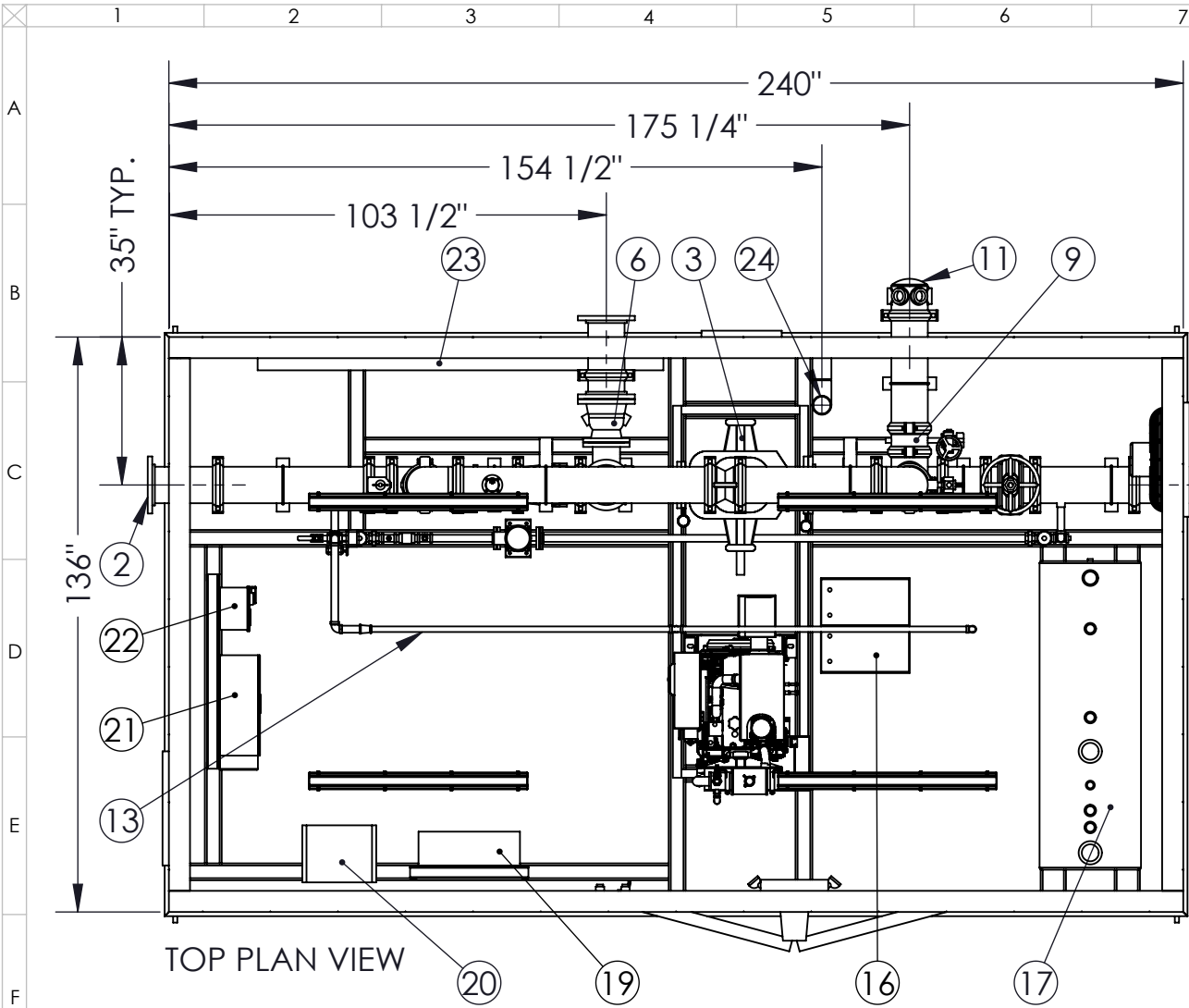
SUCTION OUTLET

TANK 1 STANDARD



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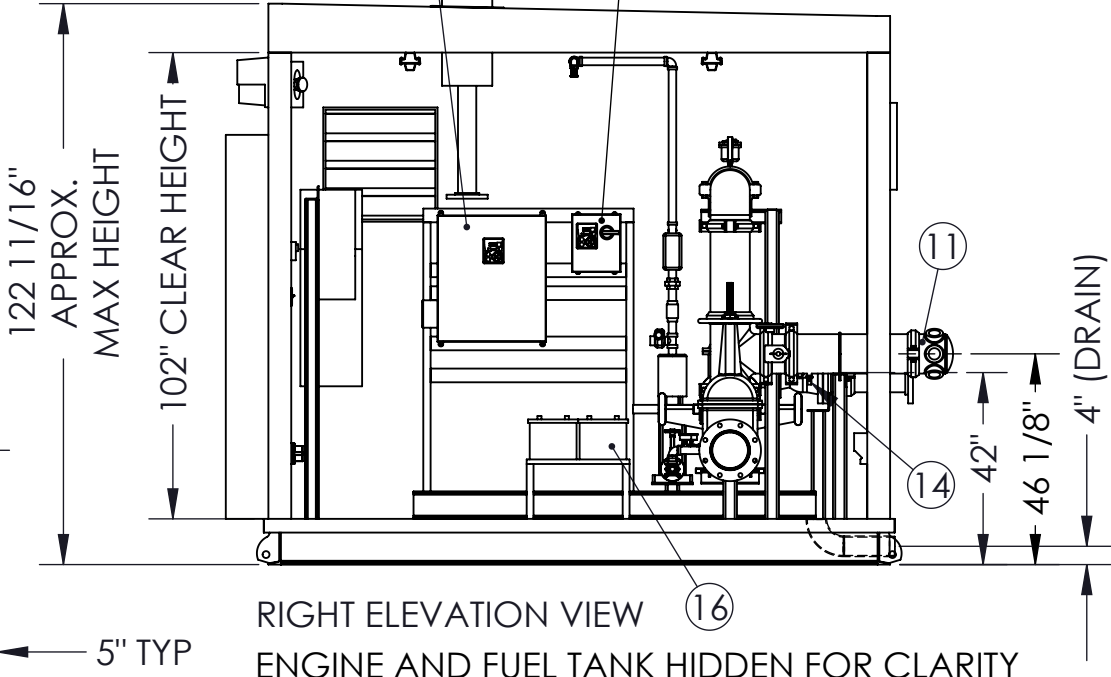
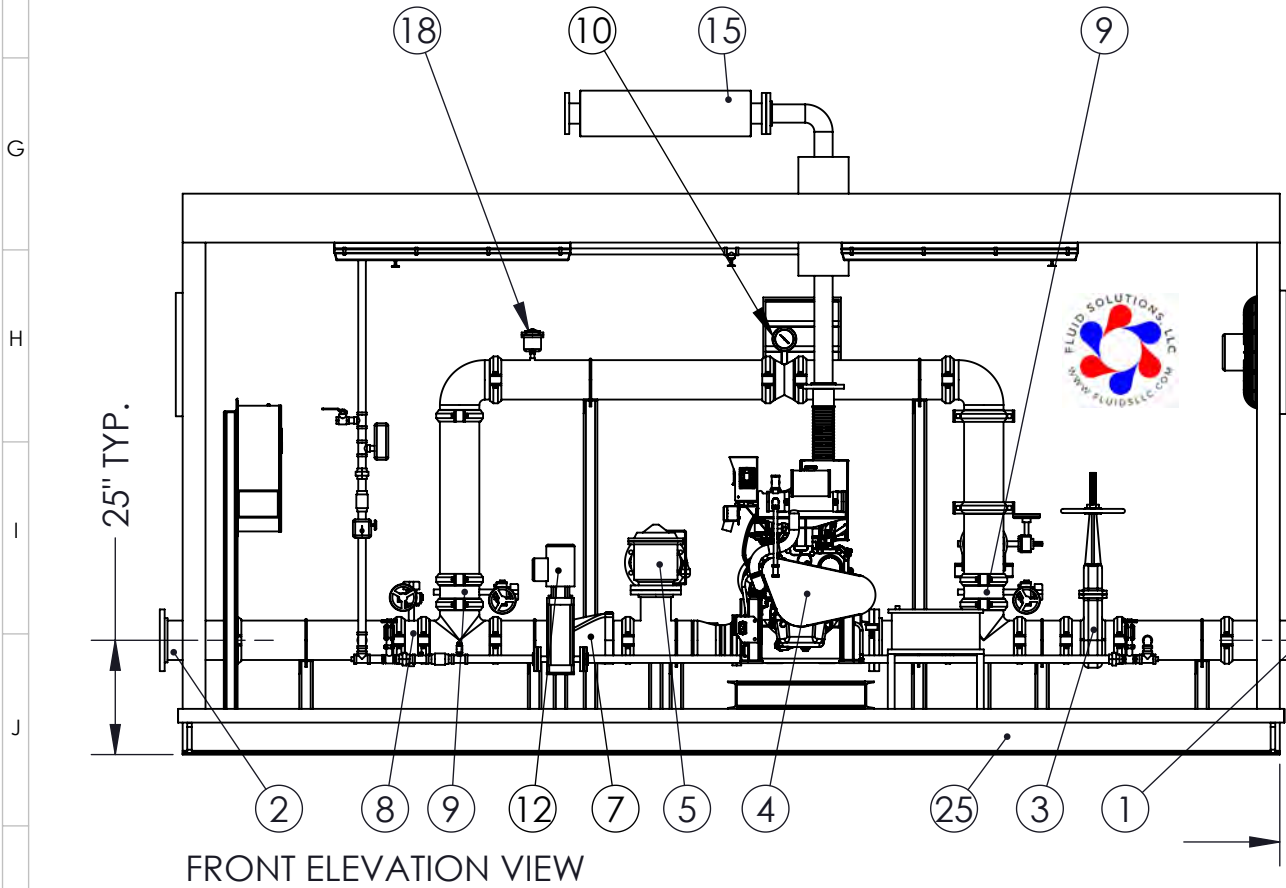
UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL $\pm \frac{1}{16}$ ONE PLACE DECIMAL ± 0.060 TWO PLACE DECIMAL ± 0.030 THREE PLACE DECIMAL ± 0.010		ISSUED FOR SUBMITAL:	-
		ISSUED FOR MANUFACTURING:	-
		ISSUED FOR CONSTRUCTION:	-
		PROJECT MANAGER:	-
TYPICAL PRE-SUBMITTAL TYPICAL DETAILS		JOB #:	PRE-SUBMITTAL
		COVERAGE:	-
		TANK SIZE:	-
CUSTOMER:	-	FINISH:	-
LOCATION:	TYPICAL ALL SITES		SCALE:
DRAWN BY:	MPH	SHEET 1 OF 1	DO NOT SCALE THIS DRAWING
CHECKED BY:	-	PRE-SUBMITTAL 04	
APPROVED BY:	-		
			REV. 0



- NOTES:
- 1) ANCHOR BOLT HOLES AVAILABLE ONLY UPON CUSTOMER REQUEST.
 - 2) ONLY MAIN STRUCTURAL SUPPORTS ARE SHOWN ON DRAWING. ADDITIONAL CROSS MEMBERS ARE REQUIRED TO SUPPORT PIPING, PUMP CONTROLLER, OR ANY OTHER APPLICABLE COMPONENTS. IF THERE IS A DRAIN OR ANY OTHER OBSTRUCTION IN THE FLOOR THAT SHOULD BE CONSIDERED, PLEASE LOCATE ON THIS DRAWING.
 - 3) THIS SKID IS DESIGNED TO BE FILLED WITH CONCRETE AT INSTALLATION.
 - 4) TAMPER SWITCHES ARE PROVIDED ON ALL GATE VALVES AND BUTTERFLY VALVES.
 - 5) BUILDING HVAC, EMERGENCY LIGHT, LIGHTS, JOCKEY PUMP CONTROL PANEL, JOCKEY PUMP, AND OTHER ITEMS ARE SHOWN IN THEIR GENERAL LOCATIONS AND MAY VARY FROM THE LOCATION SHOWN ON THE DRAWING.
 - 6) ELECTRICAL SERVICE TO BE LANDED IN DISTRIBUTION PANEL BY OTHERS.
 - 7) SPRINKLER LINE LAYOUT TO BE FINALIZED BY AN NFPA 13 CERTIFIED VENDOR AT TIME OF PROJECT RELEASE.

