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 6, 2026 – 4:30 PM

Call to Order
Roll Call

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

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.

   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 5:00 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 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.

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.

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)

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).

8. Council Discussion/Announcements:

9. New Business:

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

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 prezone APN# 107-280-017 as General Commercial Shopping Center.

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 - no business:

15. Future Council Items:

15.A. Future Council Items

16. Adjournment:

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

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 6, 2026 in the areas designated on May 1, 2026.

Agenda Item No. 6.A.
Agenda Item

City Council Agenda Item

Submitted By:	Heidi Whitlock, City Clerk
Action Date:	May 6, 2026
Subject:	Minutes of the City Council April 15, 2026, regular meeting
Presented By:	Heidi Whitlock, City Clerk
Summary:	Attached for the City Council's review and approval are the minutes of the April 15, 2026, regular meeting.
Fiscal Impact:	None.
Action Requested:	Motion to recieve and file the minutes of the April 15, 2026 meeting.

Attachments:

1. 2026.04.15.cc.min

Susanville City Council

Regular Council Meeting Minutes
Wednesday, April 15, 2026 – 4:30 PM

Meeting called to order at 4:30PM.
Council Members in attendance: Schuster, Brown, Parrish, Bortle, & Miller

1. Approval of Agenda:
Dan Newton, City Manager, suggested that the order of business be altered to conduct normal business items 1-6, then continue with item 9 items until 5:30PM. At that time, they would recess and convene as the Planning Commission. Once complete, the Commission will then adjourn, and the City Council will reconvene and hear item 7A to keep the Love's items together.

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

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

The City Council convened in closed session at 4:33PM to discuss the item below.

A. A. Public Employment - pursuant to Government Code §54957
1. Public Safety Chief

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

- Reconvene in open session at 5:04 PM
- Pledge of Allegiance
- Invocation
- Report any changes to agenda

Mr. Newton stated that prior to meeting in closed session, the Council approved the agenda with the changes mentioned above.

- Report any action out of Closed Session

Mr. Newton stated that the Council met in closed session to discuss the above-mentioned items. He continued that direction was provided to staff with no reportable action taken.

- Awards or Presentations by the City Council

5. Business from the Floor: Request made to please use microphones.

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.

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 Curtis Bortle, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

6.A. Minutes of the City Council April 1, 2026 regular meeting

6.B. Vendor and Payroll Warrants

6.C. Consider **Resolution No. 26-6530**, authorizing a 2.68% increase to the Administrative Bargaining Unit Salary Matrix effective July 1, 2026, through and including June 30, 2027

Item 7 – Public Hearings heard following Item 10 – Planning Commission

8. Council Discussion/Announcements:

Council Member Bortle provided a Land Acknowledgement Statement.

9. New Business:

9.A. Consider **Resolution No. 26-6529**, authorizing the releasing of Tuscorora natural gas pipeline capacity to IGI Resources (IGI) until April 30, 2029, and further authorizing the City Manager to execute two updated agreements with IGI including the proposed Asset Management Agreement and the consolidated Transaction Agreement.

Mr. Newton provided an explanation of the item and requested Council approval of Resolution No. 26-6529.

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

RESULT:	Passed

9.B. Consider **Resolution No. 26-6531**, authorizing the Finance Director to increase the Golf Course budget by $5,000 for replacement of pressure relief valve

Mr. Newton provided an explanation of the item and requested Council approval of Resolution No. 26-6531.

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

9.C. Consider **Resolution No. 26-6532,** awarding bid to All Season Heating and Air Inc. for the 2026 HVAC Renovation Susanville Fire Station Project Number 26-01.

Mr. Newton provided an explanation of the item and requested Council approval of Resolution No. 26-6532.

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

City Council recesses at 5:26PM.

Planning Commission convenes at 5:30PM

10. Planning Commission:

10.A. **Public Hearing** - Loves Travel Stop
Consider **PC Resolution No. 26-1200,** Certifying the Final Environmental Impact Report for the Susanville Travel Stop Project, **PC Resolution No. 26-1201,** Recommending the City Council amend the General Plan Map to Redesignate APN#107-280-017 to General Commercial/Shopping Center, **PC Resolution No.**

26-1202, Approving Architectural and Site Plan Review, Use Permit, and Sign Permit Together with Making Findings of Fact and Adopting a Mitigation Monitoring and Reporting Program for the Love's Travel Stop Project (APN 107-280-017)

Chairperson Schuster opened the public hearing at 5:30PM.

Mr. Newton provided an explanation of the item and requested Planning Commission approval of PC Resolution No.'s 26-1200, 26-1201, and 26-1202. Mr. Newton introduced Heather Gurewitz of M Group, who the City is contracted with, to present the item. She explained that the certification of the EIR must occur, followed by the general plan amendment recommendation to City Council, followed by the approval of the use permit, ASPR, and sign permit. She added that the City Council will then be able to take action on the items.

Love's Travel Stop representative provided information related to the business.

Martin Balding, public, provided his thoughts and was not in support of the project.

Owners of the current gas stations in the area voiced their concern about the project coming in and wondered what they need to do in this situation. They added that bringing in a big business would take away small businesses.

Gary Bridges, public, stated that he believed that the addition of a truck stop would add a level of safety to 395. He added that growth cannot be stopped and feels that the project is a good thing.

No less than 3 additional members of the public voiced their thoughts on the project, including the lack of information they believe has been provided on the project.

Commissioner Parrish thanked everyone for their participation.

Chairperson Schuster closed the public hearing at 6:24PM.

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

Planning Commission adjourned at 6:24PM.

City Council reconvenes at 6:25PM and takes a recess.

City Council reconvenes at 6:34PM.

7. Public Hearings:

7.A. Consider **Resolution No. 26-6533** Initiating the Annexation of APN 107-280-017 and Adjacent Public Right of Way Along State Route 36 from the Property Line Across the Highway Into the City Limits of Susanville and Authorizing the City Manager to Submit an Application for Annexation of the Parcel to the Lassen Local Agency Formation Commission, **Resolution No. 26-6534** Amending the General Plan to Redesignate APN# 107-280-017 to General Commercial/Shopping Center

Mayor Schuster opened the public hearing at 6:34PM.

Mr. Newton provided an explanation of the item, and once again Heather Gurewitz, of M Group, presented the item, and requested Council approval of Resolution No. 26-6533 and 26-6534.

Anthony Beavers, Love's Travel Stop, wanted to clarify that Love's should not degrade the area as previously mentioned during public comment.

Council Member Parrish inquired about security options, to which a response was provided, including 24-hour surveillance, building a relationship with local law enforcement, security cameras, etc. He added that they are not a truck stop but rather a travel stop. There are reservation requirements and travelers are not permitted to stay for extended periods of time.

Mayor Schuster closed the public hearing at 6:44PM.

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

7.B. Consider **Resolution No. 26-6525**, upholding the administrative citations issued against 602 Main St. (APN: 103-303-002-000)

Mayor Schuster opened the public hearing at 6:44PM.

Mike Prettyman, Code Enforcement Officer, provided an explanation of the item and requested Council approval of Resolution No. 26-6525.

Susan Chaffer, property owner, provided her side of what occurred and requested the Council consider waiving the fines.

Discussion occurred regarding whether to continue with the assessment of the fines.

Mayor Schuster closed the public hearing at 7:01PM.

Motion to approve Resolution No. 26-6525, with the amendment of allowing the responsible party 6 months to allow for a monthly payment plan.

MOVER:	Council Member Curtis Bortle
SECONDER:	Mayor Pro Tem Russ Brown
AYES:	Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Curtis Bortle, Council Member Dawn Miller
NAYS:	Mayor Mendy Schuster
RESULT:	Passed

7.C. Consider **Resolution No. 26-6527,** approving recordation of a lien for unpaid administrative penalties issued against 1101 Arnold Street (APN:103-232-007-000)

Mayor Schuster opened the public hearing at 7:03PM.

Mr. Prettyman provided an explanation of the item and requested Council approval of Resolution No. 26-6527.

Mr. Morales spoke regarding his property.

Mr. Newton offered additional information regarding how the costs and fees are calculated.

Mayor Schuster closed the public hearing at 7:14PM.

7.D. Consider **Resolution No. 26-6528**, confirming a cost report of abatement and incidental expenses incurred by the City of Susanville for the execution of Nuisance Abatement Order NA-2025-001 at 17 Orange Street (APN: 107-152-011-000)

Mayor Schuster opened the public hearing at 7:15PM.

Mr. Prettyman provided an explanation of the item and requested Council approval of Resolution No. 26-6528.

Mayor Schuster closed the public hearing at 7:16PM.

MOVER:	Council Member Curtis Bortle
SECONDER:	Council Member Dawn Miller

AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Curtis Bortle, 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 – No business

14. City Manager's Reports:

14.A. Department Reports - Fire Department

Acting Assistant Fire Chief, Leon Myers, provided a report of the current happenings with the Fire Department.

Council Member Brown exited the chambers at 7:40PM and returned at 7:43PM.

15. Future Council Items:

15.A. Future Council Items

Mayor Schuster requested a future item to discuss her remaining civic contributions of $500.00 going to the Chamber for fireworks. Council Member Bortle requested $500 for SIR. Miller agreed.

16. Adjournment:

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

Heidi Whitlock, City Clerk

Mendy Schuster, Mayor

Approved on: _____

Agenda Item No. 6.B.
Agenda Item

City Council Agenda Item

Submitted By:

Action Date: May 6, 2026

Subject: Vendor and Payroll Warrants

Presented By:

Summary:

Warrants dated April 2, 2026 through April 22, 2026 numbered 226140 – 226227, 226231 – 226269, and 226273 – 226279.

Fiscal Impact:

Accounts Payable warrants totaling $496,976.00, plus $399,722.91 in Payroll warrants, for a total of $896,698.91.

Action Requested:

Motion to file and receive.

Attachments:

1. 04-02-2026
2. 04-09-2026
3. 04-16-2026
4. 04-17-2026
5. 04-20-2026

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	04/02/2026	226140	1244	ACUSHNET COMPANY	TILTL PRO V1X- GC	922606196	1	7530-451-52-46	SUPPLIES-GENERAL	1,429.73	1,429.73
Total 922606196:										1,429.73	1,429.73
04/26	04/02/2026	226140	1244	ACUSHNET COMPANY	TILTL PRO V1X- GC	922666157	1	7530-451-52-46	SUPPLIES-GENERAL	1,195.31	1,195.31
Total 922666157:										1,195.31	1,195.31
04/26	04/02/2026	226141	9432	ALL SEASON HEATING	WRP #0030 CAPP PALMER	032526	1	8404-430-15-48	GRANTS	7,000.00	7,000.00
Total 032526:										7,000.00	7,000.00
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2097719 LAUNDRY BAG-	LREN2097719	1	7401-430-62-44	LINEN SERVICES	87.96	87.96
Total LREN2097719:										87.96	87.96
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2097720 LAUNDRY BAG- P	LREN2097720	1	1011-452-20-44	LINEN SERVICES	40.00	40.00
Total LREN2097720:										40.00	40.00
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2097721 LAUNDRY BAG- S	LREN2097721	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2097721:										70.20	70.20
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2097722 LAUNDRY BAG-	LREN2097722	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2097722:										79.16	79.16
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2099388 LAUNDRY BAG-G	LREN2099388	1	7401-430-62-44	LINEN SERVICES	87.96	87.96
Total LREN2099388:										87.96	87.96
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2099389 LAUNDRY BAG- P	LREN2099389	1	1011-452-20-44	LINEN SERVICES	40.00	40.00

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 LREN2099389:										40.00	40.00
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2099390 LAUNDRY BAG-S	LREN2099390	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2099390:										70.20	70.20
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2099391 LAUNDRY BAG-	LREN2099391	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2099391:										79.16	79.16
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2101065 LAUNDRY BAG-	LREN2101065	1	7401-430-62-44	LINEN SERVICES	87.96	87.96
Total LREN2101065:										87.96	87.96
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2101066 LAUNDRY BAG- P	LREN2101066	1	1011-452-20-44	LINEN SERVICES	40.00	40.00
Total LREN2101066:										40.00	40.00
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2101067 LAUNDRY BAG-S	LREN2101067	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2101067:										70.20	70.20
04/26	04/02/2026	226142	10981	ALSCO INC	LREN2101068 LAUNDRY BAG-	LREN2101068	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2101068:										79.16	79.16
04/26	04/02/2026	226143	9678	CAMERON MONAHAN	CA POST SCIENCE REDDING C	031126	1	1009-421-10-45	TRAINING	374.00	374.00
Total 031126:										374.00	374.00
04/26	04/02/2026	226144	986	CARLSONS TIRE PROS	FLAT REPAIR- GC	13861	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	35.00	35.00
Total 13861:										35.00	35.00
04/26	04/02/2026	226144	986	CARLSONS TIRE PROS	REPAIR & MAINT-STREETS SB1	14479	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	92.36	92.36
Total 14479:										92.36	92.36

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	04/02/2026	226145	161	CSK AUTO INC	HI-PWR BELT- AIRPORT	2740-230222	1	7201-430-81-44	REPAIR AND MAINTENANCE-FA	16.78	16.78
Total 2740-230222:										16.78	16.78
04/26	04/02/2026	226145	161	CSK AUTO INC	OIL FILTER- STREETS SB1	2740-230242	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	88.33	88.33
Total 2740-230242:										88.33	88.33
04/26	04/02/2026	226145	161	CSK AUTO INC	HD AIR FLTR - GAS	2740-230848	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	165.36	165.36
Total 2740-230848:										165.36	165.36
04/26	04/02/2026	226145	161	CSK AUTO INC	WHELEN LIGHT BAR- STREETS	2740-230887	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	448.14	448.14
Total 2740-230887:										448.14	448.14
04/26	04/02/2026	226145	161	CSK AUTO INC	REPAIR AND MAINTENACE- ST	2740-231829	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	91.38	91.38
Total 2740-231829:										91.38	91.38
04/26	04/02/2026	226145	161	CSK AUTO INC	RELAY ABS RLY CN- STREETS	2740-233456	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	54.82	54.82
Total 2740-233456:										54.82	54.82
04/26	04/02/2026	226145	161	CSK AUTO INC	SEMI-MET PAD- STREETS SB1	2740-233531	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	335.55	335.55
Total 2740-233531:										335.55	335.55
04/26	04/02/2026	226145	161	CSK AUTO INC	SEMI-MET PAD- STREETS SB1	2740-233749	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	48.28	48.28
Total 2740-233749:										48.28	48.28
04/26	04/02/2026	226145	161	CSK AUTO INC	3X30 RC STRP- WATER	2740-234011	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	43.29	43.29
Total 2740-234011:										43.29	43.29
04/26	04/02/2026	226145	161	CSK AUTO INC	DEF PUMP- GAS	2740-234077	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	338.64	338.64

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 2740-234077:										338.64	338.64
04/26	04/02/2026	226145	161	CSK AUTO INC	SEMI-MET PAD- STREETS SB1	2740-234084	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	32.46-	32.46-
Total 2740-234084:										32.46-	32.46-
04/26	04/02/2026	226146	10670	CURRENT ELECTRIC & A	SECURITY SYSTEM MONITORI	055692	1	7530-451-52-43	TECHNICAL SERVICES	40.00	40.00
Total 055692:										40.00	40.00
04/26	04/02/2026	226147			SCORE BOARD MEETING REIM	032526	1	1000-413-20-45	TRAVEL	156.60	156.60
Total 032526:										156.60	156.60
04/26	04/02/2026	226148	1484	EDGES ELECTRICAL GR	FACILITY-REPAIR & MAINTENA	S6681534.001	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	44.67	44.67
Total S6681534.001:										44.67	44.67
04/26	04/02/2026	226148	1484	EDGES ELECTRICAL GR	FACILITY-REPAIR & MAINTENA	S6681534.002	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	27.18	27.18
Total S6681534.002:										27.18	27.18
04/26	04/02/2026	226149	1033	FGL ENVIRONMENTAL	WATER SAMPLING-WATER	672014A	1	7110-430-42-43	PROFESSIONAL SVCS	125.00	125.00
Total 672014A:										125.00	125.00
04/26	04/02/2026	226150			REIM SCORE BOARD MEETING	032526	1	1000-411-10-45	TRAVEL	156.00	156.00
04/26	04/02/2026	226150			REIM SCORE BOARD MEETING	032526	2	1000-411-10-45	TRAVEL	.60	.60
Total 032526:										156.60	156.60
04/26	04/02/2026	226151	11513		PUBLIC SAFETY CHIEF RECRUI	1 OF 1	1	1000-416-10-43	PROFESSIONAL SVCS	17,500.00	17,500.00
Total 1 OF 1:										17,500.00	17,500.00
04/26	04/02/2026	226152	11569		REFUND GAS DEPOSIT	10531900503	1	7401-2228-000	DEPOSITS-CUSTOMER	87.01	87.01

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 10531900503:										87.01	87.01
04/26	04/02/2026	226153	411	LASSEN MOTOR PARTS	SELLERS SHOP TOWEL-GAS	486280	1	7401-430-62-46	SUPPLIES-GENERAL	9.96	9.96
Total 486280:										9.96	9.96
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385532	1	2005-431-20-46	SUPPLIES-GENERAL	8.24	8.24
Total 385532:										8.24	8.24
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385545	1	2005-431-20-46	SUPPLIES-GENERAL	6.54	6.54
Total 385545:										6.54	6.54
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385559	1	2005-431-20-46	SUPPLIES-GENERAL	5.50	5.50
Total 385559:										5.50	5.50
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385569	1	2005-431-20-46	SUPPLIES-GENERAL	5.72	5.72
Total 385569:										5.72	5.72
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385607	1	2005-431-20-46	SUPPLIES-GENERAL	7.82	7.82
Total 385607:										7.82	7.82
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385630	1	2005-431-20-46	SUPPLIES-GENERAL	7.22	7.22
Total 385630:										7.22	7.22
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385646	1	2005-431-20-46	SUPPLIES-GENERAL	9.10	9.10
Total 385646:										9.10	9.10
04/26	04/02/2026	226154	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385658	1	2005-431-20-46	SUPPLIES-GENERAL	15.78	15.78
Total 385658:										15.78	15.78

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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	04/02/2026	226155	1236	LASSEN SPORTMEN'S C	ANNUAL FISING DERBY CONTR	033126	1	1000-466-33-46	DISCRETIONARY - MYR PROTE	1,000.00	1,000.00
Total 033126:										1,000.00	1,000.00
04/26	04/02/2026	226156	11588	LEGAL UPDATES, LCC	SOFTWARE FOR LEGAL UPDAT	032426	1	1009-421-10-47	SOFTWARE	816.00	816.00
Total 032426:										816.00	816.00
04/26	04/02/2026	226157	425	LES SCHWAB TIRE CENT	FLAT REPAIR- STREET SB1	60400503566	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	50.99	50.99
Total 60400503566:										50.99	50.99
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE IRR WELL/ NAG	122907 032526	1	7530-451-52-46	ELECTRICITY	49.02	49.02
Total 122907 032526:										49.02	49.02
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE PUMP STATION	122910 032526	1	7530-451-52-46	ELECTRICITY	130.97	130.97
Total 122910 032526:										130.97	130.97
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE IRR PUMP/8TH	122929 032526	1	7530-451-52-46	ELECTRICITY	30.22	30.22
Total 122929 032526:										30.22	30.22
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE PUMP HOUSE	132052 032526	1	7530-451-52-46	ELECTRICITY	36.06	36.06
Total 132052 032526:										36.06	36.06
04/26	04/02/2026	226158	437	LMUD	470-895 CIRCLE DR-CLUB HOU	144281 032526	1	7530-451-52-46	ELECTRICITY	436.61	436.61
Total 144281 032526:										436.61	436.61
04/26	04/02/2026	226158	437	LMUD	1505 MAIN ST FIRE STATION	2876 032526	1	1010-422-10-46	ELECTRICITY	912.44	912.44
Total 2876 032526:										912.44	912.44
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE CLUB HOUSE	7394 032526	1	7530-451-52-46	ELECTRICITY	70.05	70.05

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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 7394 032526:										70.05	70.05
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE CART BARN 2	7400 032526	1	7530-451-52-46	ELECTRICITY	37.57	37.57
Total 7400 032526:										37.57	37.57
04/26	04/02/2026	226158	437	LMUD	GOLF COURSE BARN 1 & 3	9312 032526	1	7530-451-52-46	ELECTRICITY	30.00	30.00
Total 9312 032526:										30.00	30.00
04/26	04/02/2026	226159	11324		CA POST SCIENCE REDDING C	031126	1	1009-421-10-45	TRAINING	374.00	374.00
Total 031126:										374.00	374.00
04/26	04/02/2026	226160	467	METER VALVE & CONTR	ITRON GAS ERT ERG-5600-001-	INV-009672	1	7401-1410-004	INVENTORY-GAS REGULATORS	1,159.38	1,159.38
Total INV-009672:										1,159.38	1,159.38
04/26	04/02/2026	226161	9652	NOVAH ELECTRIC	TROUBLESHOOT 5 AMP FUSE -	4356	1	7110-430-42-43	PROFESSIONAL SVCS	712.50	712.50
Total 4356:										712.50	712.50
04/26	04/02/2026	226162	9456	NUTRIEN AG SOLUTIONS	SUPPLIES-STREETS SB1	30158714	1	2005-431-20-46	SUPPLIES-GENERAL	812.96	812.96
Total 30158714:										812.96	812.96
04/26	04/02/2026	226163	11295		CA LEAGUE OS CITIES SACRA	032526	1	1000-411-40-45	TRAVEL	256.00	256.00
Total 032526:										256.00	256.00
04/26	04/02/2026	226164	546	PAYLESS BUILDING SUP	SUPPLIES- STREETS SB1	406489	1	2005-431-20-46	SUPPLIES-GENERAL	16.76	16.76
Total 406489:										16.76	16.76
04/26	04/02/2026	226164	546	PAYLESS BUILDING SUP	SUPPLIES- STREETS SB1	406683	1	2005-431-20-46	SUPPLIES-GENERAL	14.99	14.99
Total 406683:										14.99	14.99

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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	04/02/2026	226165	1286	PROFORCE LAW ENFOR	PURCHASE 2 FIREARMS & ACC	597512	1	1009-421-10-44	FIREARM-REPAIR & MAINTENA	1,424.57	1,424.57
Total 597512:										1,424.57	1,424.57
04/26	04/02/2026	226166	11589		DEPOSIT RETURN COMM. CEN	032626	1	1000-2228-009	DEPOSITS-COMM CENTER RE	105.00	105.00
Total 032626:										105.00	105.00
04/26	04/02/2026	226167	11590		REFUND GAS DEPOSIT	10507900310	1	7401-2228-000	DEPOSITS-CUSTOMER	129.13	129.13
Total 10507900310:										129.13	129.13
04/26	04/02/2026	226168	8673	S.T. RHOADES CONSTRU	FINAL PRG PYM PROJECT# 02-	032326	1	2007-2206-000	RETAINAGE PAYABLE	114,047.08	114,047.08
Total 032326:										114,047.08	114,047.08
04/26	04/02/2026	226169	194	STEVE PHILLIPS	REPAIR & MAINTENANCE- AIRP	21353	1	7201-430-81-44	REPAIR AND MAINTENANCE-FA	21.59	21.59
Total 21353:										21.59	21.59
04/26	04/02/2026	226170	11292	STUART C. IRBY COMPA	12" LONG STICK- GAS	S014498478.001	1	7401-430-62-46	SUPPLIES-GENERAL	972.74	972.74
Total S014498478.001:										972.74	972.74
04/26	04/02/2026	226171	76	SUSANVILLE ACE HARD	60 LB CONCRETE QUIKRETE M	540445	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	90.51	90.51
Total 540445:										90.51	90.51
04/26	04/02/2026	226171	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540488	1	2005-431-20-46	SUPPLIES-GENERAL	15.58	15.58
Total 540488:										15.58	15.58
04/26	04/02/2026	226171	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540722	1	2005-431-20-46	SUPPLIES-GENERAL	25.31	25.31
Total 540722:										25.31	25.31
04/26	04/02/2026	226171	76	SUSANVILLE ACE HARD	DYNAGRIP HEAVY DUTY 10ZO-	540741	1	2005-431-20-46	SUPPLIES-GENERAL	21.41	21.41