APPROVED	
SIGN:	
DATE:	

ITEM NO.	DESCRIPTION	QTY.
1	8" SYSTEM SUCTION CONNECTION, 150# FF	1
2	6"/8" SYSTEM DISCHARGE CONNECTION, 150# FF	1
3	8" OS&Y GATE VALVE ANSI 150#	1
4	1000/1250 GPM DIESEL DRIVEN PUMP	1
5	MAIN RELIEF VALVE 6"	1
6	WASTECON 6" X 8"	1
7	8" GROOVED CHECK VALVE	1
8	8" GROOVED BUTTERFLY VALVE (N.O.)	1
9	8" GROOVED BUTTERFLY VALVE (N.C.)	3
10	8" FLOW METER - GROOVED	1
11	8"X6 GROOVED HOSE HEADER (SHIP LOOSE)	1
12	JOCKEY PUMP	1
13	SPRINKLER SYSTEM	1
14	1/2" DRIP VALVE	1
15	4" 150# FLG RESIDENTIAL MUFFLER (SHIP LOOSE)	1
16	12V BATTERY WITH RACK (SHIP LOOSE)	2
17	DOUBLE WALL FUEL TANK 140 GALLON	1
18	1/2" AIR RELEASE VALVE	1
19	SINGLE POINT POWER CONNECTION	1
20	MINI POWER ZONE	1
21	MAIN PUMP CONTROLLER	1
22	JOCKEY PUMP CONTROLLER	1
23	BASEBOARD HEATER	1
24	4" SYSTEM DRAIN	1
25	10" SYSTEM SKID	1



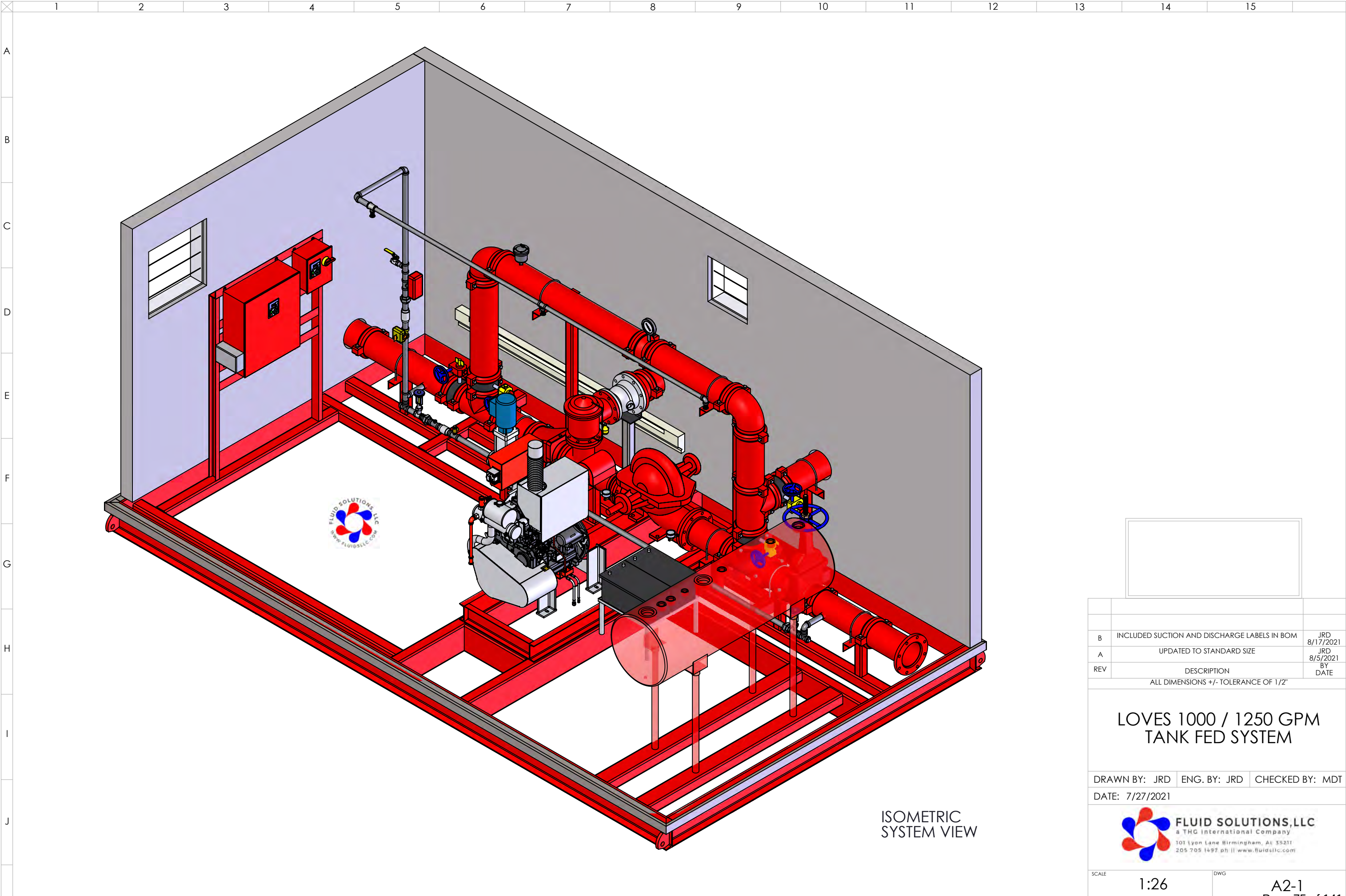
APPROXIMATE DRY
SYSTEM WEIGHT:
24,000 LBS

B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021
REV	DESCRIPTION	BY DATE
ALL DIMENSIONS +/- TOLERANCE OF 1/2"		

LOVES 1000 / 1250 GPM
TANK FED SYSTEM

DRAWN BY: JRD ENG. BY: JRD CHECKED BY: MDT
DATE: 7/27/2021





B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021
REV	DESCRIPTION	BY DATE
ALL DIMENSIONS +/- TOLERANCE OF 1/2"		

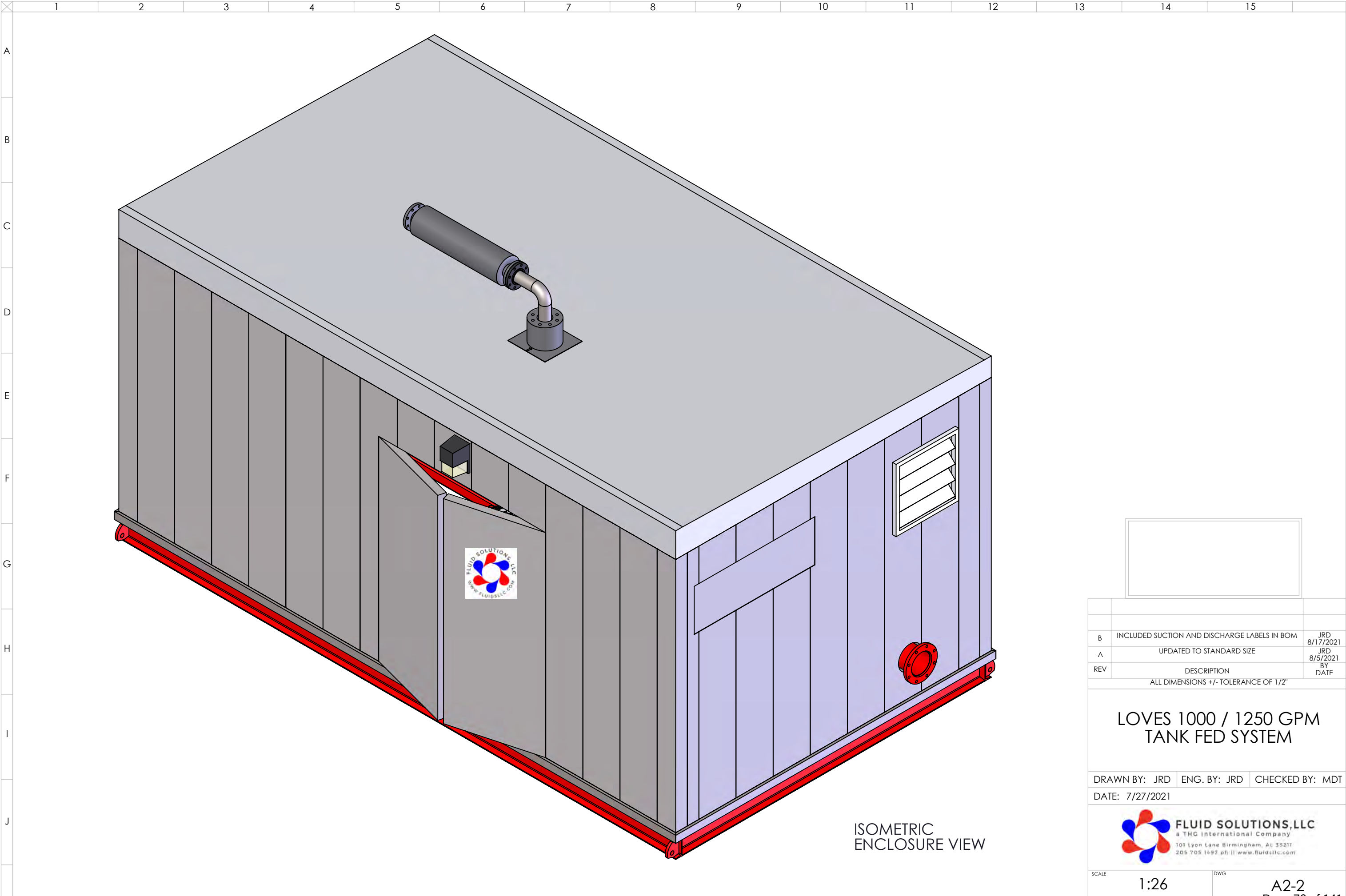
LOVES 1000 / 1250 GPM
TANK FED SYSTEM

DRAWN BY: JRD	ENG. BY: JRD	CHECKED BY: MDT
DATE: 7/27/2021		



FLUID SOLUTIONS, LLC
a THG International Company
101 Lyon Lane Birmingham, AL 35211
205 705 1497 ph || www.fluidsllc.com

SCALE	1:26	DWG	A2-1 Page 75 of 141
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B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021
REV	DESCRIPTION	BY DATE
ALL DIMENSIONS +/- TOLERANCE OF 1/2"		
LOVES 1000 / 1250 GPM TANK FED SYSTEM		
DRAWN BY: JRD ENG. BY: JRD CHECKED BY: MDT		
DATE: 7/27/2021		
 FLUID SOLUTIONS, LLC a THG International Company 101 Lyon Lane Birmingham, AL 35211 205 705 1497 ph www.fluidsllc.com		
SCALE	1:26	DWG
A2-2 Page 76 of 141		

General Plan Consistency Analysis

Susanville Love's Travel Stop

Policy	Project	Consistency status
Land Use Element		
LUD-1.1: Land Use Compatibility. The City shall ensure compatibility between land uses to protect, maintain, and enhance the quality of life in the city by addressing traffic, noise, lighting. Height/bulk differences, and other sources of incompatibility through the use of physical separation, buffering, screening and other techniques. [Source: Existing Policy 3.1-A, modified]	The project is a travel stop with truck and auto fueling, convenience retail, and restaurants located adjacent to SR 36, with separation from sensitive uses (nearest properties ~400+ feet away). Site design separates truck and passenger vehicle circulation, includes landscaping, and incorporates conditions of approval or mitigation measures to ensure lighting, noise, and traffic maintain the quality of life in the city.	Consistent, subject to conditions of approval.
LUD-1.5: Commercial Land Use. The City shall designate a mix of commercial uses, including retail, general, and tourist commercial, to promote both the tourist economy and the needs of residents of Susanville. [Source: New Policy]	The project entails amending the land use designation and pre-zoning the site to General Commercial/ Shopping Center to allow for the development of a mix of commercial uses (fueling, retail, and food services) that serve both regional travelers and residents, supporting the tourist economy.	Consistent.
LUD-3.2: New Commercial Development. The City shall ensure that new commercial development is appropriately located and is consistent with the Community Character Element of the General Plan. [Source: New Policy]	The project is located along a major highway corridor (SR 36) and is consistent with the Community Character Element as a highway-serving commercial use.	Consistent.
LUD-3.3: High-Quality Building Design. The City shall require distinctive and high-quality commercial building design, construction, and site planning that respects the character of Susanville. [Source: New Policy]	The project incorporates varied materials, neutral base colors, architectural detailing, and landscaping. Design guideline compliance is demonstrated, though signage and some architectural details require refinement.	Consistent, subject to conditions of approval.