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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 540741:										21.41	21.41
04/26	04/02/2026	226171	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540743	1	2005-431-20-46	SUPPLIES-GENERAL	27.26	27.26
Total 540743:										27.26	27.26
04/26	04/02/2026	226171	76	SUSANVILLE ACE HARD	SP RUST TOP MED. GRAY-GAS	871140	1	7401-430-62-46	SUPPLIES-GENERAL	280.24	280.24
Total 871140:										280.24	280.24
04/26	04/02/2026	226172	11103	VERSATERM PUBLIC SA	UNLIMITED STORAGE DEMS S	INV41-03843	1	1009-421-10-47	SOFTWARE	900.00	900.00
Total INV41-03843:										900.00	900.00
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	FLMA PRO45K REPAIR KIT-AIRP	62149028	1	7201-430-81-44	REPAIR AND MAINTENANCE-FA	26.63	26.63
Total 62149028:										26.63	26.63
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	1-1/4 BLK MI T DOM-GAS	62150462	1	7401-430-62-46	SUPPLIES-GENERAL	536.24	536.24
Total 62150462:										536.24	536.24
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	B12 CONC BOX- WATER	62150990	1	7110-430-42-46	SUPPLIES-GENERAL	177.01	177.01
Total 62150990:										177.01	177.01
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	ROMA 8 RED END RING 6 HOLE	62155752	1	7301-430-52-44	REPAIR AND MAINTENANCE-MI	1,448.00	1,448.00
Total 62155752:										1,448.00	1,448.00
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	REPAIR & MAINT- PARKS	62156098	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	56.31	56.31
Total 62156098:										56.31	56.31
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	SPEA 3/4 S PVC 40 45 ELL-PAR	62158435	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	23.12	23.12
Total 62158435:										23.12	23.12

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04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	KBI EBV 3/4S BALL VLV- PARKS	62158730	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	16.67	16.67
Total 62158730:										16.67	16.67
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	LF 3/4X6 BRS NIP-WATER	62166274	1	7110-430-42-46	SUPPLIES-GENERAL	88.30	88.30
Total 62166274:										88.30	88.30
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	N16 CONC BOX 12X22-1/4-WAT	62166311	1	7110-430-42-46	SUPPLIES-GENERAL	248.41	248.41
Total 62166311:										248.41	248.41
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	B36 CONC EXT 12 HIGH-WATER	62167438	1	7110-430-42-46	SUPPLIES-GENERAL	538.47	538.47
Total 62167438:										538.47	538.47
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	B12 CONC BOX- WATER	62167620	1	7110-430-42-46	SUPPLIES-GENERAL	168.21	168.21
Total 62167620:										168.21	168.21
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	CHAN 812W 12CHRM ADJ WRE	62168621	1	7401-430-62-46	SUPPLIES-GENERAL	42.07	42.07
Total 62168621:										42.07	42.07
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	B16 CONC LID W/ CI READING	62168641	1	7110-430-42-46	SUPPLIES-GENERAL	107.90	107.90
Total 62168641:										107.90	107.90
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	N16 CONC BOX 12X22-1/4-WAT	62168644	1	7110-430-42-46	SUPPLIES-GENERAL	193.07	193.07
Total 62168644:										193.07	193.07
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62174659	1	7110-430-42-46	SUPPLIES-GENERAL	74.55	74.55
Total 62174659:										74.55	74.55
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	3/4X6 POLY CUT OFF NIP-PARK	62174811	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	11.69	11.69

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Total 62174811:										11.69	11.69
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	3/4 40 PVC PIPE BE-PARKS	62174916	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	67.12	67.12
Total 62174916:										67.12	67.12
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	5/8X2-1/2 BRZ BOLT NUT-WATE	62175104	1	7110-430-42-46	SUPPLIES-GENERAL	25.11	25.11
Total 62175104:										25.11	25.11
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	CHAN 812W 12CHRM ADJ WRE	62178671	1	7401-430-62-46	SUPPLIES-SMALL TOOLS	51.95	51.95
Total 62178671:										51.95	51.95
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	3/4X6 POLY CUT OFF NIP-PARK	62180858	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	90.17	90.17
Total 62180858:										90.17	90.17
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	3M DBRY 6 WIRE CONN RED/Y	62190400	1	7530-451-52-44	REPAIR & MAINTENANCE - MIS	54.77	54.77
Total 62190400:										54.77	54.77
04/26	04/02/2026	226173	770	WESTERN NEVADA SUP	CHAN 812W 12CHRM ADJ WRE	CM62178671	1	7401-430-62-46	SUPPLIES-SMALL TOOLS	9.88-	9.88-
Total CM62178671:										9.88-	9.88-
04/26	04/02/2026	226174	11214	WING TRUCKING	COLD MIX ASPHALT- WATER	031226	1	7110-430-42-46	SUPPLIES-GENERAL	1,283.33	1,283.33
04/26	04/02/2026	226174	11214	WING TRUCKING	COLD MIX ASPHALT- GAS	031226	2	7401-430-62-46	SUPPLIES-GENERAL	1,283.33	1,283.33
04/26	04/02/2026	226174	11214	WING TRUCKING	COLD MIX ASPHALT- STREETS	031226	3	2005-431-20-46	SUPPLIES-GENERAL	1,283.34	1,283.34
Total 031226:										3,850.00	3,850.00
Grand Totals:										163,662.24	163,662.24

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

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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	04/09/2026	226175	11233	323 SCADA SERVICES LL	118 METERING APPLICATION-	CS012026	1	7401-430-62-43	PROFESSIONAL SVCS	249.00	249.00
Total CS012026:										249.00	249.00
04/26	04/09/2026	226175	11233	323 SCADA SERVICES LL	PROFESSIONAL SERVICES-GA	CS022026	1	7401-430-62-43	PROFESSIONAL SVCS	249.00	249.00
Total CS022026:										249.00	249.00
04/26	04/09/2026	226176	11591		REFUND GAS DEPOSIT	10306903529	1	7401-2228-000	DEPOSITS-CUSTOMER	117.46	117.46
Total 10306903529:										117.46	117.46
04/26	04/09/2026	226177	10981	ALSCO INC	LREN2097723 MAT-PW	LREN2097723	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2097723:										48.21	48.21
04/26	04/09/2026	226177	10981	ALSCO INC	LREN2102722 LAUNDRY BAG- P	LREN2102722	1	1011-452-20-44	LINEN SERVICES	40.00	40.00
Total LREN2102722:										40.00	40.00
04/26	04/09/2026	226177	10981	ALSCO INC	LREN2102723 LAUNDRY BAG- S	LREN2102723	1	2007-431-20-44	LINEN SERVICE	70.20	70.20
Total LREN2102723:										70.20	70.20
04/26	04/09/2026	226177	10981	ALSCO INC	LREN2102724 LAUNDRY BAG-W	LREN2102724	1	7110-430-42-44	LINEN SERVICE	79.16	79.16
Total LREN2102724:										79.16	79.16
04/26	04/09/2026	226177	10981	ALSCO INC	LREN2102725 MATS-PW	LREN2102725	1	7620-430-10-44	LINEN SERVICE	48.21	48.21
Total LREN2102725:										48.21	48.21
04/26	04/09/2026	226178	11592		REFUND GAS OVERPAYMENT	10203131106	1	9999-1001-001	CASH CLEARING - UTILITIES	48.24	48.24

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Total 10203131106:										48.24	48.24
04/26	04/09/2026	226179	10390	AUTOZONE PARTS INC	MOTHERS BACK TO B-GAS	04015760755	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	14.69	14.69
Total 04015760755:										14.69	14.69
04/26	04/09/2026	226180	11171	BEFORE THE MOVIE INC	ON-SCREEN ADVERTISING-GA	57837	1	7401-430-62-45	ADVERTISING	408.00	408.00
Total 57837:										408.00	408.00
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	611 MAIN STREET- STREETS	1776745757U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 1776745757U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	1205 MAIN STREET- STREETS	177674750U037	1	2007-431-20-44	DISPOSAL	202.68	202.68
Total 177674750U037:										202.68	202.68
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	725 MAIN STREET-STREETS	177674751U037	1	2007-431-20-44	DISPOSAL	26.88	26.88
Total 177674751U037:										26.88	26.88
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	819 MAIN STREET- STREETS	177674752U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674752U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	801 MAIN STREET- STREETS	177674753U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674753U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	701 MAIN STREET- STREETS	177674754U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674754U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	605 ASH STREET-STREETS	177674755U037	1	2007-431-20-44	DISPOSAL	26.88	26.88
Total 177674755U037:										26.88	26.88

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04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	617 MAIN ST-STREETS	177674756U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674756U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	400 MAIN STREET- STREETS	177674758U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674758U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	600 MAIN ST-STREETS	177674759U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674759U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	626 MAIN ST-STREETS	177674760U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674760U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	732 MAIN STREET-STREETS	177674761U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674761U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	1000 MAIN ST-STREETS	177674762U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674762U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	700 MAIN STREET- STREETS	177674763U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674763U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	822 MAIN STREET- STREETS	177674764U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674764U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	950 MAIN STREET- STREETS	177674765U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177674765U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	925 SIERRA ST- PW	177674955U037	1	7620-430-10-44	DISPOSAL	242.96	242.96

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Total 177674955U037:										242.96	242.96
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	66 N LASSEN ST-ADMIN	177674956U037	1	1000-417-10-44	DISPOSAL	238.40	238.40
Total 177674956U037:										238.40	238.40
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	95 N WEATHERLOW ST-PARKS	177674957U037	1	1011-452-20-44	DISPOSAL	233.84	233.84
Total 177674957U037:										233.84	233.84
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	720 SOUTH ST SHOP- PW	177674959U037	1	7620-430-10-44	DISPOSAL	252.11	252.11
Total 177674959U037:										252.11	252.11
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	1505 MAIN ST-FD	177674961U037	1	1010-422-10-44	DISPOSAL	238.40	238.40
Total 177674961U037:										238.40	238.40
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	1110 NORTH STREET-PARKS	177675034U037	1	1011-452-20-44	DISPOSAL	342.05	342.05
Total 177675034U037:										342.05	342.05
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	900 MAIN ST-STREETS	177675042U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177675042U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	1408 MAIN ST-STREETS	177675043U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177675043U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	1616 MAIN STREET-STREETS	177675044U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177675044U037:										55.14	55.14
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	65 N LASSEN ST-STREETS	177675058U037	1	2007-431-20-44	DISPOSAL	55.14	55.14
Total 177675058U037:										55.14	55.14

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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	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	732 MAIN STREET-STREETS	177675163U037	1	2007-431-20-44	DISPOSAL	110.28	110.28
Total 177675163U037:										110.28	110.28
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	2975 MAIN ST- STREETS	177675296U037	1	2007-431-20-44	DISPOSAL	428.87	428.87
Total 177675296U037:										428.87	428.87
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	2905 MAIN ST- STREETS	177675297U037	1	2007-431-20-44	DISPOSAL	428.87	428.87
Total 177675297U037:										428.87	428.87
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	2910 MAIN ST- STREETS	177675298U037	1	2007-431-20-44	DISPOSAL	428.87	428.87
Total 177675298U037:										428.87	428.87
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	2950 MAIN ST - STREETS	177675299U037	1	2007-431-20-44	DISPOSAL	428.87	428.87
Total 177675299U037:										428.87	428.87
04/26	04/09/2026	226181	1307	C&S WASTE SOLUTIONS	2970 MAIN ST- STREETS	177675300U037	1	2007-431-20-44	DISPOSAL	428.87	428.87
Total 177675300U037:										428.87	428.87
04/26	04/09/2026	226182	1116	CALIFORNIA BUILDING S	JAN-MARCH 2026 SB 1473 FEE	040626	1	1011-2205-006	DEPOSIT PAYABLE-SB 1473	110.00	110.00
Total 040626:										110.00	110.00
04/26	04/09/2026	226183	148	COMPUTER LOGISTICS	DELL PRO 16 LAPTOP- CODE E	87042	1	1011-425-20-46	SUPPLIES-GENERAL	1,605.01	1,605.01
Total 87042:										1,605.01	1,605.01
04/26	04/09/2026	226184	156	CREATIVE FORMS & CO	LASER UTILITY BILLS- GAS	121565	1	7401-430-62-46	SUPPLIES-GENERAL	1,846.68	1,846.68
04/26	04/09/2026	226184	156	CREATIVE FORMS & CO	LASER UTILITY BILLS- WATER	121565	2	7110-430-42-46	SUPPLIES-GENERAL	1,846.68	1,846.68
Total 121565:										3,693.36	3,693.36
04/26	04/09/2026	226184	156	CREATIVE FORMS & CO	ENVELOPES-GAS	121566	1	7401-430-62-46	SUPPLIES-GENERAL	1,005.03	1,005.03
04/26	04/09/2026	226184	156	CREATIVE FORMS & CO	ENVELOPES-WATER	121566	2	7110-430-42-46	SUPPLIES-GENERAL	1,005.03	1,005.03

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Total 121566:										2,010.06	2,010.06
04/26	04/09/2026	226184	156	CREATIVE FORMS & CO	ENVELOPES PERMIT #7-GAS	121567	1	7401-430-62-46	SUPPLIES-GENERAL	966.37	966.37
04/26	04/09/2026	226184	156	CREATIVE FORMS & CO	ENVELOPES PERMIT #7-WATE	121567	2	7110-430-42-46	SUPPLIES-GENERAL	966.38	966.38
Total 121567:										1,932.75	1,932.75
04/26	04/09/2026	226185	161	CSK AUTO INC	OIL FILTER- GC	2740-225594	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	319.03	319.03
Total 2740-225594:										319.03	319.03
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-GAS	2740-230416	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	24.04	24.04
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-WATER	2740-230416	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	24.03	24.03
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-PARKS	2740-230416	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	6.86	6.86
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-STREETS SB1	2740-230416	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	13.73	13.73
Total 2740-230416:										68.66	68.66
04/26	04/09/2026	226185	161	CSK AUTO INC	LNG 1/2 PNT-GAS	2740-230498	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	3.02	3.02
Total 2740-230498:										3.02	3.02
04/26	04/09/2026	226185	161	CSK AUTO INC	CABLE-GAS	2740-230886	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	72.37	72.37
04/26	04/09/2026	226185	161	CSK AUTO INC	CABLE -WATER	2740-230886	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	72.37	72.37
04/26	04/09/2026	226185	161	CSK AUTO INC	CABLE-PARKS	2740-230886	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	20.67	20.67
04/26	04/09/2026	226185	161	CSK AUTO INC	CABLE- STREETS SB1	2740-230886	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	41.35	41.35
Total 2740-230886:										206.76	206.76
04/26	04/09/2026	226185	161	CSK AUTO INC	1 GALANTIFREZ-GAS	2740-230897	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	43.92	43.92
04/26	04/09/2026	226185	161	CSK AUTO INC	1 GALANTIFREZ-WATER	2740-230897	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	43.92	43.92
04/26	04/09/2026	226185	161	CSK AUTO INC	1 GALANTIFREZ-PARKS	2740-230897	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	12.54	12.54
04/26	04/09/2026	226185	161	CSK AUTO INC	1 GALANTIFREZ-STREETS SB1	2740-230897	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	25.10	25.10
Total 2740-230897:										125.48	125.48
04/26	04/09/2026	226185	161	CSK AUTO INC	48MMX32MTAPE-GAS	2740-232359	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	23.61	23.61
04/26	04/09/2026	226185	161	CSK AUTO INC	48MMX32MTAPE-WATER	2740-232359	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	23.61	23.61

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04/26	04/09/2026	226185	161	CSK AUTO INC	48MMX32MTAPE-STREETS SB1	2740-232359	3	2005-431-20-44	REPAIR AND MAINTENANCE VE	13.49	13.49
04/26	04/09/2026	226185	161	CSK AUTO INC	48MMX32MTAPE-PARKS	2740-232359	4	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	6.74	6.74
Total 2740-232359:										67.45	67.45
04/26	04/09/2026	226185	161	CSK AUTO INC	GREASE FTG-GC	2740-232411	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	7.57	7.57
Total 2740-232411:										7.57	7.57
04/26	04/09/2026	226185	161	CSK AUTO INC	ROCKER SWTCH-GAS	2740-233236	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	13.00	13.00
04/26	04/09/2026	226185	161	CSK AUTO INC	ROCKER SWTCH -WATER	2740-233236	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	13.00	13.00
04/26	04/09/2026	226185	161	CSK AUTO INC	ROCKER SWTCH-PARKS	2740-233236	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	3.71	3.71
04/26	04/09/2026	226185	161	CSK AUTO INC	ROCKER SWTCH-STREETS SB	2740-233236	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	7.43	7.43
Total 2740-233236:										37.14	37.14
04/26	04/09/2026	226185	161	CSK AUTO INC	3X30 RC STRP- WATER	2740-234100	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	43.29-	43.29-
Total 2740-234100:										43.29-	43.29-
04/26	04/09/2026	226185	161	CSK AUTO INC	FUEL PUMP-PW	2740-234755	1	7620-430-10-44	REPAIR AND MAINTENANCE-MI	38.67	38.67
Total 2740-234755:										38.67	38.67
04/26	04/09/2026	226185	161	CSK AUTO INC	ABSORB PAD- GAS	2740-234756	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	30.30	30.30
04/26	04/09/2026	226185	161	CSK AUTO INC	ABSORB PAD- WATER	2740-234756	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	30.31	30.31
04/26	04/09/2026	226185	161	CSK AUTO INC	ABSORB PAD- PARKS	2740-234756	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	8.66	8.66
04/26	04/09/2026	226185	161	CSK AUTO INC	ABSORB PAD- STREETS SB1	2740-234756	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	17.32	17.32
Total 2740-234756:										86.59	86.59
04/26	04/09/2026	226185	161	CSK AUTO INC	AIR FILTER- PARKS	2740-234953	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	74.79	74.79
Total 2740-234953:										74.79	74.79
04/26	04/09/2026	226185	161	CSK AUTO INC	WIRE MF CONN-GAS	2740-235019	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	3.03	3.03
04/26	04/09/2026	226185	161	CSK AUTO INC	WIRE MF CONN- WATER	2740-235019	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	3.03	3.03
04/26	04/09/2026	226185	161	CSK AUTO INC	WIRE MF CONN- STREETS SB1	2740-235019	3	2005-431-20-44	REPAIR AND MAINTENANCE VE	1.73	1.73
04/26	04/09/2026	226185	161	CSK AUTO INC	WIRE MF CONN-PARKS	2740-235019	4	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	.86	.86

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Total 2740-235019:										8.65	8.65
04/26	04/09/2026	226185	161	CSK AUTO INC	GALMOTOROIL- GAS	2740-235228	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	46.94	46.94
04/26	04/09/2026	226185	161	CSK AUTO INC	GALMOTOROIL- WATER	2740-235228	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	46.93	46.93
04/26	04/09/2026	226185	161	CSK AUTO INC	GALMOTOROIL- PARKS	2740-235228	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	13.41	13.41
04/26	04/09/2026	226185	161	CSK AUTO INC	GALMOTOROIL- STREETS SB1	2740-235228	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	26.81	26.81
Total 2740-235228:										134.09	134.09
04/26	04/09/2026	226185	161	CSK AUTO INC	HD AIR FLTR - GC	2740-235248	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	61.95	61.95
Total 2740-235248:										61.95	61.95
04/26	04/09/2026	226185	161	CSK AUTO INC	HOSE CONNECT-GAS	2740-235589	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	10.02	10.02
04/26	04/09/2026	226185	161	CSK AUTO INC	HOSE CONNECT-WATER	2740-235589	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	10.02	10.02
04/26	04/09/2026	226185	161	CSK AUTO INC	HOSE CONNECT-PARKS	2740-235589	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	2.86	2.86
04/26	04/09/2026	226185	161	CSK AUTO INC	HOSE CONNECT-STREETS SB1	2740-235589	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	5.73	5.73
Total 2740-235589:										28.63	28.63
04/26	04/09/2026	226185	161	CSK AUTO INC	WHELEN WARNING LIGHT-STR	2740-236234	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	995.30	995.30
Total 2740-236234:										995.30	995.30
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-GAS	2740-236249	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	19.43	19.43
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-WATER	2740-236249	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	19.43	19.43
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-PARKS	2740-236249	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	5.55	5.55
04/26	04/09/2026	226185	161	CSK AUTO INC	NITRILE GLV-STREETS SB1	2740-236249	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	11.10	11.10
Total 2740-236249:										55.51	55.51
04/26	04/09/2026	226185	161	CSK AUTO INC	BULB SOCKET-STREETS SB1	2740-236282	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	18.34	18.34
Total 2740-236282:										18.34	18.34
04/26	04/09/2026	226185	161	CSK AUTO INC	RCVR BUSHING-STREETS SB1	2740-236953	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	108.23	108.23

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Total 2740-236953:										108.23	108.23
04/26	04/09/2026	226186	173	DATCO SERVICES	EMPLOYEE 2ND QTRLY SVC FE	198844	1	1000-416-10-43	TECHNICAL SVCS	777.45	777.45
Total 198844:										777.45	777.45
04/26	04/09/2026	226186	173	DATCO SERVICES	PRE-EMPLOYMENT DRUG TES	426-60558	1	1000-416-10-43	TECHNICAL SVCS	700.00	700.00
Total 426-60558:										700.00	700.00
04/26	04/09/2026	226187	11579		REFUND WATER OVERPAYMEN	10221200003.01	1	9999-1001-001	CASH CLEARING - UTILITIES	6.83	6.83
04/26	04/09/2026	226187	11579		REFUND GAS OVERPAYMENT	10221200003.01	2	9999-1001-001	CASH CLEARING - UTILITIES	42.69	42.69
Total 10221200003.01:										49.52	49.52
04/26	04/09/2026	226188	182	DEPARTMENT OF CONS	SIMP FEE REPORT JAN-MARCH	040726	1	1011-2205-003	DEPOSITS-STRONG MOTION P	20.19	20.19
Total 040726:										20.19	20.19
04/26	04/09/2026	226189	198	DITCH WITCH EQUIPMEN	4" HOSE PER FOO - WATER	1024820	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	473.51	473.51
Total 1024820:										473.51	473.51
04/26	04/09/2026	226190	219	ED STAUB & SONS PETR	TANK RENT-GC	13968694	1	7530-451-52-44	RENT & LEASES EQUIP & VEHI	1.00	1.00
Total 13968694:										1.00	1.00
04/26	04/09/2026	226190	219	ED STAUB & SONS PETR	TANK RENT-GC	13969008	1	7530-451-52-44	RENT & LEASES EQUIP & VEHI	1.00	1.00
Total 13969008:										1.00	1.00
04/26	04/09/2026	226191	257	FOREST OFFICE EQUIPM	GRAPHIC DESIGN-GC	INV-9110	1	7530-451-52-45	ADVERTISING	400.00	400.00
Total INV-9110:										400.00	400.00
04/26	04/09/2026	226192	265	FRONTIER	257-1887 BACKUP	1887 040126	1	1000-417-10-45	COMMUNICATIONS	137.48	137.48