General Plan Consistency Analysis

Susanville Love's Travel Stop

Policy	Project	Consistency status
LUD-3.4: Commercial Amenities and Impact Mitigation. The City shall require new or expanded commercial or office areas to include provisions for adequate off-street parking, pathways connecting building entries to sidewalks, bicycle parking, mitigation of traffic impacts, adherence to architectural and low-water landscaping standards, and mitigation of potential land use conflicts with adjacent residential uses. <i>[Source: New Policy]</i>	The project includes adequate on-site parking, pedestrian pathways, bicycle racks, and low-water use landscaping. There are no adjacent residential uses. The nearest residences is over 500 feet from the site on the opposite side of the railroad right of way.	Consistent.
LUD-5.1: Well-defined City Boundaries. The City shall maintain well-defined boundaries at the edge of urban development. <i>[Source: Goal 3.3]</i>	The project is within the City's Sphere of Influence and would establish a defined gateway commercial use at the southerly edge of the city along SR 36.	Consistent.
LUD-5.2: Discourage Urban Sprawl. The City shall discourage urban sprawl. <i>[Source: Existing Policy 3.3-B]</i>	Development occurs within the Sphere of Influence adjacent to existing developed property and infrastructure and highway access, rather than leapfrog development.	Consistent.
LUD-5.3: Open Space at the City Perimeter. The City shall make every effort to maintain a wide band of open space at its perimeter. <i>[Source: Existing Policy 3.3-C, modified]</i>	The project site is in the City's SOI and adjacent to the city's existing southerly limit. Existing vacant land will be maintained around the southerly edge of City's expanded limit after the annexation.	Consistent.
LUD-5.4: 100-year Flood Plain. The City shall discourage development in the 100-year flood plain. The City shall require a Conditional Use Permit for development proposed in the 100-year flood plain, or where feasible, purchase the land. <i>[Source: Existing Policy 3.3-D and Existing Programs 3.3-D-2 and 3.8-H-8, modified]</i>	Development is not proposed with the 100-year flood plain and it avoids direct encroachment into the Susan River floodplain. Furthermore, the project includes stormwater management features (bioretention areas) and connection to existing stormwater drainage facilities.	Consistent.
LUD-5.7: Orderly and Harmonious Development. The City shall promote the orderly and harmonious	The project is a planned, integrated commercial development with coordinated access, circulation, and site design.	Consistent.

General Plan Consistency Analysis

Susanville Love's Travel Stop

Policy	Project	Consistency status
development of Susanville and its surroundings. <i>[Source: Existing Goal 3.6]</i>		
LUD-5.8: New Development Location. The City shall ensure that all new development takes place within the city boundaries and its sphere of influence, according to City standards. <i>[Source: Existing Goal 3.7, modified]</i>	The project is within the Sphere of Influence and would be annexed prior to development. Land use entitlements for the project are being reviewed by the City in accordance with City standards.	Consistent.
LUD-6.1: Annex Contiguous Land. The City shall work with Lassen County, Susanville Consolidated Sanitary District (SCSD) and Lassen Municipal Utilities District (LMUD) seek to annex lands within its sphere of influence that are contiguous to its city limits. <i>[Source: Existing Policy 3.8-E and Existing Program 14.62, modified]</i>	The site is contiguous to the City and proposed for annexation in coordination with relevant agencies.	Consistent.
LUD-6.2: Priority Annexations. The City shall prioritize the annexation of the Barry Reservoir for open space and the surrounding areas for industrial and commercial light industrial uses along skyline road and the existing county industrial area near Johnsonville Road. <i>[Source: New Policy]</i>	The site is located along Skyline Road near existing industrial/commercial areas identified for growth.	Consistent.
LUD-6.3: Annexation Prior to Development. The City shall encourage annexation of areas to the city prior to their development. <i>[Source: Existing Policy 14.ab]</i>	Prior to development, the project site will be annexed into the City.	Consistent.
LUD-6.6: Municipal Services Outside the City. The City shall fully use its powers to extend or withhold utilities and services, and shall not extend municipal services to areas outside the city, except upon conformance to the City's General Plan and annexation to the city. <i>[Source: Existing Policy 3.8-G]</i>	The project site will receive City services only upon annexation and compliance with City standards.	Consistent.
LUD-6.7: City-Centered Development. The City shall work with Lassen County and the Susanville Consolidated	Development of a truck stop in the center of the city would not be appropriate due to the large area	Consistent.

General Plan Consistency Analysis

Susanville Love's Travel Stop

Policy	Project	Consistency status
Sanitary District to establish mutually reinforcing the goal of city-centered development to prevent the conversion of rural, agricultural, forest, and open space lands to urban use inside Susanville's sphere of influence but outside the city limits. <i>[Source: Existing Policy 3.8-H]</i>	required for truck maneuvering, parking and fueling and truck noise and exhaust. The project site is a large vacant parcel at the edge of the city which is more suitably located for the proposed use than a city-centered development. Furthermore, while the project site was used for agricultural purposes in the past, it is currently vacant, and designated in both the County and City General Plans for industrial development.	
LUD-6.8: Promote Growth Objectives. The City shall work with Lassen County to promote Susanville's growth and planning objectives within the Susanville sphere of influence. <i>[Source: Existing Program 3.8-H-5]</i>	The project supports economic growth and planned expansion consistent with City objectives.	Consistent.
LUD-8.2: Zoning Designations. The City shall ensure that zoning designations and maps are consistent with the Land Use Diagram (Figure LUD-2) In addition, the City shall ensure that amendments to the General Plan land use designations, Land Use Diagram or General Plan text are consistent with the relevant goals and policies. <i>[Source: New Policy]</i>	The project includes rezoning through a zoning map amendment consistent with the proposed General Plan land use designation.	Consistent.
LUD-10.1: Service Capacity. The City shall ensure that there is capacity for public services including but not limited to water, wastewater, solid waste, and recycling for future proposed development within the potential annexation area. <i>[Source: New Policy]</i>	Sufficient water, wastewater, and other utilities are available to serve the project.	Consistent.
LUD-10.2: Regional Collaboration. The City shall coordinate with LAFCo and Lassen County prior to submitting for an annexation to ensure transparency in	The City has met with LAFCO and Lassen County management staff to coordinate the annexation process.	Consistent.

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Policy	Project	Consistency status
engagement and intent of the annexation. <i>[Source: New Policy]</i>		
LUD-10.4: Tribal Consultation. The City shall consult the Susanville Indian Rancheria prior to any formal application submittal of annexations. <i>[Source: New Policy]</i>	SB 18 consultation request letters were sent to the Tribes on the Native American Heritage Commission list on March 25, 2025 and no tribes requested consultation.	Consistent.
LUD-13.6: Business Locations. The City shall encourage commercial and industrial development by ensuring the availability of suitable sites for development and providing zoning that facilitates such uses. Coordinate with brokers to ensure that distinct real estate market data is available for Susanville. <i>[Source: New Policy]</i>	The project utilizes a strategically located site along SR 36 suitable for commercial development.	Consistent.
LUD-17.7: Destination Image and Amenities. The City shall encourage the development of contemporary services such as electric vehicle charging stations and high-speed internet availability. <i>[Source: New Policy]</i>	The project includes modern amenities such as EV charging infrastructure and traveler services.	Consistent.
Circulation Element		
CIR-1.4: Safety. Safety shall be a priority when planning and designing transportation infrastructure improvements in the City of Susanville. All improvements should include industry accepted safety measures for intersections and roadways. <i>[Source: New Policy]</i>	The project includes separated circulation for trucks and passenger vehicles, improved access points, and safety design features, and extension of Skyline Road. A new right turn pocket from the southbound lane and a new left turn pocket from the northbound lane are included in the project. As the project is located on SR-36 all transportation improvements are required to conform to Caltrans standards.	Consistent.
CIR-1.10: Vehicle Miles Travelled (VMT). The City of Susanville shall use VMT rather than Level of Service (LOS)	The EIR evaluates transportation impacts using VMT consistent with CEQA requirements.	Consistent.

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Policy	Project	Consistency status
as the SB 375 required metric to measure transportation impacts on the environment for CEQA and other environmental factors and determinations. [Source: New Policy]		
CIR-1.11: Complete Streets. Create transportation enhancements in the city that prioritize "complete streets" designs, allowing for easy and safe access for all users, particularly those who prefer or rely on walking, cycling, and transit. [Source: New Policy]	The project includes sidewalks along Skyline Road frontage, internal pedestrian pathways connecting the sidewalk along the road to internal project features, and bicycle parking facilities. No pedestrian or cyclist improvements are proposed along the SR 36 frontage, however, the applicant shall be required to contribute a fair share contribution toward the potential future construction of a bicycle path along SR-36 in accordance with Caltrans requirements.	Consistent.
CIR-5.4: Universal Design. Require pedestrian facilities to be ADA compliant and accessible for people of all abilities. [Source: 2022 Lassen County Active Transportation Plan, Policy 2.5, modified]	ADA-compliant pedestrian facilities are included.	Consistent.
CIR-6.3: Bicycle Facilities. Support provision of parking, shelters, and off-street facilities, where feasible and practical, to promote bicycle and pedestrian travel. Require future developments that might experience a high bicycle demand, such as commercial areas, parks, libraries, and schools, to support these facilities. [Source: 2022 Lassen County Active Transportation Plan, Policy 3.2, modified]	Bicycle racks are provided near building entrances.	Consistent.
CIR-9.1: Minimize Conflicts. Minimize the potential for conflicts on designated truck routes between trucks and	Truck circulation is separated from pedestrian and auto areas.	Consistent.

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Policy	Project	Consistency status
pedestrians, cyclists, or transit travel. [Source: New Policy]		
CIR-9.2: Minimize Impacts. Balance health and quality of life priorities of the community, including air quality and noise levels, with commercial goods movement. [Source: New Policy]	The project facilitates the movement of commercial goods via commercial trucking by providing a convenient and accessible location for drivers to rest, refuel, and eat that is at the edge of the City away from sensitive receptors such as residential areas, schools and hospitals.	Consistent.
CIR-10.2: Maximize efficiency. Identify and place utility infrastructure in areas that maximize efficiency and minimize impacts to the City of Susanville and its residents. Impacting the rights-of-way as few times as possible is of priority. [Source: New Policy]	Utility infrastructure extensions to the project site are proposed along the most direct routes along Skyline Road and SR 36.	Consistent.
Community Character		
Goal 5. Preserve and protect all bodies of water in their natural state as open space, resource, and habitat.	The project preserves river buffer areas and does not encroach on open space resources. Bioretention areas on the project site will treat stormwater runoff prior to discharge from the site and ultimately into the Susan River.	Consistent.
Goal 6. Maintain the integrity, natural appearance, and qualities of all bodies of water.	The project preserves river buffer areas and does not encroach on open space resources. Bioretention areas on the project site will treat stormwater runoff prior to discharge from the site and ultimately into the Susan River.	Consistent.
Policy I. As development and redevelopment occur, the City shall require public access to and along the Susan River from the nearest public streets and walks.	As a condition of project approval, an irrevocable offer of dedication for public access along the Susan River will be made.	Consistent.

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Policy	Project	Consistency status
Action program {16}: Require businesses that abut the Susan River, Piute Creek, or Memorial Park to orient any new structures toward those natural features.	The project maintains a buffer of more than 300 feet from the Susan River and while the travel stop is not oriented toward the river, an irrevocable offer of dedication for public access along the Susan River will be made.	Consistent.
Action program [20]: Create a riverfront route for pedestrians and bicyclists along the river's edge for its full length within Susanville.	The project maintains a buffer of more than 300 feet from the Susan River and while the travel stop is not oriented toward the river, an irrevocable offer of dedication for public access along the Susan River will be made.	Consistent.
Policy s. The City will, by ordinance, require the construction of curb, gutter, and sidewalk-and handicapped ramps at corners-on all streets.	The project includes curb, gutter, and sidewalk-and handicapped ramps at the northwest intersection of SR 36 and Skyline Road.	Consistent.
Policy aa. Limit the number and size of signs per parcel.	The project includes six wall signs on the building, four canopy signs on each fuel dispenser canopy and a freestanding sign. The number of signs proposed is consistent with Zoning Code.	Consistent.
Policy ab. Reduce the number of overly-large, bright signs.	As a condition of project approval, the size of the freestanding sign shall be reduced to not exceed that necessary to be readable for car and truck drivers traveling on SR 36.	Consistent, subject to conditions of approval
Policy ac. Make signs more attractive and readable.	As a condition of project approval, the size of the freestanding sign face shall be reduced to not exceed that necessary to be readable for car and truck drivers traveling on SR 36 and shall not exceed 50 feet in height.	Consistent, subject to conditions of approval.
Action program (48): Require screening of vehicles, trash, or junk, from public view.	Trash bins and trash compactor are screened on all sides by a wall.	Consistent.