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Total 1887 040126:										137.48	137.48
04/26	04/09/2026	226193	11593	GITSIT SOLUTION LLC	REFUND WATER DEPOSIT	10228050003	1	7110-2228-000	DEPOSITS-CUSTOMER	9.72	9.72
Total 10228050003:										9.72	9.72
04/26	04/09/2026	226194	1400		REIM FOR JANITORIAL SUPPLI	040726	1	1000-417-10-46	SUPPLIES-JANITORIAL	22.51	22.51
Total 040726:										22.51	22.51
04/26	04/09/2026	226195	1362	IRON MOUNTAIN INFO. M	CITY HALL SHREDDING	LDYC778	1	1000-417-10-43	PROFESSIONAL SVCS	1,085.65	1,085.65
Total LDYC778:										1,085.65	1,085.65
04/26	04/09/2026	226196	11019		LIFEGUARD SAFETY TRAINING	041326	1	1011-452-23-45	TRAVEL/TRAINING	301.00	301.00
Total 041326:										301.00	301.00
04/26	04/09/2026	226197	10150		reimbursement mileage Jan 1-Mar	040626	1	1000-413-20-45	TRAVEL	71.78	71.78
Total 040626:										71.78	71.78
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	GREEN WASTE- STREETS SB1	384793	1	2005-431-20-46	SUPPLIES-GENERAL	44.37	44.37
Total 384793:										44.37	44.37
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	GREEN WASTE- STREETS SB1	384803	1	2005-431-20-46	SUPPLIES-GENERAL	45.63	45.63
Total 384803:										45.63	45.63
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	GREEN WASTE- STREETS SB1	384823	1	2005-431-20-46	SUPPLIES-GENERAL	55.53	55.53
Total 384823:										55.53	55.53
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385244	1	2005-431-20-46	SUPPLIES-GENERAL	9.94	9.94
Total 385244:										9.94	9.94

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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	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385258	1	2005-431-20-46	SUPPLIES-GENERAL	10.96	10.96
Total 385258:										10.96	10.96
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385272	1	2005-431-20-46	SUPPLIES-GENERAL	9.26	9.26
Total 385272:										9.26	9.26
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385284	1	2005-431-20-46	SUPPLIES-GENERAL	9.08	9.08
Total 385284:										9.08	9.08
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385302	1	2005-431-20-46	SUPPLIES-GENERAL	7.86	7.86
Total 385302:										7.86	7.86
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385339	1	2005-431-20-46	SUPPLIES-GENERAL	7.50	7.50
Total 385339:										7.50	7.50
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385353	1	2005-431-20-46	SUPPLIES-GENERAL	8.00	8.00
Total 385353:										8.00	8.00
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385363	1	2005-431-20-46	SUPPLIES-GENERAL	10.86	10.86
Total 385363:										10.86	10.86
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385378	1	2005-431-20-46	SUPPLIES-GENERAL	7.68	7.68
Total 385378:										7.68	7.68
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385390	1	2005-431-20-46	SUPPLIES-GENERAL	8.48	8.48
Total 385390:										8.48	8.48
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385402	1	2005-431-20-46	SUPPLIES-GENERAL	8.92	8.92

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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 385402:										8.92	8.92
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385412	1	2005-431-20-46	SUPPLIES-GENERAL	8.80	8.80
Total 385412:										8.80	8.80
04/26	04/09/2026	226198	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385423	1	2005-431-20-46	SUPPLIES-GENERAL	8.36	8.36
Total 385423:										8.36	8.36
04/26	04/09/2026	226199	10485	LEAF CAPITAL FUNDING	KYOCERA COPIER-FD	19981146	1	1010-422-10-47	MACHINERY AND EQUIPMENT	118.76	118.76
Total 19981146:										118.76	118.76
04/26	04/09/2026	226199	10485	LEAF CAPITAL FUNDING	KYOCERA COPIER- PW	20038703	1	7620-430-10-44	RENT & LEASE EQUIP & VEHIC	140.73	140.73
Total 20038703:										140.73	140.73
04/26	04/09/2026	226200	437	LMUD	471-920 JOHNSTONVILLE RD-AI	10108 032526	1	7201-430-81-46	ELECTRICITY	30.00	30.00
Total 10108 032526:										30.00	30.00
04/26	04/09/2026	226200	437	LMUD	JOHNSTONVILLE RD SPRINKLE	10262 032526	1	7201-430-81-46	ELECTRICITY	31.51	31.51
Total 10262 032526:										31.51	31.51
04/26	04/09/2026	226200	437	LMUD	STREET LIGHTS-STREETS	14039 032526	1	2007-431-60-46	ELECTRICITY	231.61	231.61
Total 14039 032526:										231.61	231.61
04/26	04/09/2026	226200	437	LMUD	STREET LIGHTS-STREETS	14041 032526	1	2007-431-60-46	ELECTRICITY	4,559.40	4,559.40
Total 14041 032526:										4,559.40	4,559.40
04/26	04/09/2026	226200	437	LMUD	SOUTH ST - PW OFFICE	14590 032526	1	7620-430-10-46	ELECTRICITY	760.16	760.16
Total 14590 032526:										760.16	760.16

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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	04/09/2026	226200	437	LMUD	SOUTH ST ROOSEVELT POOL	1744 032526	1	1011-452-20-46	ELECTRICITY	11.04	11.04
Total 1744 032526:										11.04	11.04
04/26	04/09/2026	226200	437	LMUD	RIVERSIDE PARK- PARKS	1999 032526	1	1011-452-20-46	ELECTRICITY	183.36	183.36
Total 1999 032526:										183.36	183.36
04/26	04/09/2026	226200	437	LMUD	S GAY ST-STREETS	24323 032526	1	2007-431-60-46	ELECTRICITY	52.71	52.71
Total 24323 032526:										52.71	52.71
04/26	04/09/2026	226200	437	LMUD	66 N LASSEN ST-CITY HALL	2466 032526	1	1000-417-10-46	ELECTRICITY	785.52	785.52
Total 2466 032526:										785.52	785.52
04/26	04/09/2026	226200	437	LMUD	STREET LIGHTS-STREETS	2467 032526	1	2007-431-60-46	ELECTRICITY	2,035.66	2,035.66
Total 2467 032526:										2,035.66	2,035.66
04/26	04/09/2026	226200	437	LMUD	CADY SPRINGS-WATER	26784 032526	1	7110-430-42-46	ELECTRICITY	497.18	497.18
Total 26784 032526:										497.18	497.18
04/26	04/09/2026	226200	437	LMUD	65 N WEATHERLOW ST- PARKS	2865 032526	1	1011-452-20-46	ELECTRICITY	65.26	65.26
Total 2865 032526:										65.26	65.26
04/26	04/09/2026	226200	437	LMUD	65 N WEATHERLOW ST- PARKS	2867 032526	1	1011-452-20-46	ELECTRICITY	64.18	64.18
Total 2867 032526:										64.18	64.18
04/26	04/09/2026	226200	437	LMUD	N WEATHERLOW ST-TENNIS C	2870 032526	1	1011-452-20-46	ELECTRICITY	30.00	30.00
Total 2870 032526:										30.00	30.00
04/26	04/09/2026	226200	437	LMUD	SKYLINE DR WELL 4-WATER	29931 032526	1	7110-430-42-46	ELECTRICITY	230.31	230.31

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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 29931 032526:										230.31	230.31
04/26	04/09/2026	226200	437	LMUD	HARRIS DR & HWY 36 CORNER	30658 032526	1	2007-431-60-46	ELECTRICITY	151.12	151.12
Total 30658 032526:										151.12	151.12
04/26	04/09/2026	226200	437	LMUD	472-105 JOHNSTONVILLE - WAT	350161 032526	1	7112-430-42-46	ELECTRICITY	234.39	234.39
Total 350161 032526:										234.39	234.39
04/26	04/09/2026	226200	437	LMUD	RICHMOND RD BRIDGE-STREE	35094 032526	1	2007-431-60-46	ELECTRICITY	320.67	320.67
Total 35094 032526:										320.67	320.67
04/26	04/09/2026	226200	437	LMUD	LITTLE LEAGUE AREA LIGHTS-	3522 032526	1	1011-452-20-46	ELECTRICITY	76.09	76.09
Total 3522 032526:										76.09	76.09
04/26	04/09/2026	226200	437	LMUD	N WEATHERLOW ST SIGNALS-	3651 032526	1	2007-431-60-46	ELECTRICITY	167.15	167.15
Total 3651 032526:										167.15	167.15
04/26	04/09/2026	226200	437	LMUD	720 SOUTH EMULSION TANK-P	38646 032526	1	7620-430-10-46	ELECTRICITY	444.84	444.84
Total 38646 032526:										444.84	444.84
04/26	04/09/2026	226200	437	LMUD	105 S ASH ST - STREETS	412864 032526	1	2007-431-60-46	ELECTRICITY	38.65	38.65
Total 412864 032526:										38.65	38.65
04/26	04/09/2026	226200	437	LMUD	SAN FRANCISCO ST- STREETS	416835 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416835 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	FIRST STREET & ALLEY LIGHTS	416848 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416848 032526:										19.69	19.69

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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	04/09/2026	226200	437	LMUD	LITTLE LEAGUE PARK DRIVEW	416851 032526	1	1011-452-20-46	ELECTRICITY	19.69	19.69
Total 416851 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	LONG ALLEY & LOVELL ALLEY-	416860 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416860 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	LAUREL ST- STREETS	416902 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416902 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	INSPIRATION POINT- STREETS	416915 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416915 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	SOUTH ST- STREETS	416924 032526	1	2007-431-60-46	ELECTRICITY	39.39	39.39
Total 416924 032526:										39.39	39.39
04/26	04/09/2026	226200	437	LMUD	CAMPBELL ST- STREETS	416940 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416940 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	WASHO LN- STREETS	416959 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416959 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	130 N LASSEN STREET- STREE	416962 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416962 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	RICHMOND RD & PEARL CR- S	416984 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416984 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	1801 MAIN ST- STREETS	417512 032526	1	2005-431-20-46	SAFETY LIGHTING	39.39	39.39

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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 417512 032526:										39.39	39.39
04/26	04/09/2026	226200	437	LMUD	ORCHARD ST- STREETS	418802 032526	1	2007-431-60-46	ELECTRICITY	23.12	23.12
Total 418802 032526:										23.12	23.12
04/26	04/09/2026	226200	437	LMUD	RIVERSIDE DR. & RIVER- STRE	418824 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 418824 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	RIVERSIDE DR. & LAUREL- STR	418833 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 418833 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	MARTHA & ARNOLD STREET LI	421476 032526	1	2007-431-60-46	ELECTRICITY	39.39	39.39
Total 421476 032526:										39.39	39.39
04/26	04/09/2026	226200	437	LMUD	130 N PINE ST STREET LIGHT-	425450 032526	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 425450 032526:										19.69	19.69
04/26	04/09/2026	226200	437	LMUD	UPTOWN DECOR LIGHTS-STRE	43511 032526	1	2007-431-60-46	ELECTRICITY	277.49	277.49
Total 43511 032526:										277.49	277.49
04/26	04/09/2026	226200	437	LMUD	115 N WEATHERLOW ST-PARKS	43866 032526	1	1011-452-20-46	ELECTRICITY	63.74	63.74
Total 43866 032526:										63.74	63.74
04/26	04/09/2026	226200	437	LMUD	N PINE & COOK - SCADA-WATE	44153 032526	1	7110-430-42-46	ELECTRICITY	30.00	30.00
Total 44153 032526:										30.00	30.00
04/26	04/09/2026	226200	437	LMUD	MEMORIAL PARK TEMP POWE	441880 032526	1	1011-452-20-46	ELECTRICITY	70.67	70.67
Total 441880 032526:										70.67	70.67

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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	04/09/2026	226200	437	LMUD	GLENN & CHERRY TR - SCADA-	44298 032526	1	7110-430-42-46	ELECTRICITY	38.65	38.65
Total 44298 032526:										38.65	38.65
04/26	04/09/2026	226200	437	LMUD	PAIUTE LN SCADA-WATER	44316 032526	1	7110-430-42-46	ELECTRICITY	36.71	36.71
Total 44316 032526:										36.71	36.71
04/26	04/09/2026	226200	437	LMUD	BAGWELL SPRINGS - SCADA-W	45542 032526	1	7110-430-42-46	ELECTRICITY	99.00	99.00
Total 45542 032526:										99.00	99.00
04/26	04/09/2026	226200	437	LMUD	WELL #3-WATER	4559 032526	1	7110-430-42-46	ELECTRICITY	619.31	619.31
Total 4559 032526:										619.31	619.31
04/26	04/09/2026	226200	437	LMUD	MAIN & ALEXANDER -STREETS	49496 032526	1	2005-431-20-46	SAFETY LIGHTING	193.75	193.75
Total 49496 032526:										193.75	193.75
04/26	04/09/2026	226200	437	LMUD	MAIN & FAIRFIELD-STREETS S	49497 032526	1	2005-431-20-46	SAFETY LIGHTING	160.69	160.69
Total 49497 032526:										160.69	160.69
04/26	04/09/2026	226200	437	LMUD	MAIN & JOHNSTNVLE SIGNAL-	49498 032526	1	2005-431-20-46	SAFETY LIGHTING	192.50	192.50
Total 49498 032526:										192.50	192.50
04/26	04/09/2026	226200	437	LMUD	RIVERSIDE & MAIN SIGNAL LIG	49499 032526	1	2005-431-20-46	SAFETY LIGHTING	304.79	304.79
Total 49499 032526:										304.79	304.79
04/26	04/09/2026	226200	437	LMUD	QUARRY ST LIGHTS-STREETS	49500 032526	1	2007-431-60-46	ELECTRICITY	78.77	78.77
Total 49500 032526:										78.77	78.77
04/26	04/09/2026	226200	437	LMUD	MAIN & FOSS SIGNAL LIGHT-ST	49501 032526	1	2005-431-20-46	SAFETY LIGHTING	208.24	208.24