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Policy	Project	Consistency status
Open Space, Parks Rec, & Childcare		
Action program {43}: Obtain easements to accommodate the facilities and construct trails and paths through floodway and flood plain areas as needed along the length of all waterways, as shown on the adopted Trails and Paths Plan map in this General Plan. (See Figure 7-4 on page 137.)	As a condition of project approval, an irrevocable offer of dedication for public access along the Susan River will be made.	Consistent.
Community Healthy, Safety, and Conservation		
Policy g. The City shall consider the maintenance and improvement of air quality as part of development review for new construction and/or expansion of existing uses or structures.	As documented in the Project EIR, air quality impacts as a result of the project will be less than significant. However, conditions of approval have been added to ensure the project complies with this policy.	Consistent, subject to conditions of approval.
Policy p. All construction (new, additions, and remodeling) throughout Susanville shall be designed and built to resist fire. New development shall be designed and constructed in a manner that is conducive to protecting lives and property from fire.	The project is subject to current Fire codes and, if adequate water flow and pressure is not available from the municipal water line, up to a 200,000-gallon water tank and associate booster pump for fire suppression will be installed.	Consistent.
Policy q. Work towards protecting fire and life safety in Susanville through Fire Department review and approval of building permits and other cooperative efforts between the Building and Fire Departments.	The project is subject to review by the Fire Department prior to issuance of building permits.	Consistent.
Action program [40]: Projects that are required to install water systems must have them fully in place and operational before beginning building construction.	Municipal water service will be extended to the project prior to the start of building construction.	Consistent.
Action program [50]: Use development review and the zoning ordinance to require project features that enhance	The developed portions of the project site will be well-lit, include security cameras, and is highly visible from SR 36.	Consistent, subject to

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Policy	Project	Consistency status
police and neighbor surveillance of property, and that deter criminal activity.		condition of approval.
Policy ad. The City shall preclude new developments from compounding or impacting the potential for flooding.	The project includes four on-site bioretention areas with a combined area of approximately 112,373 SF and new underground drainage pipe connecting to existing storm drains off-site. Per the analysis in the EIR, the proposed bioretention basins, storm drains and project grading would control stormwater and prevent water quality impacts.	Consistent.
Policy ak. The City shall require a hydrologic analysis of runoff and drainage from new development.	A hydrologic analysis was conducted in the Project EIR and concluded that there is sufficient storage capacity available to accommodate stormwater runoff.	Consistent.
Policy aw. The City shall reduce run-off induced flooding, erosion, sedimentation, and pollution resulting from new development.	The project includes four on-site bioretention areas with a combined area of approximately 112,373 SF and new underground drainage pipe connecting to existing storm drains off-site. Per the analysis in the EIR, the proposed bioretention basins, storm drains and project grading would control stormwater and prevent water quality impacts.	Consistent.
Action program [84]: Where desirable, purchase public easements along streams, or require dedication of an easement at the time of development.	As a condition of project approval, an irrevocable offer of dedication for public access along the Susan River will be made.	Consistent.
Action program [92]: Prevent development that may damage the integrity of known geothermal resources.	There are no known geothermal resources on the site or that would be impacted by the project.	Consistent.
Policy be. Developers shall provide adequate drainage and erosion control during construction.	The project is subject to preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP).	Consistent.

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Policy	Project	Consistency status
Policy bh. The City shall require soil analysis and erosion mitigation prior to issuance of use permits for all development proposed on sites prone to erosion.	The project site is relatively flat and not prone to erosion. Nonetheless, stormwater bioretention features will be implemented which includes best management practices to reduce erosion.	Consistent.
Policy bm. The City shall limit the introduction or expansion of noise sources that exceed the desired noise levels established in the Susanville General Plan.	Temporary construction noise will be limited to permitted hours of construction and operational noise increases would be no more than 1.2 dBA above existing ambient noise levels where the ambient level is 54.5 dBA. An increase of more than 5 dBA (where the ambient levels are below 60 dBA) are considered significant.	Consistent.
Policy bt. Require setbacks, walls, or other mitigation between noise-generating and noise-sensitive uses.	The project is setback approximately 500 feet from the nearest noise-sensitive (residence), where noise levels from the project would attenuate to levels that are below the daytime, evening, and nighttime noise standards.	Consistent.
Policy bu. Allow construction activities at normal activity levels, but limit them to times of the or day or week when the number of persons occupying the potential noise impact zone is lowest.	The nearest sensitive noise receptor is 500 feet to the southwest of the project site and construction noise would be increased by 2.1 dB where an increase of less than 3 dB is generally considered imperceptible to most humans.	Consistent.

Zoning Code Compliance Analysis

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Standard	Description of Project	Compliance
<u>17.36.050(A) Minimum Building Site:</u> 10,000 sq. ft.	The project is proposed on a 14.15-acre portion of a 79.6-acre parcel.	Complies
<u>17.36.050(B) Minimum Lot Width Interior:</u> 65 ft; <u>Corner:</u> 75 ft	With the extension of Skyline Road, the project site will function as a corner lot. The overall site is approximately 2,000 feet wide and the developable portion is approximately 1,000 feet wide.	Complies
<u>17.36.050(C) Yard Setbacks</u> <u>Front:</u> 10 <u>Interior side:</u> none <u>Corner side:</u> 10 <u>Rear:</u> none	Front setback ~150 ft; interior side >1,000 ft; street side ~530 ft; rear ~360 ft. No residential uses are proposed and no setback exceptions are required.	Complies
<u>17.36.050(D) Maximum Structural Height:</u> 40 ft	Proposed convenience store height is approximately 23 ft with projections up to 25 ft. Fuel canopy height is approximately 20 ft.	Complies
<u>17.36.050(J) Outdoor Trash Storage</u> Shall be enclosed by a solid masonry wall or view-obscuring fence at least one foot higher than the trash container.	A trash enclosure is proposed behind the convenience store with access from the truck entrance. Elevation drawings were not included in the application.	Complies (COA recommended)
<u>17.96.050 Outdoor Lighting:</u> Is to be confined to the project site, not create a hazard to vehicular traffic, and be directed downward with full cut-off fixtures to protect the night sky.	Lighting plans were not provided with the application. The Project Description in the EIR indicates that project will include high-mast LED fixtures and LED canopy lighting - 43' in truck areas and 33' in auto areas.	Does not comply (COA recommended)
<u>17.96.080 Pedestrian Access:</u> Access from the public right-of-way to the main door of the main structure that is separate from and does not conflict with vehicular access areas.	A sidewalk is proposed from Skyline Road to the convenience store and restaurants along the eastern driveway entrance.	Complies

Zoning Consistency Analysis

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<u>17.100 Parking</u> <u>Fast-food</u> : 101 required (1 space/ 50SF for 5,062 SF) <u>Retail</u> : 40 required (1 space / 200 SF for 7,943 SF) <u>Total required</u> : 141 spaces.	Provided: 141 spaces.	Complies
<u>Drive-Through Stacking</u> : six stacking spaces/ window (120 LF) <u>Service Station Stacking</u> : Two spaces per aisle/lane (40 LF/aisle)	Provided: Approximately 200 linear feet for drive-through 40 feet in front of each pump aisle 110 feet in front of each truck pump aisle.	Complies
<u>Loading Spaces</u> : 1 space for bldg. >10,000SF	One loading space is required for the proposed 13,005 sq. ft. building. No loading spaces are indicated on the site plan.	Does not comply (COA recommended)

Parking Areas with Five or More Spaces (SMC Section 17.96.040(A)(1))

Requirements include:

- A minimum 10-foot landscaped strip along public street right-of-way lines
- One tree per 30 feet of street frontage
- One shrub per 25 square feet of planting area (grass may be substituted for shrubs)

Large Parking Areas (20 or More Spaces) (SMC Section 17.96.040(A)(2))

Requirements include:

- Ten percent of the parking area must be landscaped.
- Landscaping must be located within or adjacent to the parking area.
- One tree per eight parking spaces must be provided.
- A landscaped area at least 140 square feet in size is required for every 12 parking spaces.
- Automobile parking areas are proposed along both project frontages, and RV parking is proposed along the SR 36 frontage. These parking areas are approximately 385 feet wide and are set back approximately 300 feet from SR 36.

Compatibility Analysis:

The project site is located at the southern edge of the City and is currently surrounded by large vacant parcels to the east, south, and west. Existing commercial development is located to the north across the Susan River and along SR 36.

Immediately north of the project site, across the Susan River at the southwest corner of Riverside Drive and SR 36, is a standalone fast-food restaurant with drive-through service. On the north side of Riverside Drive is a shopping center containing a

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supermarket, retail stores, professional services, and cafés located behind a large parking lot. A separate one-story fast-food restaurant with drive-through service is located near the street frontage at the southern end of the shopping center.

Across from the shopping center on SR 36, there are several one-story standalone commercial buildings, including a bank with a drive-through teller, a credit union, and a restaurant, as well as a two-story hotel. These surrounding commercial uses are generally set back approximately 60 to 100 feet from SR 36, with parking located in front of or along the sides of the buildings. Building sizes in the area range from approximately 2,800 square feet to more than 85,000 square feet.

The architectural character of surrounding development is predominantly commercial in nature, typically consisting of stucco exterior finishes and flat roofs with mansard-style accents. The nearby hotel incorporates horizontal siding and brick accents and features a moderately pitched roof with composition shingles.

The proposed travel stop building is consistent with the scale and character of surrounding commercial development. The building is single-story, incorporates stucco finishes, and is designed with parking areas located between the building and adjacent streets, similar to other nearby commercial properties.

The project's truck parking area is located behind the proposed building and is set back approximately 500 feet from the SR 36 frontage and approximately 200 feet from the extension of Skyline Road. As conditioned, landscaping consisting of trees and shrubs will be installed to filter and soften views of parking areas from public vantage points. Based on the building design, scale, and site layout, the architectural and overall appearance of the project is compatible with the existing and planned commercial character of the surrounding area.

Orderly and Harmonious Development Analysis

The proposed travel stop is located on a vacant parcel at the southern edge of the City along SR 36 at an existing signalized intersection. The project includes extension of Skyline Road westward along the southern edge of the site to provide safe access to the development.

The project design includes separate access driveways for passenger vehicles and trucks, allowing for safe and efficient circulation within the site while minimizing conflicts between vehicle types and utilizing an existing signalized intersection on SR 36.

The project will provide fuel, food services, and overnight parking accommodations for recreational vehicles and commercial truck drivers traveling on SR 36. The location and design of the project therefore support orderly development along the SR 36 corridor while minimizing potential conflicts with established areas of the City.

For these reasons, the proposed development will not be detrimental to the orderly and harmonious development of the City.

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Public Welfare, Safety, and Convenience Analysis

The project is designed to allow safe ingress and egress through separate truck and passenger vehicle access points from the extension of Skyline Road, which connects to SR 36 at an existing signalized intersection. This design provides safe circulation while minimizing traffic conflicts.

The site is located more than 500 feet from the nearest residential uses (located south of the former railroad tracks). The project design and existing topographic features as well as project conditions recommended will ensure that potential impacts such as noise, lighting, or operational activity associated with truck/RV parking, fueling operations, and commercial activity will not adversely affect nearby residents or businesses.

As documented in the Project Environmental Impact Report (EIR), adequate public utilities including water, wastewater, electricity, telecommunications, and solid waste services are available and will be extended to serve the project. The project also includes bioretention basins for on-site stormwater treatment and storm drainage facilities designed to safely convey runoff to existing public storm drainage infrastructure.

The EIR further concludes that the project will not require the construction of new fire stations, police stations, schools, parks, or other public facilities in order to maintain acceptable service levels.

Finally, all project improvements will be constructed in compliance with applicable building, fire, and safety codes.

Wall Sign Analysis

Sign Location	Sign Copy	Proposed Sign Size
SR 36 frontage	Love's heart logo	31.46 SF
	Love's	40.84 SF
	Love's heart logo	44.69 SF
	It's love that drives us	12.08 SF
	Dunkin'	22.44 SF
	Arby's logo	25.78 SF
Skyline Rd frontage	Arby's	35.67 SF
North side, no frontage	Love's heart logo	31.46 SF
	Love's	40.84 SF
	Love's heart logo	44.69 SF
	It's love that drives us	17.45 SF
Total Wall Sign Size		347 SF
Allowed Sign Size		403 SF

Architecture & Site Plan Review Analysis

Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
Site Plan		
1. Building location(s) and site layout should provide for a functional relationship with the existing site topography, vegetation and other natural features.	The project entails development of a 14.15-acre portion of a vacant 79.6-acre parcel at the intersection of Skyline Road and SR-36. The project site area is flat and devoid of trees. The Susan River is along the project site's northerly boundary and the Union Pacific Railroad right-of-way embankment runs along the southerly side the project site.	Complies. The project complies because it is located on a flat site devoid of trees, maintains a buffer of more than 300 feet from the Susan River and there are no other major natural features on the site.
3. Natural Features. Natural features should be recognized and integrated into the site plan as much as possible. Enhancement of natural features should be consistent with the natural characteristics of that feature.	The project leaves open space between the fueling stations and the wetland habitat associated with the Susan River. In addition, large bioretention areas are proposed along both the project frontages.	Complies. The project complies because it leaves open space between the fueling stations and wetland habitat associated with the Susan River and in bioretention areas along the project frontages.
4. Topography. Development should be designed to minimize grading, earthwork and land disturbance and maintain the natural topographic features of the site. Accommodation of existing natural conditions can help avoid site problems associated with flooding, steep slopes, natural drainage courses, rock outcrops, and other natural features.	The project site is generally flat and the Susan River flows along the northerly boundary of the site. There are no other distinguishing natural topographic features on the site.	Complies. The project complies because a buffer of more than 300 feet will be maintained between the developed areas of the site and the Susan River, which is the only natural topographic feature on the property.
5. Views. Buildings should be located and oriented in a manner that preserves significant views a) neighboring properties,	a) No neighboring properties b) The building will have an overall height of 25 feet and the fuel dispenser canopies will have a maximum height of 20 feet. As a condition of project approval, the height and size of the	Complies, subject to condition of approval. The project complies because neighboring properties are at least 400 feet away and the building and canopies will not exceed 25 feet. The height and size of the