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Total 49501 032526:										208.24	208.24
04/26	04/09/2026	226200	437	LMUD	471-920 JOHNSTONVILLE RD #5	51908 032526	1	7201-430-81-46	ELECTRICITY	30.00	30.00
Total 51908 032526:										30.00	30.00
04/26	04/09/2026	226200	437	LMUD	471-920 JOHNSTONVILLE RD-AI	54333 032526	1	7201-430-81-46	ELECTRICITY	44.28	44.28
Total 54333 032526:										44.28	44.28
04/26	04/09/2026	226200	437	LMUD	SPRING RIDGE BL- WATER	55754 032526	1	7110-430-42-46	ELECTRICITY	299.70	299.70
Total 55754 032526:										299.70	299.70
04/26	04/09/2026	226200	437	LMUD	606 NEVADA STREET- PW	58209 032526	1	7620-430-10-46	ELECTRICITY	87.10	87.10
Total 58209 032526:										87.10	87.10
04/26	04/09/2026	226200	437	LMUD	925 SIERRA RD SPORTS CTR- P	60453 032526	1	1011-452-20-46	ELECTRICITY	31.30	31.30
Total 60453 032526:										31.30	31.30
04/26	04/09/2026	226200	437	LMUD	471-920 JOHNSTONVILLE RD-AI	7146 032526	1	7201-430-81-46	ELECTRICITY	434.67	434.67
Total 7146 032526:										434.67	434.67
04/26	04/09/2026	226200	437	LMUD	471-920 JOHNSTONVILLE RD- A	7154 032526	1	7201-430-81-46	ELECTRICITY	41.26	41.26
Total 7154 032526:										41.26	41.26
04/26	04/09/2026	226200	437	LMUD	WELL #1-WATER	7714 032526	1	7110-430-42-46	ELECTRICITY	433.81	433.81
Total 7714 032526:										433.81	433.81
04/26	04/09/2026	226200	437	LMUD	NORTH ST PARK LIGHTS- PARK	9283 032526	1	1011-452-20-46	ELECTRICITY	163.74	163.74
Total 9283 032526:										163.74	163.74

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04/26	04/09/2026	226200	437	LMUD	GEO PUMP #1	9297 032526	1	7301-430-52-46	ELECTRICITY	2,244.76	2,244.76
Total 9297 032526:										2,244.76	2,244.76
04/26	04/09/2026	226200	437	LMUD	MAIN ST & PINE ST-STREETS S	94811 032526	1	2005-431-20-46	SAFETY LIGHTING	32.16	32.16
Total 94811 032526:										32.16	32.16
04/26	04/09/2026	226200	437	LMUD	RIVERSIDE PARK- PARKS	9501 032526	1	1011-452-20-46	ELECTRICITY	234.60	234.60
Total 9501 032526:										234.60	234.60
04/26	04/09/2026	226200	437	LMUD	GEO PUMP #2- GEO	9503 032526	1	7301-430-52-46	ELECTRICITY	50.12	50.12
Total 9503 032526:										50.12	50.12
04/26	04/09/2026	226200	437	LMUD	HOSPITAL LN-GEO	9963 032526	1	7301-430-52-46	ELECTRICITY	30.00	30.00
Total 9963 032526:										30.00	30.00
04/26	04/09/2026	226201	11594		REFUND GAS DEPOSIT	10324101310	1	7401-2228-000	DEPOSITS-CUSTOMER	189.84	189.84
Total 10324101310:										189.84	189.84
04/26	04/09/2026	226202	10403	MINTIER HARNISH LP	PROFESSIONAL SVC	SUSANVILLEHEU-GPU-2	1	1011-419-11-43	PROFESSIONAL SVCS	2,464.60	2,464.60
Total SUSANVILLEHEU-GPU-20:										2,464.60	2,464.60
04/26	04/09/2026	226202	10403	MINTIER HARNISH LP	PROFESSIONAL SVC	SUSANVILLEHEU-GPU-2	1	1011-419-11-43	PROFESSIONAL SVCS	635.00	635.00
Total SUSANVILLEHEU-GPU-21:										635.00	635.00
04/26	04/09/2026	226202	10403	MINTIER HARNISH LP	PROFESSIONAL SVC	SUSANVILLEHEU-GPU-2	1	1011-419-11-43	PROFESSIONAL SVCS	5,193.00	5,193.00
Total SUSANVILLEHEU-GPU-22:										5,193.00	5,193.00
04/26	04/09/2026	226203	11595		REFUND GAS DEPOSIT	10321050029	1	7401-2228-000	DEPOSITS-CUSTOMER	52.75	52.75

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Total 10321050029:										52.75	52.75
04/26	04/09/2026	226204	11597	NEW CAPITAL INVESTME	PLHA GRANT ACT DELIVERY D	032726	1	1009-421-23-48	ACTIVITY DELIVERY (GRANTS)	1,250.00	1,250.00
Total 032726:										1,250.00	1,250.00
04/26	04/09/2026	226205	528	NST ENGINEERING INC	BACKSTOP REBUILT MEMORIA	21456	1	1011-452-27-44	FACILITY - REPAIR & MAINTENA	1,260.00	1,260.00
Total 21456:										1,260.00	1,260.00
04/26	04/09/2026	226205	528	NST ENGINEERING INC	MEMORIAL PARK GRANDSTAN	21457	1	1011-452-27-43	PROFESSIONAL SERVICES	6,700.00	6,700.00
Total 21457:										6,700.00	6,700.00
04/26	04/09/2026	226206	546	PAYLESS BUILDING SUP	238TB TENSION BAND-PARK	405101	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	244.66	244.66
Total 405101:										244.66	244.66
04/26	04/09/2026	226207	558	PLUMAS-SIERRA	INTERNET ACCESS CIRCUIT-CI	58020 033126	1	1000-417-10-45	COMMUNICATIONS	768.00	768.00
Total 58020 033126:										768.00	768.00
04/26	04/09/2026	226207	558	PLUMAS-SIERRA	INTERNET ACCESS CIRCUIT-P	68444 033126	1	7620-430-10-45	COMMUNICATIONS	374.12	374.12
Total 68444 033126:										374.12	374.12
04/26	04/09/2026	226208	9689	PRENTICE LONG & EPPE	ATTORNEY CONTRACT 25/26 F	8511	1	1000-412-10-43	PROFESSIONAL SVCS	6,500.00	6,500.00
Total 8511:										6,500.00	6,500.00
04/26	04/09/2026	226208	9689	PRENTICE LONG & EPPE	PROFESSIONAL SVC- ATTORN	8512	1	1009-421-10-43	PROFESSIONAL SERVICES	38.00	38.00
Total 8512:										38.00	38.00
04/26	04/09/2026	226208	9689	PRENTICE LONG & EPPE	ATTORNEY CONTRACT	8546	1	1000-412-10-43	PROFESSIONAL SVCS	1,140.00	1,140.00
Total 8546:										1,140.00	1,140.00

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04/26	04/09/2026	226208	9689	PRENTICE LONG & EPPE	ATTORNEY CONTRACT 25/26 F	8588	1	1000-412-10-43	PROFESSIONAL SVCS	6,500.00	6,500.00
Total 8588:										6,500.00	6,500.00
04/26	04/09/2026	226209	9613		LIFEGUARD SAFETY TRAINING	040226	1	1011-452-23-45	TRAVEL/TRAINING	301.00	301.00
Total 040226:										301.00	301.00
04/26	04/09/2026	226210	628	SCORE	WORKERS COMP 4TH QTR	SUSQ4FY26	1	7630-411-40-42	WORKERS' COMPENSATION	125,004.41	125,004.41
Total SUSQ4FY26:										125,004.41	125,004.41
04/26	04/09/2026	226211	10418	SIDDONS MARTIN EMER	KIT, TRAN ALLISON FILTER-FD	322-SIV0060214	1	1010-422-10-44	VEHICLE - REPAIR & MAINTENA	780.18	780.18
Total 322-SIV0060214:										780.18	780.18
04/26	04/09/2026	226212	1479	SIERRA BROADCASTING	ADVERTISING-GAS	26030112	1	7401-430-62-45	ADVERTISING	249.50	249.50
Total 26030112:										249.50	249.50
04/26	04/09/2026	226212	1479	SIERRA BROADCASTING	ADVERTISING-GAS	26030113	1	7401-430-62-45	ADVERTISING	249.50	249.50
Total 26030113:										249.50	249.50
04/26	04/09/2026	226213	1270	SILVER STATE BARRICA	CUSTOM SIGN- PARKS	111007	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	312.00	312.00
Total 111007:										312.00	312.00
04/26	04/09/2026	226214	11596		REFUND WATER DEPOSIT	10529850023	1	7110-2228-000	DEPOSITS-CUSTOMER	40.06	40.06
Total 10529850023:										40.06	40.06
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	AC PADLOCK BRASS-GAS	539605	1	7401-430-62-46	SUPPLIES-GENERAL	22.60	22.60
Total 539605:										22.60	22.60
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	4" ABS SQ HEAD CLEANOUT PL	540256	1	7401-430-62-46	SUPPLIES-GENERAL	32.35	32.35

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Total 540256:										32.35	32.35
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	CUTOFF RISER-PARKS	540466	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	64.08	64.08
Total 540466:										64.08	64.08
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	CD/2 30AMP TIME DELAY FUSE-	540509	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	44.78	44.78
Total 540509:										44.78	44.78
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	INSECT KILLER RTU 1.1GAL- CI	540653	1	1000-417-10-44	FACILITY - REPAIR & MAINTENA	21.42	21.42
Total 540653:										21.42	21.42
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	MLW RECIP 12" 18T BULK-FD	540734	1	1010-422-10-46	SUPPLIES- SAFETY ITEMS	46.72	46.72
Total 540734:										46.72	46.72
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	3PK PADLOCK-PARKS	540739	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	41.88	41.88
Total 540739:										41.88	41.88
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	COIL CHAIN STL-PARKS	540768	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	21.78	21.78
Total 540768:										21.78	21.78
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	SILVER CARPET TRIM-CITY HA	540786	1	1000-417-10-44	FACILITY - REPAIR & MAINTENA	13.63	13.63
Total 540786:										13.63	13.63
04/26	04/09/2026	226215	76	SUSANVILLE ACE HARD	1PK ROCKR SWITCH WHT 15A-	540831	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	13.62	13.62
Total 540831:										13.62	13.62
04/26	04/09/2026	226216	712	TNS TRUCKING CO	TRANSFER BASE ROCK-WATE	7090	1	7110-430-42-46	SUPPLIES-GENERAL	546.98	546.98
04/26	04/09/2026	226216	712	TNS TRUCKING CO	TRANSFER BASE ROCK-STREE	7090	2	2005-431-20-46	SUPPLIES-GENERAL	546.97	546.97
04/26	04/09/2026	226216	712	TNS TRUCKING CO	TRANSFER BASE ROCK-GAS	7090	3	7401-430-62-46	SUPPLIES-GENERAL	546.98	546.98