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Applicable Requirements	Description of project	Compliance Status
b) Looking at natural features, vistas and other properties from the site. and c) Looking through the site from key places within the project	freestanding sign will be reduced. Views of the mountains and surrounding natural features will be preserved. c) Views of the mountains will be maintained from on-site vantage points.	freestanding sign will be reduced as a condition of project approval.
8. Solar Energy. The City encourages the use of passive and active solar energy features which are integrated into the overall design of the buildings(s) and site. Rooflines should be oriented in a south to southeast facing direction and sloped for use of solar panels. The size and location of windows should consider proper solar orientation	The project would include rooftop solar panels installed in accordance with California Energy Code requirements and would produce an estimated 51,000 kWh/year. Project plans	Complies. The project complies because it would include rooftop solar panels installed in accordance with California Energy Code requirements.
9. Grading and Drainage Patterns. Site design should minimize changes to natural drainage patterns and avoid significant cut and fill slopes whenever possible. Cuts and fills within the drip-line of existing trees should be avoided. Drainage design should seek to avoid concentrating and accelerating storm runoff.	The site would treat stormwater on site using a series of bioretention areas and two new storm drain culverts would be added to handle onsite overflow to the drainage swale across the new section of Skyline Road and to connect with the existing 24-inch culver under SR-36. Bioretention areas will be covered with a three-inch layer of organic mulch. No changes are proposed to the Susan River which runs along the northerly site boundary.	Complies. The project complies because it is located on a site that is already generally flat. The project also proposes bioretention areas to avoid accelerating storm runoff and the Susan River will not be altered by the project.
10. The clustering of buildings and/or uses in larger projects is encouraged. Clustering can minimize the disruption of natural features, provide for more convenient access, reduce	The convenience store and two fast food restaurants are proposed within one 13,005 sf structure. All truck uses including a truck fueling station, truck scale, and above ground diesel tanks are accessed from the western driveway.	Complies. The project complies because the three interior uses are consolidated into one building that is accessible from both driveways and the paved areas (parking, driveways, fueling area) are located around

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Applicable Requirements	Description of project	Compliance Status
improvement costs and create a more functional and cohesive design.	Automobile and recreational vehicle uses are accessed from the eastern driveway.	the convenience store/restaurant building, rather than dispersed across the site.
11. Buildings should be sited and designed so that their forms do not disrupt prominent natural skylines such as ridges or hilltops. Buildings which are silhouetted against natural skylines should be designed to be compatible with the natural setting.	The project site is flat and not on a ridge or hilltop where development would disrupt the natural skyline. Furthermore, the proposed one-story building has a low profile with a maximum height of 25 feet.	Complies. The project complies because it is in a flat valley location away from any natural topographic features such as ridgelines, hillsides or hilltops. Furthermore, the building is single-story with a low profile.
12. Well-landscaped and functional open space areas around building(s) are strongly encouraged	Landscaping includes both planting areas and surface treatments which are proposed for approximately 122,255 sf of the project area. Trees are interspersed throughout the site to soften the edges of the buildings and in between vehicle parking areas. A dog park is also proposed. As a condition of project approval, additional trees and shrubs or grasses will be added along the SR 36 frontage and around and within the parking areas to conform with the quantitative landscape standards of the SMC.	Complies. The project complies because it proposes planting areas, a functional dog park, and surface treatment for pedestrian pathways and as a condition of project approval, additional trees and shrubs or grasses will be added along the SR 36 frontage and around and within the parking areas to conform with the quantitative landscape standards of the SMC.
13. Pedestrians and Bicycles. Accommodations for pedestrian and bicycle circulation should be provided for in the site and building designs. For safety reasons, such accommodations should be designed to avoid conflicts with automobile and truck circulation patterns	All truck uses including a truck fueling station, truck scale, and above ground diesel tanks are accessed from the western driveway with no internal connection to the areas intended for passenger automobiles, recreational vehicles, pedestrians and cyclists. The convenience store and fast-food restaurants are accessible from both driveways. Pedestrian access to the development is provided along a new 10-foot-wide sidewalk along Skyline Road and a walkway	Complies. The project complies because there is continuous pedestrian walkway from the new sidewalk proposed along Skyline Road and the convenience store/ restaurant building and a network of internal sidewalks and crosswalks to provide safe movement for pedestrians. Bicycle racks are provided in two locations on the site near the convenience store and restaurants.

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Applicable Requirements	Description of project	Compliance Status
	between the sidewalk and convenience store and restaurants. A network of internal sidewalks and crosswalks provide safe movement between the project components. Bicycle racks are provided near the northeast corner of the convenience store/ restaurant building adjacent to the automobile parking and behind the trash storage enclosure between the rear of the convenience store/ restaurant building entrance	
15. Streets and driveways should be designed in conjunction with existing topographic conditions and natural features such as creeks and drainages. This will help to minimize the amount of cut and fill and to preserve natural drainage patterns.	The topography of the site is relatively flat and the project is located south of the Susan River. Bioretention areas are located around the perimeter of the site.	Complies. The project complies because it is located on a site that is already generally flat for streets and driveways and at development including driveways and the Skyline Road extension are setback hundreds of feet from the Susan River.
16. Service Areas and Auxiliary Structures. Service areas and auxiliary structures (garbage dumpsters; propane, gas and oil tanks; utility boxes; etcetera) should be screened from public street view with a fence, wall or appropriate landscaping. Auxiliary structures should be architecturally consistent with the main structures and other site development. Trash receptacle	A gated locking trash enclosure with trash compactor, recycling and grease collection bins will be located inside the western driveway. Enclosures are also proposed around the above ground diesel storage tanks and around the fire booster pump. As a condition of approval, all enclosures are subject to review and approval by the City to ensure they are architecturally consistent with the convenience store/ restaurant building.	Complies, with conditions of approval. The project complies because it proposes a gated locking trash enclosure with service areas screened from public street view with a wall. The enclosure is located near the commercial uses on the site. Enclosures are also proposed around the above ground diesel storage tanks and around the fire booster pump. As a condition of approval, all enclosures are subject to review and approval by the City to ensure

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Applicable Requirements	Description of project	Compliance Status
enclosures should be included in the design of all commercial projects.		they are architecturally consistent with the convenience store/ restaurant building.
Architectural Design		
3. Building Color. Building colors should not be used in such a way as to serve as signage for a business or use. Integral coloring of concrete, stucco, and similar materials is encouraged. Different colors should be utilized to enhance or "bring-out" different building materials where appropriate.	Exterior color and finishes of the building consist of a combination of textures and exterior siding including windows, brick finish, and sand-pebbled texture stucco in a variety of grays, tans, and whites. Colors also include a red painted awning along the Arby's section, and pink and orange on the Dunkin Donuts frontage.	Complies. The project complies because primary colors include a variety of neutral colors, and vivid colors are used to enhance different building materials. Colors are not used in a manner that are unique to the business or use or that could be construed as signage.
4. The use of subdued shades for the primary building color is encouraged while the use of brighter or more intense shades should be reserved for trim and details. Highly reflective building materials are discouraged as the primary color or base finish material. These materials may be considered for details or accents, or as secondary colors.	The building design would be a combination of grays, tans, and whites. Reds, pinks, and oranges are used as building accents for the restaurants. Materials are not highly reflective.	Complies. The project complies because the primary building finish materials are non-reflective and in a variety of grays, tans, and whites. The red, pink, and orange colors and reflective building materials are used as building accents for the restaurants.
5. Metal Buildings. Metal exterior building materials may be utilized when they have a high architectural design in terms of form and color, avoid the perception of being a "metal box", and are compatible with surrounding buildings.	Metal will be used for trims, doors, frames, curb faces, and sign posts. The metal materials will be painted or powder coated.	Complies. The project complies because metal is used only for secondary finishes and will be painted or powder coated.

Architecture & Site Plan Review Analysis

Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
6. Phased Development. Each phase of a phased development should be designed to attain visual completeness. Temporary barriers and walls should be painted and trimmed to integrate with permanent construction.	Project construction is anticipated to begin in Q3 2026 and the entire project will be constructed in one phase that will last approximately 12 months.	Complies. The entire project will be completed at the same time and not split into phases.
7. Exposed rooftops should be treated as visually sensitive areas. Roofing materials which are visible should be compatible with other architectural elements and the overall building design. Rooftop mechanical equipment should be screened from view and the screening materials incorporated into the building design as much as possible	A flat roof is proposed and will be screened with parapets. Mechanical equipment is located on top of the flat roof. The project plans do not include provisions for screening.	Complies, subject to conditions of approval. The project plans do not provide information about rooftop mechanical equipment screening. Therefore, a condition for rooftop mechanical equipment screening has been added to ensure compliance.
8. Attached structures such as solar collector panels, antennas, satellite dishes, etcetera, should be integrated into the overall building design	Solar panels are installed on the rooftop.	Complies, subject to conditions of approval. The project plans do not provide information about attached structures aside from solar panels which are installed on the rooftop. Therefore, a condition has been added to ensure compliance.
9. Outside vending machines, fixtures, automatic teller machines and other assorted mechanical fixtures or devices should be incorporated into the site and building design as much as possible.	The project plans to not include outside vending machines, fixtures, automatic teller machines, or other assorted mechanical fixtures.	Complies. The project complies because project plans do not include outside mechanical fixtures or devices.

Architecture & Site Plan Review Analysis

Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
10. Fences. Fences should be designed and constructed so as to be complimentary to adjacent buildings, landscaping and open spaces.	Several barbed wire fences are present on the property. The project does not include plans for new fences.	Complies. The project complies because no new fences are included.
11. Signage. Signs should not be designed to significantly detract from the overall visual quality of a site or the surrounding area and be consistent with the City's Sign Ordinance. The design of signs should relate to the design of other site structures, the use of the site, and the visibility of the site from adjacent streets	The project proposes a 50-foot-tall freestanding and a 25 foot tall freestanding sign along SR 36 with a sign face area of 1,171 square feet near the SR 36 frontage plus wall signs on the front and sides of the building and on the fuel dispenser canopies. The wall signs on the building appear to comply with the provisions of the City's Sign Ordinance, although sign dimensions to verify the sign sizes were not provided.	Complies, subject to conditions of approval. As a condition of approval, the applicant shall provide dimensioned plans for all signs proposed, including signs attached to the canopies and shall reduce the size and height of the freestanding sign to a size and height that is no larger or taller than necessary to meet United States Sign Council guidance.
Off-Street Parking Lot Design		
1. The visual impact of off-street parking areas should be reduced by appropriate landscaping. Parking lot landscaping should consist of an appropriate number of climate-appropriate trees, shrubs and ground covers to soften the hardscape appearance of parking areas, especially as seen from streets, public areas, and residential areas. Large parking areas should include trees planted at regular intervals within the parking area.	A combination of Locust Robusta Purple Robe, Pistacia Chinensis, and Gingko Bilboa Magyar trees would be used around the perimeter of the developed areas. Cercis Canadensis, Malus Transitoria "Golden Raindrops," and Prunus Virginiana 'Canada Red' shrubs would be interspersed throughout the site to soften the edges of the buildings. The parking areas do not include landscaped peninsulas at regular intervals within the parking areas. Conditions of approval to add landscaping consistent with the Zoning Code standards are recommended.	Complies, subject to conditions of approval. The project complies because it proposes a variety of climate appropriate trees along the perimeter of the developed areas and, subject to conditions of approval, landscaping will be added at regular intervals with the parking areas to soften the hardscape appearance of parking areas and to comply with requirements of the Zoning Code.
2. Parking lot design should avoid the appearance of large masses of parked	Parking lots have limited landscaped areas between parked cars. Truck parking spots and	Complies, subject to conditions of approval. With the addition of landscaping

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Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
cars. Long rows of parked cars should be broken up with planting areas and appropriate vertical landscaping.	automobile parking spots are not broken up with planting areas and appropriate vertical landscaping. Conditions of approval to add landscaping consistent with the Zoning Code standards are recommended.	in the parking lot, long rows of parked cars and trucks will be broken up with trees.
3. The provision of shade for parked cars should be a consideration in the landscape design.	Project plans include minimal trees for the parking areas on the site. Trees along the west side of the western-most truck parking area, will provide afternoon shade, and trees along the east side of the overnight RV parking area and the adjacent ten automobile parking spaces will provide morning shade. The remaining parking areas will not have the benefit of tree shade. With the additional landscaping required to meet the prior two guidelines, additional shading will be provided for cars and trucks.	Complies, subject to conditions of approval. With the addition of landscaping in the parking lot, additional shade will be provided for parked cars and trucks.
4. Adequate lighting should be provided within off-street parking areas for safety reasons. Particular emphasis should be placed on appropriate lighting at entrances, exits, and barriers. All lighting should be designed, positioned and/or shielded to minimize glare and reduce illumination off the site.	On site lighting would consist of high-mast LED fixtures and LED canopy lighting. Lighting fixtures would be 43' tall in truck areas and 33' tall in auto areas. Lighting would be interspersed along the outside perimeter of parking areas, at the driveway entrances, and throughout the interior of the site. General lighting design principles will include energy-efficient lighting and shielding to minimize light trespass. Project plans do not include specifications for exterior building/façade lighting.	Complies, subject to conditions of approval. The project complies because proposed lighting will be installed with shielding to minimize light trespass. Adequate lighting is provided under the canopy and throughout the site, at the driveway entrances, and along the perimeter of the parking areas. As a condition of approval, specifications for light fixtures will be provided to verify compliance, including for exterior lights attached to the building.
5. Off-street parking areas should be paved with asphalt, concrete or other suitable materials to City standards.	Parking areas will be paved with asphalt concrete.	Complies. The project complies because parking areas will be paved with asphalt concrete according to City standards.