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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 7090:										1,640.93	1,640.93
04/26	04/09/2026	226217	966	TURF STAR INC	REPAIR & MAINT-GC	INV145727	1	7530-451-52-44	REPAIR & MAINTENANCE - EQU	1,081.36	1,081.36
Total INV145727:										1,081.36	1,081.36
04/26	04/09/2026	226218	749	VERIZON WIRELESS	CELLULAR PHONES - FD	6138822775	1	1010-422-10-45	COMMUNICATIONS	776.60	776.60
Total 6138822775:										776.60	776.60
04/26	04/09/2026	226219	770	WESTERN NEVADA SUP	FERN MR56 UNIFLEX SWR CPL	62170638	1	1000-417-10-44	FACILITY - REPAIR & MAINTENA	34.49	34.49
Total 62170638:										34.49	34.49
04/26	04/09/2026	226219	770	WESTERN NEVADA SUP	SPEA -GC	62198649-1	1	7530-451-52-44	REPAIR & MAINTENANCE - MIS	2.63	2.63
Total 62198649-1:										2.63	2.63
04/26	04/09/2026	226219	770	WESTERN NEVADA SUP	SPEA -GC	62198654	1	7530-451-52-44	REPAIR & MAINTENANCE - MIS	10.06	10.06
Total 62198654:										10.06	10.06
Grand Totals:										204,739.09	204,739.09

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

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

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04/26	04/16/2026	226273	1243	AIR RESOURCES BOARD	HOT SPOT ASSESSMENT 24/25	HTSP2400-12	1	7620-430-11-48	TAXES, FEES, PERMIT AND CH	1,674.00	1,674.00
Total HTSP2400-12:										1,674.00	1,674.00
04/26	04/16/2026	226274	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5523263045	1	7401-430-62-46	SUPPLIES-GENERAL	216.79	216.79
04/26	04/16/2026	226274	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5523263045	2	2007-431-20-46	SUPPLIES-GENERAL	93.75	93.75
04/26	04/16/2026	226274	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5523263045	3	7110-430-42-46	SUPPLIES-GENERAL	774.23	774.23
Total 5523263045:										1,084.77	1,084.77
04/26	04/16/2026	226274	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5523950373	1	7401-430-62-46	SUPPLIES-GENERAL	238.31	238.31
04/26	04/16/2026	226274	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5523950373	2	2007-431-20-46	SUPPLIES-GENERAL	102.65	102.65
04/26	04/16/2026	226274	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5523950373	3	7110-430-42-46	SUPPLIES-GENERAL	854.33	854.33
Total 5523950373:										1,195.29	1,195.29
04/26	04/16/2026	226275	9432	ALL SEASON HEATING	WRP #0034 CAPP BOWMAN	041426	1	8404-430-15-48	GRANTS	7,000.00	7,000.00
Total 041426:										7,000.00	7,000.00
04/26	04/16/2026	226231	1390	APGA SECURITY & INTE	SHRIMP/DIMP ONLINE ACCESS	43026	1	7401-430-62-48	DUES AND MEMBERSHIPS	395.00	395.00
Total 43026:										395.00	395.00
04/26	04/16/2026	226232	11576		JANITORIAL SERVCE-PD	002	1	1009-421-10-44	CUSTODIAL	350.00	350.00
Total 002:										350.00	350.00
04/26	04/16/2026	226232	11576		JANITORIAL SERVICE-PD	003	1	1009-421-10-44	CUSTODIAL	350.00	350.00
Total 003:										350.00	350.00
04/26	04/16/2026	226233	1307	C&S WASTE SOLUTIONS	1801 MAIN ST-PD	177674958U037	1	1009-421-10-44	DISPOSAL	459.90	459.90

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Total 177674958U037:										459.90	459.90
04/26	04/16/2026	226234	98	CALIFORNIA ASSOCIATI	DUES AND MEMBERSHIP 05/26-	040926	1	7630-411-40-45	INSUR.FIRE SALARY PROTECTI	236.00	236.00
Total 040926:										236.00	236.00
04/26	04/16/2026	226235	161	CSK AUTO INC	BRAKE SHOES-WATER	2740-235722	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	468.42	468.42
Total 2740-235722:										468.42	468.42
04/26	04/16/2026	226235	161	CSK AUTO INC	COOLANT HOSE- WATER	2740-236878	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	141.43	141.43
Total 2740-236878:										141.43	141.43
04/26	04/16/2026	226236	11599		COMMUNITY CENTER DPOSIT	041326	1	1000-2228-009	DEPOSITS-COMM CENTER RE	55.00	55.00
Total 041326:										55.00	55.00
04/26	04/16/2026	226237	188	DEPARTMENT OF WATE	ANNUAL DAM FEE FY 26/27	1800181314	1	7110-1430-105	PRE-PAID OTHER	3,995.00	3,995.00
Total 1800181314:										3,995.00	3,995.00
04/26	04/16/2026	226238	1565	DIRTY JOE'S CAR WASH	CAR WASH- PD	040926	1	1009-421-10-44	VEHICLE-REPAIR & MAINTENA	159.00	159.00
Total 040926:										159.00	159.00
04/26	04/16/2026	226239	198	DITCH WITCH EQUIPMEN	ROCKER SWITC-WATER	1024202	1	7110-430-42-44	REPAIR AND MAINTENANCE-MI	182.95	182.95
Total 1024202:										182.95	182.95
04/26	04/16/2026	226240	1014	DUTRA CONSTRUCTION	FLOORING INSTALLATION-PD	040326	1	1009-421-10-47	MACHINERY AND EQUIPMENT	2,835.00	2,835.00
Total 040326:										2,835.00	2,835.00
04/26	04/16/2026	226241	219	ED STAUB & SONS PETR	SUPPLIES-GEO	13950386	1	7301-430-52-46	SUPPLIES-GENERAL	562.04	562.04
Total 13950386:										562.04	562.04

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04/26	04/16/2026	226242	1484	EDGES ELECTRICAL GR	MILW HOLE SAW-WATER	S6615862.001	1	7110-430-42-46	SUPPLIES-GENERAL	22.70	22.70
Total S6615862.001:										22.70	22.70
04/26	04/16/2026	226242	1484	EDGES ELECTRICAL GR	RAB HIDFA- AIRPORT	S6663314.001	1	7201-430-81-44	REPAIR AND MAINTENANCE-FA	2,158.38	2,158.38
Total S6663314.001:										2,158.38	2,158.38
04/26	04/16/2026	226242	1484	EDGES ELECTRICAL GR	BUSS MIDGET TD FUSE-WATER	S6677274.001	1	7110-430-42-46	SUPPLIES-GENERAL	104.63	104.63
Total S6677274.001:										104.63	104.63
04/26	04/16/2026	226243	10706		CA POST ICI HOMICIDE INVEST.	033126	1	1009-421-10-45	TRAINING	2,446.00	2,446.00
Total 033126:										2,446.00	2,446.00
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	BUSINESS CARD-PW	INV-8960	1	7620-430-10-46	SUPPLIES-GENERAL	47.89	47.89
Total INV-8960:										47.89	47.89
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	BUSINESS CARD-CODE ENFOR	INV-9100	1	1011-425-20-46	SUPPLIES-GENERAL	47.89	47.89
Total INV-9100:										47.89	47.89
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-GAS	SV010618	1	7401-430-62-43	TECHNICAL SVCS	44.08	44.08
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-WATER	SV010618	2	7110-430-42-43	TECHNICAL SVCS	44.08	44.08
Total SV010618:										88.16	88.16
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-PW	SV010704	1	7620-430-10-43	TECHNICAL SVCS	307.34	307.34
Total SV010704:										307.34	307.34
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-WATER	SV010789	1	7110-430-42-43	TECHNICAL SVCS	44.08	44.08
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-GAS	SV010789	2	7401-430-62-43	TECHNICAL SVCS	44.08	44.08
Total SV010789:										88.16	88.16
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-PW	SV010875	1	7620-430-10-43	TECHNICAL SVCS	336.30	336.30

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Total SV010875:										336.30	336.30
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-GAS	SV011131	1	7401-430-62-43	TECHNICAL SVCS	44.08	44.08
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-WATER	SV011131	2	7110-430-42-43	TECHNICAL SVCS	44.08	44.08
Total SV011131:										88.16	88.16
04/26	04/16/2026	226244	257	FOREST OFFICE EQUIPM	COPIES-PW	SV011218	1	7620-430-10-43	TECHNICAL SVCS	365.55	365.55
Total SV011218:										365.55	365.55
04/26	04/16/2026	226245	265	FRONTIER	257-0315 AWOS AIRPORT	0315 031526	1	7201-430-81-45	COMMUNICATIONS	108.51	108.51
Total 0315 031526:										108.51	108.51
04/26	04/16/2026	226245	265	FRONTIER	257-7098- GAS	7098 040126	1	7401-430-62-45	COMMUNICATIONS	142.98	142.98
Total 7098 040126:										142.98	142.98
04/26	04/16/2026	226246	332	INTERSTATE GAS SERVI	PROFESSIONAL SERVICES-GA	7021935	1	7401-430-62-43	PROFESSIONAL SVCS	2,365.00	2,365.00
Total 7021935:										2,365.00	2,365.00
04/26	04/16/2026	226247	1362	IRON MOUNTAIN INFO. M	PROFESSIONAL SERVICES-PD	LDJG224	1	1009-421-10-43	PROFESSIONAL SERVICES	139.54	139.54
Total LDJG224:										139.54	139.54
04/26	04/16/2026	226248	9906		CA POST ICI HOMICIDE INVEST.	033126	1	1009-421-10-45	TRAINING	946.00	946.00
Total 033126:										946.00	946.00
04/26	04/16/2026	226249	1074	LASSEN AUTO BODY	TIRE SERVICE- PD	26-00632	1	1009-421-10-44	VEHICLE-REPAIR & MAINTENA	165.00	165.00
Total 26-00632:										165.00	165.00
04/26	04/16/2026	226249	1074	LASSEN AUTO BODY	VEHECLE REPAIR- PD	8995	1	1009-421-10-44	VEHICLE-REPAIR & MAINTENA	296.77	296.77

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Total 8995:										296.77	296.77
04/26	04/16/2026	226250	391	LASSEN COUNTY CHAM	NON-MEMBER VENDOR-PW	000118	1	7620-430-10-45	ADVERTISING	75.00	75.00
Total 000118:										75.00	75.00
04/26	04/16/2026	226276	392	LASSEN COUNTY CLERK	EIR FILING NOD	041626	1	1011-419-12-48	TAXES, FEES, PERMITS & CHA	4,277.50	4,277.50
Total 041626:										4,277.50	4,277.50
04/26	04/16/2026	226251	8091	LASSEN FAMILY SERVIC	DEPOSIT RETURN FOR PANEL	041426	1	1000-2228-009	DEPOSITS-COMM CENTER RE	100.00	100.00
Total 041426:										100.00	100.00
04/26	04/16/2026	226252	411	LASSEN MOTOR PARTS	WTS DUST CAPS-WATER	483910	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	77.58	77.58
Total 483910:										77.58	77.58
04/26	04/16/2026	226252	411	LASSEN MOTOR PARTS	WINDSHIELD WASH-PW	486213	1	7620-430-10-44	REPAIR AND MAINTENANCE-VE	8.64	8.64
Total 486213:										8.64	8.64
04/26	04/16/2026	226252	411	LASSEN MOTOR PARTS	32OZ ARMORALL PROT-GAS	486657	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	17.85	17.85
Total 486657:										17.85	17.85
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	385399	1	1011-452-20-44	DISPOSAL	33.66	33.66
Total 385399:										33.66	33.66
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	385417	1	1011-452-20-44	DISPOSAL	26.01	26.01
Total 385417:										26.01	26.01
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	385436	1	1011-452-20-44	DISPOSAL	17.60	17.60
Total 385436:										17.60	17.60