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Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
Landscaping		
1. Landscaping plans. All site development plans, except individual single-family dwellings, should include landscaping plan	Development plans include a landscaping plan.	Complies. The project complies because a landscape plan is included in the project package.
2. The scale and function of landscape materials should be appropriate to the site, structures and the neighborhood	Purple Robe Locust trees are large deciduous trees with a maximum height of 40 to 50 feet and a canopy spread of 20 to 30 feet. They are proposed along the edge of the truck and overnight RV parking areas. Along the north side of the extension of Skyline Road a mix of Chinese Pistache, which have a mature height of 30 to 35 feet and a spread of 20 to 30 feet and Ginkgo Bilboa trees which have a mature height of 50 to 80 feet and spread of 30 to 40 are proposed. Chinese Pistache trees are proposed around the dog park. Small to medium size trees are planted near the convenience store/ restaurant building and near the driveway entrances.	Complies The project complies because larger trees are planted along the road and on the perimeter of the parking areas with smaller trees closer to the building.
3. Existing landscape elements should be incorporated into the landscaping plan.	The project site is devoid of trees and populated with invasive plant species such as perennial pepperweed (<i>Lepidium latifolium</i>) and cheatgrass (<i>Bromus tectorum</i>).	Complies. The project complies because it is removing invasive plant species. There are no other existing landscape elements.
4. Plant size. When trees are utilized as part of the landscaping plan, they should be planted from fifteen (15) gallon size containers. Shrubs should be planted from two (2) gallon size	Proposed trees are in 15-gallon and 24-inch box containers. Shrubs are from one- and five-gallon containers.	Complies. The project complies because proposed trees are planted from 15-gallon and 24-inch box containers and proposed shrubs are planted from a variety of one- and five-gallon containers.

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Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
containers. Tree plantation from twenty-four (24) inch size box containers may be required by the City to compensate for the removal of large mature trees		
5. Plant selections should be appropriate for the local climate.	Plant selections include Locust Robusta Purple Robe, Pistacia Chinensis, Gingko Bilboa Magyar trees, Cercis Canadensis, Malus Transitoria "Golden Raindrops," and Prunus Virginiana 'Canada Red' shrubs.	Complies. The project complies because plant selections are suitable for temperate climates.
6. Landscaping Maintenance. Provisions should be made to maintain landscaping material in a healthy and growing condition and for the replacement of dead, dying and diseased plants.	Project plans do not include provisions for landscape maintenance, however as a condition of approval, landscape maintenance is required.	Complies, subject to conditions of approval. The project plans do not include provisions for landscaping maintenance. Therefore, a condition for landscaping maintenance has been added to ensure compliance.
7. Appropriate automatic irrigation systems should be installed and maintained for landscaped areas except when it is impractical to do so. Irrigation systems should be designed to be efficient in water consumption and not overspray walks, buildings, roadways and other non-planted areas.	The project would employ water-efficient landscape design and weather-based controller and drip irrigation systems to promote a reduction of outdoor water use.	Complies. The project complies because it proposes water-efficient landscape design to reduce outdoor water use.
8. Water conservation measures should be incorporated into landscaping and irrigation system designs.	The project would employ water-efficient landscape design and weather-based controller and drip irrigation systems to promote a reduction of outdoor water use.	Complies. The project complies because the irrigation system uses a weather-based controller to conserve water.
Street Tree		

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Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
Development along state highways should consult with the California Department of Transportation(Caltrans) to determine if special regulations or permits are required.	The project is along SR 36 and includes improvements with the State highway right-of-way.	Complies, subject to conditions of approval. As a condition of project approval, an encroachment, and other permits as required by CalTrans, shall be obtained prior to issuance of grading or building permits for the project.
1. Location of Street Trees. Street trees are, by definition, located in the planting strips of the street right-of-way or in the front yard of the lot as close as practical to the street right-of-way if there is no planting strip.	Project site does not include existing street trees. Gingko Bilboa Magyar and Pistacia Chinensis trees are planted adjacent to Skyline Road.	Complies, subject to conditions of approval. The project complies because it proposes new street trees in the front yard close to the street right-of-way along Skyline Road, and subject to conditions of approval, trees will be added along the SR 36 frontage.
2. Spacing and Placement. a. There should be an average of one street tree for every thirty (30) feet of street frontage. Trees should be evenly spaced. Variations to tree spacing based upon site limitations, such as the location of driveway approaches, utilities, and fire hydrants, will be considered. b. Trees should not be planted closer than fifteen (15) feet from the curb line of street or alley intersections, and not closer than ten (10) feet from the edge of a private driveway, fire hydrant or utility pole. c. Street trees should not be planted closer than twenty (20) feet from street light standards.	a. Landscape plan shows one tree placed at every thirty feet along the Skyline Road frontage. b. Trees near the driveway entrances are setback to avoid blocking motorists' line-of-sight. c. No new or existing street light standards existing along the project frontage. d. Project plans do not specify the spacing of street trees from the face of the curb. e. Existing overhead electrical lines are located along Skyline Road and adjacent to SR 36 and those that are within the construction footprint would be relocated prior to construction. f. Project plans do not specify sidewalk cuts. g. Project plans do not specify provisions for landscape maintenance. h. Project site does not include existing street trees.	Complies. The project complies with the spacing and placement guidelines.

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Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
d. Street trees should be planted a minimum of two and one-half (2 ½) feet from the face of the curb, except at intersections where street trees should be planted a minimum of five (5) feet from the face of the curb, in the curb return area. e. Where there are overhead power or other utility lines, tree species are to be chosen that will not interfere with those lines. A minimum clearance of six (6) feet should be maintained between street trees and utility lines. f. Trees should not be planted within two (2) feet of any permanent paving or hard surface walkway.		
Exterior Lighting Design		
1. Exterior lighting should be integrated with the architectural design of the building(s) and the project landscaping.	On site lighting would consist of high-mast LED fixtures and LED canopy lighting. Lighting would be interspersed along the outside perimeter of parking areas, at the driveway entrances, and throughout the interior of the site. Project plans do not include specifications for exterior building/façade lighting.	Complies, subject to conditions of approval. The project complies because lighting is integrated into the canopies in the driveways or interspersed throughout the site. As a condition of project approval, exterior building lighting specifications shall be provided to document compliance with the guidelines.
3. Area lighting should be designed and shielded to prevent light from escaping off the site.	Proposed lighting will be installed in accordance with applicable Backlight-Uplight Glare (BUG) standards established by IESNA and/or CALGreen code requirements related to light pollution reduction. General lighting design	Complies, subject to conditions of approval. Subject to verification of the manufactures' specifications, the project complies because proposed lighting will be

Architecture & Site Plan Review Analysis

Susanville Love's Travel Stop

Applicable Requirements	Description of project	Compliance Status
	principles will include energy-efficient lighting and shielding to minimize light trespass.	installed with shielding to minimize light trespass.
4. Light fixture mounting heights should be appropriate to the design of the project and the neighborhood. The use of low, bollard-type fixtures, about four (4) feet in height, are encouraged for pedestrian areas with approximately eight (8) feet as a maximum height for pedestrian areas. The mounting height of fixtures in vehicular and/or storage areas should not exceed twenty-four (24) feet, with lower mounting heights encouraged.	On site lighting would consist of high-mast LED fixtures and LED canopy lighting. Lighting would be 43' in truck areas and 33' in auto areas. Project plans do not include lighting fixture mounting heights for pedestrian areas.	Complies, subject to conditions of approval. As a condition of project approval, the mounting height of fixtures in vehicular areas will be reduced to not exceed 24 feet.
5. Area lighting for security, visibility, or architectural enhancement of the buildings should be provided through architecturally compatible fixtures.	On site lighting would consist of high-mast LED fixtures and LED canopy lighting.	Complies. The project complies because area lighting is provided through high-mast LED fixtures and fixtures under the canopy.
Signage		
1. Signage and graphics should bear a relationship to the overall project design.	The project proposes a 50-foot-tall freestanding and a 25 foot tall freestanding sign along SR 36 with a sign face area of 1,171 square feet near the SR 36 frontage plus wall signs on the front and sides of the building and on the fuel dispenser canopies. The wall signs on the building appear to comply with the provisions of the City's Sign Ordinance, although sign dimensions to verify the sign sizes were not provided.	Complies, subject to conditions of approval. As a condition of approval, the applicant shall provide dimensioned plans for all signs proposed, including signs attached to the canopies and shall reduce the size and height of the freestanding sign to a size and height that is no larger or taller than necessary to meet United States Sign Council guidance.

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Applicable Requirements	Description of project	Compliance Status
2. Signage should be simple and easy to read.	The signs have simple legible text which is easy to read.	Complies.
5. Attached signage. Attached signage is preferred over detached signage.	Wall signs are attached to the building and canopy and consistent with the SMC, one freestanding sign is proposed near the SR 36 frontage.	Complies.
6. Detached signage. Detached or freestanding signs should be low in profile, sensitive to the building and site design and enhance the streetscape.	The project proposes a 50-foot-tall sign and a 25-foot-tall sign along the SR-36 frontage.	Complies, subject to conditions of approval. As a condition of approval, the applicant shall provide dimensioned plans for all signs proposed, including signs attached to the canopies and shall reduce the size and height of the freestanding sign to a size and height that is no larger or taller than necessary to meet United States Sign Council guidance.
7. Lighting. The light source for externally illuminated signs should be shielded or out of public view.	Project plans do not specify the light source for externally illuminated signs. The gas prices are internally lit cabinet signs.	Complies, subject to conditions of approval. As a condition of approval, the light source for any signs with external illumination shall be shielded from public view.
Miscellaneous Provisions		
1. Art Features. The use of art features such as murals, sculptures, distinctive landscaping, and fountains are encouraged to add identification and style to a development.	Project plans do not include art features.	The project plans do not include information about art features.

ORDINANCE NO. 26-1051
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
AMENDING THE CITY OF SUSANVILLE ZONE MAP TO ZONE THE PARCEL
IDENTIFIED BY APN 107-280-017 AS GENERAL COMMERCIAL AND SHOPPING
CENTER (C-2) UPON ANNEXATION TO THE CITY OF SUSANVILLE

WHEREAS, on October 14, 2024 the City of Susanville received applications from Lane Engineers on behalf of Sierra Pacific Industries requesting annexation to the City of Susanville a 79.6-acre parcel located at the northwest corner of State Highway 36 and Skyline Road (APN: 107-280-017) (herein "Project Site"), a General Plan Map Amendment, Zoning Map Amendment to pre-zone the site, Architectural and Site Plan Review, Use Permit, and Sign Permit to develop a travel stop consisting of a convenience store and two fast food restaurants in a 13,005 square foot building with a drive-through, truck and automobile fueling stations, and overnight truck parking and an overnight RV parking area and associated amenities (herein "the Project") ; and

WHEREAS, the Project Site is currently located within unincorporated Lassen County; and

WHEREAS, the Project Site is located within the City's Sphere of Influence, is contiguous to existing City limits, and designated for potential future expansion of the City boundary; and

WHEREAS, the Project site is pre-zoned Manufacturing in the City of Susanville General Plan Figure LUD-4 Pre-Zoning Map

WHEREAS, the Applicant requests approval of a Zoning Ordinance Map Amendment to change the pre-zoning of the Project Site from Manufacturing to General Commercial/ Shopping Center to accommodate development of the proposed Project; and

WHEREAS, the General Commercial/ Shopping Center land use designation allows a wide range of commercial uses including service stations, restaurants, retail uses, and other commercial services typically located along major transportation corridors; and

WHEREAS, the City of Susanville Zoning Code Section 17.112.060 provides procedural requirements for a zoning map or text amendment; and

WHEREAS, the City determined that the project constitutes a discretionary action and is not exempt from the California Environmental Quality Act and issued a Notice of Preparation for an Environmental Impact Report (EIR) on February 3, 2025; and

WHEREAS, a Draft Environmental Impact Report (DEIR) was prepared for the Project and circulated for public review from December 17, 2025 through January 31, 2026; and

WHEREAS, a Final Environmental Impact Report (FEIR) responding to comments received during the public review period was subsequently prepared; and

WHEREAS, the FEIR concluded that environmental impacts associated with the Project would either be less than significant or reduced to a less-than-significant level through implementation of mitigation measures; and

1 **WHEREAS**, a Notice of Public Hearing was published in the Intermountain News on
2 April 3, 2026 and April 15, 2026; and

3 **WHEREAS**, a notice of Public Hearing was mailed to property owners within 300 feet of
4 the project site on April 3, 2026 and April 22, 2026; and

5 **WHEREAS**, on April 15, 2026, the Planning Commission certified the Environmental
6 Impact Report for the Susanville Travel Stop; and

7 **WHEREAS**, on April 15, 2026, the Planning Commission recommended approval of a
8 General Plan Amendment to designate the project site as General Commercial Shopping
9 Center; and

10 **WHEREAS**, on April 15, 2026, the City Council approved a resolution amending the
11 City's Land Use Map to designate the project site as General Commercial Shopping Center; and

12 **WHEREAS**, it was announced at the April 15, 2026 public hearing that the Zoning
13 Ordinance would be considered at the May 6, 2026 City Council meeting; and

14 **WHEREAS**, on May 6, 2026, the Planning Commission approved a resolution
15 recommending to City Council to adopt an ordinance pre-zoning APN: 107-280-017 in the
16 General Commercial/Shopping Center (C2) Zoning District; and

17 **WHEREAS**, the City Council conducted a duly noticed public hearing on May 6, 2026, at
18 which time all interested persons had an opportunity to be heard and Planning Commission
19 considered the staff report, EIR, the administrative record for the Project, and other evidence
20 presented.

21 The City Council of the City of Susanville does hereby ordain as follows:

22 **SECTION 1: CEQA Determination.**

23 The City Council hereby determines that the potential environmental effects from the actions
24 authorized by this Ordinance were adequately analyzed in the Susanville Travel Stop Project
25 EIR which determined that impacts would be less than significant or mitigated to less-than-
26 significant levels with implementation of mitigation measures and preparation of a Mitigation
27 Monitoring and Reporting Program.

28 Accordingly, the City Council finds that the environmental effects of the Zoning Map
Amendment have been adequately analyzed pursuant to CEQA.

SECTION 2: Findings.

 The City Council hereby makes the following Zoning Amendment findings in accordance
with SMC section 17.112.060 and with CA Government Code sections 65860(a) and 65859:

*The amendment would further the public necessity, convenience and general welfare. (SMC
section 17.112.060)*

 The proposed pre-zoning addresses the public necessity, convenience and general welfare
because it allows commercial development of the proposed travel stop that will meet the
needs of residents, visitors, and commercial trucking operators consistent with adopted land

1 use policy and provides appropriate regulations for development of the site in a manner that is
2 compatible with its surroundings and the community character.

3 *The amendment is consistent with the Susanville General Plan. (Gov. Code section 65860)*

4 The City Council finds that the proposed Zoning Map Amendment is consistent with the
5 Susanville General Plan Map as amended by Resolution 26-6534.

6 The proposed C-2 General Commercial/Shopping Center District is intended to implement this
7 designation and provide development standards appropriate for commercial uses serving local
8 and regional travelers. The proposed zoning district allows uses such as service stations,
9 restaurants, retail sales, and similar commercial uses appropriate for properties located along
10 major transportation corridors such as State Route 36.

11 Accordingly, the proposed zoning implements the adopted General Plan land use designation
12 and is therefore consistent with Government Code § 65860.

13 *The amendment implements Government Code section 65859 which enables a city to pre-
14 zone unincorporated territory.*

15 The rezoning constitutes pre-zoning in anticipation of annexation and establishes the zoning
16 designation that will take effect upon annexation of the property into the City of Susanville.

17 Pre-zoning is necessary to ensure that land annexed into the City is subject to zoning
18 regulations consistent with the City's General Plan and municipal development standards.

19 **SECTION 3: Zoning Map Amendment.**

20 The Zoning Map of the City of Susanville, as defined by Susanville Municipal Code Sections
21 17.04.070, and the boundaries of the Districts of such map, are hereby amended pursuant to
22 section 17.112.060 of such Code to rezone the Property (as shown on Exhibit "A") to C-2 (as
23 shown in Exhibit "B") attached hereto and made a part hereof; pursuant to the findings
24 contained in Section 2 of this Ordinance.

25 **SECTION 4: Severability.**

26 If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any
27 part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not
28 affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The
City Council hereby declares that it would have passed each section, sub-section, subdivision,
paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or
more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be
declared invalid or unconstitutional.

SECTION 5: Publication.

The City Clerk shall, within fifteen days after its passage, cause this Ordinance to be published
at least once in the InterMountain News, an adjudicated newspaper of general circulation,
published and circulated within the City.

SECTION 6: Effective Date.

This Ordinance shall take effect upon the thirty-first day after its final passage.

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INTRODUCED at a regular meeting of the City Council of the City of Susanville, California, on the 6th of May 2026, and adopted at a regular meeting of the City Council of the City of Susanville, California, on the 20th day of May 2026.

APPROVED: _____
Mendy Schuster, Mayor

ATTEST: _____
Heidi Whitlock, City Clerk

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Susanville, held on the 20th day of May, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

City Council Agenda Item

Submitted By:	Victoria Estrada, Admin Assistant - Police
Action Date:	May 20, 2026
Subject:	Consider Resolution No. 26-6540 , approving and accepting a \$1,000 donation from Walmart Spark Good Foundation for Police Department.
Presented By:	Allen Sobol, Acting Public Safety Chief
Summary:	The Walmart Spark Good Foundation provides funding each year through their Local Community Grants Program which aims to support and invest in communities in service areas of Walmart stores. Some of the needs that are addressed and awarded pertain to Public Safety Awareness and Prevention Programs. The Susanville Police Department submitted an application for funds to help fulfill needs to continue to provide educational outreach to our community. The Walmart Spark Good Foundation received the request and has awarded the department with a donation of \$1,000.00. Upon approval and acceptance by the City Council, the Susanville Police Department plans to utilize this funding to purchase public education supplies, prevention supplies, and educational promotions.
Fiscal Impact:	Receive donation of \$1,000.00 and increase the FY 2025/2026 Police Department Revenues and Expenditures in the amount of \$1,000.
Action Requested:	Motion to approve the \$1,000.00 donation and authorize the Finance Director to modify the budget necessary to accommodate the expenditure of funds received.
Attachments:	1. 26-6540

City Council Agenda Item

Submitted By: Marci Rojas, Program Coordinator

Action Date: May 20, 2026

Subject: Consider **Resolution No. 26-6541**, authorizing the road closure of North Street between Grand Avenue and North Weatherlow Street on June 27, 2026, from 6:00 a.m. to 9:00 a.m. in support of the Lassen County Chamber of Commerce Annual Show N' Shine Car Show at Memorial Park

Presented By: Erik Edholm, Acting Public Works Director

Summary: The Lassen County Chamber of Commerce hosts the annual Main Cruise Classic Car Show N' Shine at Memorial Park. The event includes the display of classic vehicles throughout the park, and the Chamber will coordinate with City staff to identify and mark areas that must remain clear during vehicle placement and event setup activities.

As part of the event, the Chamber intends to sell alcoholic beverages and will obtain the necessary approvals from the California Department of Alcoholic Beverage Control and the City of Susanville pursuant to Susanville Municipal Code Section 12.32.150.

In addition, the Chamber has requested the temporary closure of North Street between Grand Avenue and North Weatherlow Street on June 27, 2026, from 6:00 a.m. to 9:00 a.m. The temporary closure is intended to reduce traffic congestion associated with arriving classic vehicles and vendors and to improve public safety during event setup activities within and adjacent to the park.

Approval of the requested street closure is conditioned upon the Lassen County Chamber of Commerce entering into the City's standard risk transfer agreement and providing special event liability insurance coverage in accordance with the coverage limits recommended by the City's risk pool program.

Fiscal Impact: The estimated cost to support the temporary street closure and related traffic control activities is approximately \$480.00, consisting of two Public Works employees for approximately four hours each.

Action Requested: Motion to approve Resolution No. 26-6541, authorizing the road closure of North Street between Grand Avenue and North

Weatherlow Street on June 27, 2026, from 6:00 a.m. to 9:00 a.m.
in support of the Lassen County Chamber of Commerce Annual
Show N' Shine Car Show at Memorial Park

Attachments:

1. Road closure Show N Shine Chamber Request
2. 26-6541



PO Box 338 | 1516 Main Street | Susanville, CA 96130 | 530-257-4323 | Fax: 530-251-2561
www.lassencountychamber.org

Dear Honorable Mayor and City Council Members,

On behalf of the Lassen County Chamber of Commerce, I am writing to respectfully request street closures and continued partnership with the City of Susanville for our upcoming community event on Saturday, June 27, 2026, taking place at Memorial Park.

The event is scheduled to run from 9:00 AM to 2:00 PM, and we anticipate strong participation from community members, local vendors, and visitors from across the region. To ensure the safety and smooth operation of the event, we are requesting the following street closures:

- North Street: Closed from 6:00 AM to 9:00 AM
- Weatherlow Street, Arnold Street, and Grand Street: Closed from 6:00 AM to 9:00 AM to allow for event setup, with reopening once it is safe to do so

In addition, we respectfully request that the road closure fees be waived for this event. As a nonprofit organization, the Chamber works diligently to provide community events that are free or low-cost to attend while supporting local businesses and driving economic activity. Waiving these fees would allow us to allocate more resources toward event programming, safety, and overall community impact.

This event serves as an extension of our Main Street Cruise weekend and is designed to bring families and visitors together in a fun, safe, and engaging environment. It provides meaningful benefits to the community, including:

- Supporting local businesses and vendors through increased exposure and sales opportunities
- Encouraging tourism and regional visitation during a key summer weekend
- Providing a family-friendly environment with activities accessible to all ages
- Enhancing community pride and connection through well-organized, inclusive events

We truly value the City's continued support and partnership in helping us deliver events that positively impact Susanville's economy and community spirit. Your consideration of this request plays an important role in ensuring the success and sustainability of these efforts.

Please let us know if any additional documentation, permits, or coordination is needed. We would be happy to attend a meeting to further discuss event logistics and planning.

Thank you for your time, consideration, and dedication to our community.

RESOLUTION NO. 26-6541
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
AUTHORIZING THE ROAD CLOSURE OF NORTH STREET BETWEEN GRAND AVENUE
AND NORTH WEATHERLOW STREET ON JUNE 27, 2026, FROM 6:00 A.M. TO 9:00 A.M. IN
SUPPORT OF THE LASSEN COUNTY CHAMBER OF COMMERCE ANNUAL SHOW N'
SHINE CAR SHOW AT MEMORIAL PARK

WHEREAS, Lassen County Chamber of Commerce is sponsoring the annual Show N' Shine Car Show event scheduled for June 27, 2026; and

WHEREAS, the Show N' Shine Car Show provides a benefit to the City of Susanville by promoting tourism and attracting visitors from surrounding communities; and

WHEREAS, Lassen County Chamber of Commerce has requested a temporary road closure of North Street between North Weatherlow Street to Grand Avenue from 6:00 a.m. to 9:00 a.m.; and

WHEREAS, the Lassen County Chamber of Commerce has requested support from the City of Susanville, including Public Works assistance associated with the temporary street closure.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Susanville hereby:

1. Approves and supports the annual Show N' Shine Car Show hosted by the Lassen County Chamber of Commerce; and
2. Authorizes the temporary closure of North Street between North Weatherlow Street and Grand Avenue on June 27, 2026, from 6:00 a.m. to 9:00 a.m.; and
3. Conditions approval of the temporary street closure upon the Lassen County Chamber of Commerce entering into the City's standard risk transfer agreement and providing special event liability insurance coverage in accordance with the coverage limits recommended by the City's risk pool program.

APPROVED: _____
Mendy Schuster, Mayor

ATTEST: _____
Heidi Whitlock, City Clerk

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Susanville, held on the 20th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

City Council Agenda Item

Submitted By:	Marci Rojas, Program Coordinator
Action Date:	May 20, 2026
Subject:	Consider Resolution No. 26-6542 , approving the Susanville Experimental Aircraft Association using the Susanville Municipal Airport for its annual Airfair scheduled for June 6, 2026 and authorizing the City of Susanville to pay for half of the liability insurance for the event.
Presented By:	Erik Edholm, Acting Public Works Director
Summary:	The Susanville Experimental Aircraft Association Chapter 794 is hosting its annual Airfair on June 6, 2026, and has requested that the City of Susanville participate as a joint sponsor of the event. The requested sponsorship includes use of the Susanville Municipal Airport, reimbursement of half of the event liability insurance costs, and the use of Public Works Department equipment, including a water truck and barricades. Approval of the City’s participation and support for the event is conditioned upon the Susanville Experimental Aircraft Association Chapter 794 entering into the City’s standard risk transfer agreement and providing special event liability insurance coverage in accordance with the coverage limits recommended by the City’s risk pool program.
Fiscal Impact:	The estimated cost to the 7630 Fund is approximately \$500.00 for the City’s share of event support and related assistance associated with the Airfair.
Action Requested:	Motion to approve Resolution No. 26-6543, approving the Susanville Experimental Aircraft Association using the Susanville Municipal Airport for its annual Airfair scheduled for June 6, 2026 and authorizing the City of Susanville to pay for half of the liability insurance for the event.
Attachments:	1. Airfair Request Letter 2026 2. 26-6542 - UPDATED

May 5th, 2026

City of Susanville

66 North Lassen St.

Susanville, Ca. 96130

Members of the City Council:

The Susanville Experimental Aircraft Association is requesting the use of the Susanville Airport on June 6th, 2026 for the Annual Susanville Airfair. The Airfair is joint sponsored each year by the EAA Chapter 794 and the City of Susanville, with the City providing a water truck, barricades, the facility and usually paying for half of the Insurance which is under \$500.00. Thank you for your support in the past and your consideration of this year's event.

Respectfully,

Steven Datema

Airfair Committee

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City Council Agenda Item

Submitted By:	Heidi Whitlock, City Clerk
Action Date:	May 20, 2026
Subject:	Consider Resolution No. 26-6543 , delegating authority to the position of City Manager (including Interim or Acting) to make determinations regarding Industrial Disability Retirement.
Presented By:	Heidi Whitlock, City Clerk
Summary:	On July 7, 2021, the City Council approved delegating authority to the City Administrator to make determinations related to industrial disability retirements. In February 2024, the position title was officially changed to City Manager through Ordinance No. 24-1042. As part of the industrial disability retirement determination process with CalPERS, the City is required to submit not only employee-related documentation, but also documentation confirming that the City Manager has the authority to make such determinations on behalf of the City. Although the City has provided the ordinance reflecting the title change, CalPERS requires an updated resolution specifically granting determination authority to the City Manager in order to accept the City Manager’s signature for these matters.
Fiscal Impact:	None.
Action Requested:	Motion to approve Resolution No. 26-6543, delegating authority to the position of City Manager (including Interim or Acting) to make determinations regarding Industrial Disability Retirement.
Attachments:	26-6543

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APPROVED AS TO FORM: _____
Margaret Long, City Attorney

City Council Agenda Item

Submitted By:	Erik Edholm, Acting Public Works Director
Action Date:	May 20, 2026
Subject:	Consider Resolution No. 26-6544 , approving Amendment No. 2 to the Professional Services Agreement with R.E.Y. Engineers, Inc, for construction management, material testing and inspection of the Southeast Gateway Project.
Presented By:	Erik Edholm, Acting Public Works Director
Summary:	The City entered into a Professional Services Agreement with R.E.Y. Engineers, Inc. on September 20, 2024, to provide construction management, inspection, and materials testing services for the Southeast Gateway Project. The Southeast Gateway Project is a City sponsored improvement project located along State Route 36 (Main Street, Susanville), with the California Department of Transportation providing oversight. Construction activities were substantially completed by August 21, 2025. The Agreement was previously amended to extend the performance period to allow for project closeout activities. Additional time is still necessary for the Consultant to complete final project closeout services, including coordination with Caltrans, review and processing of final project documentation, and completion of required reporting and administrative closeout activities. The proposed Amendment No. 2 would extend the term of the Agreement an additional six (6) months. No increase in compensation is proposed under this amendment.
Fiscal Impact:	There is no additional fiscal impact associated with this amendment. All services will remain within the existing not to exceed budget amount authorized under the original Agreement and prior amendments.
Action Requested:	Motion to approve Resolution No. 26-6544, approving Amendment No. 2 to the Professional Services Agreement with R.E.Y. Engineers, Inc, for construction management, material testing and inspection of the Southeast Gateway Project.
Attachments:	

1. Amendment No.2 PSA REY Southeast Gateway
2. 26-6544

AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT

This Amendment No. 2 ("Amendment") to the Professional Services Agreement ("Agreement") executed and effective from May 20th, 2026, is between the City of Susanville ("City"), and R.E.Y. Engineers Inc. ("Consultant").

RECITALS

WHEREAS, the City and Consultant entered into the Professional Services Agreement dated September 20th, 2024, for Construction Management, Inspection, and Material Testing services for the Southeast Gateway Project; and

WHEREAS, the Agreement was previously amended to extend the performance period through March 31, 2026; and

WHEREAS, the Southeast Gateway Project is a City sponsored project located on SR 36 (Main Street in Susanville) with California Department of Transportation ("Caltrans") providing project oversight; and

WHEREAS, although construction activities have been completed, additional time is necessary for Consultant to provide project closeout services, including coordination with Caltrans, completion of final documentation, and other administrative closeout activities;

NOW THEREFORE, in consideration of the foregoing and the mutual promises set forth below, the parties agree as follows:

- 1) **Article IV. Performance Period.** The term of the Agreement is hereby extended through September 30, 2026.
- 2) **No Other Modification.** Except as expressly modified by this Amendment, all other provisions of the Agreement shall remain in full force and effect. In the event of a conflict between this Amendment and the Agreement (including any prior amendments), the terms of this Amendment shall control.

IN WITNESS WHEREOF the parties hereto have executed this Amendment as the date herein set forth.

CITY OF SUSANVILLE:

R.E.Y ENGINEERS, INC.

By: _____
Dan Newton, City Manager

By: _____
Jeff Fisher, Principal in Charge

Date: _____

Date: _____

Approved as to form:

By: _____
Margaret E. Long, City Attorney

City Council Agenda Item

Submitted By: Chandra Jabbs, Finance Director

Action Date: May 20, 2026

Subject: FY 2026-2027 DRAFT BUDGET DISCUSSION

Presented By: Chandra Jabbs, Finance Director

Summary: In March 2026, staff initiated the development of the 2026-2027 Fiscal Year draft budget. Departments have submitted their budget requests and revenue and expenditures have been estimated for the upcoming fiscal year. The Draft FY 2026/27 Budget will be presented at the meeting, City Council will not be approving the budget at this meeting. Once introduced, the Draft FY 2026/27 Budget will be posted on the City's website for public viewing and comment. Staff plans to bring the final budget back for consideration and approval at the June 17, 2026 regularly scheduled meeting.

Fiscal Impact: None.

Action Requested: Discussion Item - direction to staff.

Attachments:
None

City Council Agenda Item

Submitted By: Jolene Arredondo, Deputy City Manager

Action Date: May 20, 2026

Subject: Discussion regarding Memorial Ball Park Grandstand Fire
Emergency Operations

Presented By: Dan Newton, City Manager

Summary: On July 5, 2025, a fire engulfed the grandstands located in the ballpark at Memorial Park, commonly known as Frank Ernaga Field; intense heat caused damage to the field's light poles, LMUD power poles and lines near the grandstands, park restrooms, surrounding grandstand structures, field/turf, and various City and Lassen Community College Baseball pieces of equipment were lost.

Per the City of Susanville Municipal Code (section 3.08.200) an emergency is a situation where the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, and/or property. The City Manager is authorized pursuant to Government Code section 22050 to order any action to repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes without giving notice for bids or to let contracts. The City Manager must report the action to the City Council for review within 7 days after the action or at the next regularly scheduled meeting if that meeting will occur not later than fourteen (14) days after the action.

Further updates will be provided to the Council at the meeting about progress and efforts.

Fiscal Impact: To be determined by the insurance claim process.

Action Requested: Review emergency actions taken to safeguard the public and determine if it is necessary to continue the emergency action. Motion to authorize the continuation of emergency action to remediate fire damage at the Memorial Ball Park.

Attachments:
None

City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: May 20, 2026

Subject: Department Reports - City Clerk's Department

Presented By: Heidi Whitlock, City Clerk

Summary: An update will be provided to City Council regarding the activities of the City Clerk's Department.

Fiscal Impact: None.

Action Requested: Information only.

Attachments:

- 1. 2026.05.20.Clerk.Dept.Update

City Clerk's Department Update

October 1, 2025 through March 31, 2026

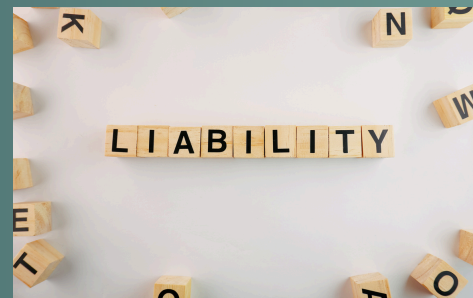
Department Overview

The City Clerk's Department provides essential administrative, compliance, and operational support across three core areas:

City Clerk Functions



Risk Management



Human Resources



Department Functions Snapshot

City Clerk Functions Include:

- Agenda preparation, review, and distribution
- Records Management
- Elections Administration
- Transparency (including Public Records Requests)
- Compliance (including legislative tracking)



Meetings & Agendas



Records Management



Elections



Transparency & Compliance

City Clerk Metrics

14

City Council Agendas

- 60-250 pages per agenda
- Coordination, review, and distribution of agenda and completion of associated minutes.
- Planning Commission now included

81

Public Records Requests

- Q4: 37 | Q1: 44
- No longer including Police Department in this count.
- Business Licenses and Building Permits available through Next Request documents and formal request no longer needed

55

Records Management

- 55 Banker's boxes of records securely destroyed (Q1)
- Additional boxes being prepped as space is needed

32

Resolutions/Ordinances

- Resolutions Q4: 10 & Q1: 21
- Ordinances Q4: 1

Risk Management Functions

Worker's
Compensation

Insurance Claims

DOT & DMV Pull
Notice Programs

Compliance
Training



Risk Management Metrics

Worker's Compensation Claims

- Claims Opened:
 - Q4: 0 | Q1: 2
- Claims Closed:
 - Q4: 0 | Q1: 1
- Claims Being Managed:
 - Q4: 11 | Q1: 12

Insurance Claims (Liability & Property)

- Opened: Q4: 2 | Q1: 5
- Closed: Q4: 6 | Q1: 6
- Currently Managing: 12

DOT & DMV Pull Program

- DMV Pull Notices
 - Q4: 4 | Q1: 15
- DOT Randoms:
 - Q4: 1 | Q1: 2
- Clearing House Queries required: 15

Training Compliance

- Electronic Trainings Scheduled (Sexual Harassment and Ethics only)
Q4: 5 | Q1: 28

Insurance Renewals -16

- Liability -
 - Airport
 - CJPRMA
 - Drone
 - General
 - Museum
 - Pollution (PRISM)
- Worker's Compensation
 - General
 - LAW CX
- Property
 - AMVP
 - ADWRP (APIP)
 - General
 - Pollution (APIP LF)
- ACIP - Crime Policy
- Cyber Policy (APIP)
- ERMA EPL Policy
- Concern | Concern Plus (EAP - PRISM)

Human Resource Functions

- Interviews & Background Checks
- Benefits Administration
- Labor Compliance
- Training Coordination
- Policies and Procedures



Human Resources

Interviews & Background Checks

- Interviews (initial & admin)
Q4: 2 & Q1: 8
- Full Time Backgrounds
Q4: 1 & Q1: 2
- Exit Interviews
Q4: 1 & Q1: 0
- Part Time Backgrounds
Q4: 1 & Q1: 14

Benefits Administration

Providing Information on the following for new employees:

- Medical, Dental, Vision Insurance
- 457 Plan Options
- CalPERS retirement
- Life Insurance
- Wellness (Concern Plan)

Labor Compliance Items

Wage & Hour Laws:

- Minimum Wage Increases
- Child Labor Rules (work permits)

Leave & Benefits:

- Family & Medical Leave Act (FMLA)
- California Family Rights Act (CFRA)

Labor Law Postings

OSHA Reporting

DE-34 (New Employee Reporting)

Training Coordination, Policies and Procedures

Administration and tracking of required employee training programs

City-wide training and guidance related to:

- Workers' compensation claims
- Accident reporting procedures
- Employee leave processes and requirements
- Interactive Accommodation Plans (IAPs)



What's Next?

April 1 - June 30, 2026

1. Completion & Distribution of Supervisor Resource Guide
2. Ongoing training at Departments
3. Election - June 2, 2026.
4. Review of liens to go on tax roll

July 1 - September 30, 2026

1. Swearing in of Council Members, compliance items, etc.
2. Updating of Conflict of Interest Code (required every even year by October 1st)
3. Continue updating of human resources related policies identified by Employment Risk Management Authority (ERMA)
4. Lien items to County for Tax Roll



Thank
You

City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: May 20, 2026

Subject: Future Council Items

Presented By: Dan Newton, City Manager

Summary: Council may provide direction to staff to bring back items for discussion or action at a future meeting.

Fiscal Impact: None.

Action Requested: Direction to staff.

Attachments:

- 1. 260518.Future.Items.List

LAST THREE MONTHS (2/18/2026 to current)

BUSINESS FROM THE FLOOR	
3/4/2026	Request made to have more of a presence on and to clean up the River Trail

Council requested - FUTURE COUNCIL ITEMS	
2/18/2026	Request to bring back animal control discussion item
3/4/2026	Request made to bring back a discussion item regarding the homeless population
3/18/2026	Request made to bring back a discussion item regarding the River Trail including the level of enforcement, the possible annexation of property not owned by the city, etc.
3/18/2026	Request made to bring back a discussion item involving the sign code within the City Municipal Code, possible changes and clarification for business owners on requirements as written. <i>Heard on 4/1/2026 and bringing back again as well.</i>

Completed List Items	
2/18/2026	Request to bring back an item related to Council Members' civic contributions - 3/4/2026 completed
4/15/2026	Request made to bring back CC Member civic contribution item - 5/6/2026 completed