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04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	385583	1	1011-452-20-44	DISPOSAL	28.31	28.31
Total 385583:										28.31	28.31
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385661	1	7110-430-42-44	REPAIR AND MAINTENANCE-FA	3.85	3.85
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385661	2	7401-430-62-44	REPAIR AND MAINTENANCE-FA	3.85	3.85
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385661	3	2005-431-20-44	REPAIR AND MAINTENANCE-MI	3.86	3.86
Total 385661:										11.56	11.56
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385672	1	7110-430-42-44	REPAIR AND MAINTENANCE-FA	4.19	4.19
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385672	2	7401-430-62-44	REPAIR AND MAINTENANCE-FA	4.20	4.20
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385672	3	2005-431-20-44	REPAIR AND MAINTENANCE-MI	4.19	4.19
Total 385672:										12.58	12.58
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385693	1	2005-431-20-44	REPAIR AND MAINTENANCE-MI	4.08	4.08
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385693	2	7110-430-42-44	REPAIR AND MAINTENANCE-FA	4.08	4.08
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385693	3	7401-430-62-44	REPAIR AND MAINTENANCE-FA	4.08	4.08
Total 385693:										12.24	12.24
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385705	1	7110-430-42-44	REPAIR AND MAINTENANCE-FA	4.02	4.02
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385705	2	7401-430-62-44	REPAIR AND MAINTENANCE-FA	4.02	4.02
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385705	3	2005-431-20-44	REPAIR AND MAINTENANCE-MI	4.02	4.02
Total 385705:										12.06	12.06
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385755	1	7110-430-42-44	REPAIR AND MAINTENANCE-FA	4.14	4.14
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385755	2	7401-430-62-44	REPAIR AND MAINTENANCE-FA	4.14	4.14
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385755	3	2005-431-20-44	REPAIR AND MAINTENANCE-MI	4.14	4.14
Total 385755:										12.42	12.42
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385771	1	7110-430-42-44	REPAIR AND MAINTENANCE-FA	3.86	3.86
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385771	2	7401-430-62-44	REPAIR AND MAINTENANCE-FA	3.86	3.86
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385771	3	2005-431-20-44	REPAIR AND MAINTENANCE-MI	3.86	3.86

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 385771:										11.58	11.58
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385782	1	2005-431-20-44	REPAIR AND MAINTENANCE-MI	3.43	3.43
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385782	2	7110-430-42-44	REPAIR AND MAINTENANCE-FA	3.43	3.43
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385782	3	7401-430-62-44	REPAIR AND MAINTENANCE-FA	3.42	3.42
Total 385782:										10.28	10.28
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -WATER	385795	1	7110-430-42-44	REPAIR AND MAINTENANCE-FA	4.27	4.27
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -GAS	385795	2	7401-430-62-44	REPAIR AND MAINTENANCE-FA	4.28	4.28
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	DIRT, SOIL -STREETS SB1	385795	3	2005-431-20-44	REPAIR AND MAINTENANCE-MI	4.27	4.27
Total 385795:										12.82	12.82
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	387401	1	1011-452-20-44	DISPOSAL	26.01	26.01
Total 387401:										26.01	26.01
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	387424	1	1011-452-20-44	DISPOSAL	26.01	26.01
Total 387424:										26.01	26.01
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	387445	1	1011-452-20-44	DISPOSAL	28.31	28.31
Total 387445:										28.31	28.31
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	388207	1	1011-452-20-44	DISPOSAL	26.01	26.01
Total 388207:										26.01	26.01
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	388240	1	1011-452-20-44	DISPOSAL	29.07	29.07
Total 388240:										29.07	29.07
04/26	04/16/2026	226253	412	LASSEN REGIONAL SOLI	LOOSE WASTE- PARKS	388275	1	1011-452-20-44	DISPOSAL	27.54	27.54
Total 388275:										27.54	27.54

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	04/16/2026	226254	10485	LEAF CAPITAL FUNDING	KYOCERA COPIER- PW	20057341	1	7620-430-10-44	RENT & LEASE EQUIP & VEHIC	278.67	278.67
Total 20057341:										278.67	278.67
04/26	04/16/2026	226255	425	LES SCHWAB TIRE CENT	VEHICLE REAPIR & MAIN - WAT	60400505135	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	377.04	377.04
Total 60400505135:										377.04	377.04
04/26	04/16/2026	226256	437	LMUD	1801 MAIN ST- PD	8314 032526	1	1009-421-10-46	ELECTRICITY	938.40	938.40
Total 8314 032526:										938.40	938.40
04/26	04/16/2026	226257	11598		REFUND GAS DEPOSIT	10120651436	1	7401-2228-000	DEPOSITS-CUSTOMER	123.13	123.13
Total 10120651436:										123.13	123.13
04/26	04/16/2026	226258	121	PARCELQUEST	RENEWAL PARCEL QUEST 5/26	3263 043026	1	1011-424-20-47	SOFTWARE	333.18	333.18
04/26	04/16/2026	226258	121	PARCELQUEST	RENEWAL PARCEL QUEST 5/26	3263 043026	2	1010-422-10-47	SOFTWARE	333.18	333.18
04/26	04/16/2026	226258	121	PARCELQUEST	RENEWAL PARCEL QUEST 5/26	3263 043026	3	7620-430-10-47	SOFTWARE	333.18	333.18
04/26	04/16/2026	226258	121	PARCELQUEST	RENEWAL PARCEL QUEST 5/26	3263 043026	4	1011-1430-105	PRE PAID OTHER	1,665.82	1,665.82
04/26	04/16/2026	226258	121	PARCELQUEST	RENEWAL PARCEL QUEST 5/26	3263 043026	5	1010-1430-105	PREPAID OTHER	1,665.82	1,665.82
04/26	04/16/2026	226258	121	PARCELQUEST	RENEWAL PARCEL QUEST 5/26	3263 043026	6	7620-1430-105	PRE-PAID OTHER	1,665.82	1,665.82
Total 3263 043026:										5,997.00	5,997.00
04/26	04/16/2026	226259	545	PATRICK & COMPANY	DOG AND PET LICENSE TAGS 2	1007110	1	1009-421-10-46	SPAY/NEUTER CLINIC	281.45	281.45
Total 1007110:										281.45	281.45
04/26	04/16/2026	226277	11295		CA LEAGUE OF CITIES SACRA	032526.001	1	1000-411-40-45	TRAVEL	268.25	268.25
Total 032526.001:										268.25	268.25
04/26	04/16/2026	226260	10475	PLACER COUNTY AIR PO	RETURN OF UNLIQUIDATED FA	22443	1	8404-430-13-48	GRANTS	35,371.40	35,371.40
Total 22443:										35,371.40	35,371.40
04/26	04/16/2026	226261	558	PLUMAS-SIERRA	INTERNET ACCESS CIRCUIT-P	63630 033126	1	1009-421-10-45	COMMUNICATIONS	185.00	185.00

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 63630 033126:										185.00	185.00
04/26	04/16/2026	226262	11423	PUBLIC RISK INNOVATIO	4/26-6/26 24 EMPLOYEES- RISK	26401637	1	7630-411-40-45	EPLI INSURANCE	880.44	880.44
Total 26401637:										880.44	880.44
04/26	04/16/2026	226263	969	SIERRA PACIFIC TURF S	DMGC FERTILIZER PURCHASE-	01042901	1	7530-451-52-44	REPAIR & MAINTENANCE - MIS	7,794.00	7,794.00
Total 01042901:										7,794.00	7,794.00
04/26	04/16/2026	226264	673	SUNRISE ENGINEERING	GAS PROJECT-PROFESSIONL	ARIV1009320	1	7401-430-62-43	PROFESSIONAL SVCS	29,354.00	29,354.00
Total ARIV1009320:										29,354.00	29,354.00
04/26	04/16/2026	226265	76	SUSANVILLE ACE HARD	DURAC BATT LTHM - PARKS	539917	1	1011-452-20-46	SUPPLIES-GENERAL	7.78	7.78
Total 539917:										7.78	7.78
04/26	04/16/2026	226266	10404	THE INTERMOUNTAIN NE	LEGAL NOTICE NOTICE BIDDE	20240628.01	1	2004-422-10-43	TECHNICAL SVCS	569.25	569.25
Total 20240628.01:										569.25	569.25
04/26	04/16/2026	226266	10404	THE INTERMOUNTAIN NE	PUBLIC HEARING NOTICE - PA	20240633	1	1011-425-20-45	ADVERTISING	473.00	473.00
Total 20240633:										473.00	473.00
04/26	04/16/2026	226266	10404	THE INTERMOUNTAIN NE	LEGAL NOTICE-PLANNING	20240652.01	1	1011-419-10-45	ADVERTISING	165.00	165.00
Total 20240652.01:										165.00	165.00
04/26	04/16/2026	226266	10404	THE INTERMOUNTAIN NE	LEGAL NOTICE-PLANNING	20240702	1	1011-419-10-45	ADVERTISING	346.50	346.50
Total 20240702:										346.50	346.50
04/26	04/16/2026	226267	720	TRI-PACIFIC SUPPLY INC	CATLATIC HEATER 8X8-GAS	0185052-IN	1	7401-430-62-46	SUPPLIES-GENERAL	1,682.77	1,682.77
Total 0185052-IN:										1,682.77	1,682.77

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	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - PW ADMI	6137413672	1	7620-430-10-45	COMMUNICATIONS	1,353.16	1,353.16
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - GAS	6137413672	2	7401-430-62-45	COMMUNICATIONS	270.39	270.39
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - WATER	6137413672	3	7110-430-42-45	COMMUNICATIONS	27.32	27.32
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - PARKS	6137413672	4	1011-452-20-45	COMMUNICATIONS	104.19	104.19
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - BUILDIN	6137413672	5	1011-424-20-45	COMMUNICATIONS	99.55	99.55
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - AIR POLL	6137413672	6	7620-430-11-45	COMMUNICATIONS	156.06	156.06
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - CODE EN	6137413672	7	1011-425-20-45	COMMUNICATIONS	57.58	57.58
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - FINANCE	6137413672	8	1000-415-10-45	COMMUNICATIONS	191.96	191.96
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - ADMIN	6137413672	9	1000-413-20-45	COMMUNICATIONS	104.04	104.04
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - CITY CLE	6137413672	10	1000-411-40-45	COMMUNICATIONS	41.81	41.81
Total 6137413672:										2,406.06	2,406.06
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - PW ADMI	6139953359	1	7620-430-10-45	COMMUNICATIONS	1,396.73	1,396.73
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - GAS	6139953359	2	7401-430-62-45	COMMUNICATIONS	270.37	270.37
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - WATER	6139953359	3	7110-430-42-45	COMMUNICATIONS	27.32	27.32
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - PARKS	6139953359	4	1011-452-20-45	COMMUNICATIONS	104.15	104.15
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - BUILDIN	6139953359	5	1011-424-20-45	COMMUNICATIONS	99.52	99.52
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - AIR POLL	6139953359	6	7620-430-11-45	COMMUNICATIONS	156.00	156.00
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - CODE EN	6139953359	7	1011-425-20-45	COMMUNICATIONS	57.57	57.57
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - FINANCE	6139953359	8	1000-415-10-45	COMMUNICATIONS	104.00	104.00
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - ADMIN	6139953359	9	1000-413-20-45	COMMUNICATIONS	104.00	104.00
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - CITY CLE	6139953359	10	1000-411-40-45	COMMUNICATIONS	41.79	41.79
04/26	04/16/2026	226268	749	VERIZON WIRELESS	CELLULAR PHONES - MISC	6139953359	11	7110-430-42-45	COMMUNICATIONS	446.56	446.56
Total 6139953359:										2,808.01	2,808.01
04/26	04/16/2026	226269	770	WESTERN NEVADA SUP	3/4X6 GLV STL NIP-WATER	62186247	1	7110-430-42-46	SUPPLIES-GENERAL	123.90	123.90
Total 62186247:										123.90	123.90
04/26	04/16/2026	226269	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62193931	1	7110-430-42-46	SUPPLIES-GENERAL	24.03	24.03
Total 62193931:										24.03	24.03
04/26	04/16/2026	226269	770	WESTERN NEVADA SUP	CARBIDE METAL BLADE-WATE	62194020	1	7110-430-42-46	SUPPLIES-GENERAL	68.52	68.52
Total 62194020:										68.52	68.52

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	04/16/2026	226269	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62198269	1	7110-430-42-46	SUPPLIES-GENERAL	185.64	185.64
Total 62198269:										185.64	185.64
04/26	04/16/2026	226269	770	WESTERN NEVADA SUP	RHEE BLK 130 MAMBA XL GLV-	62211759	1	2005-431-20-46	SUPPLIES-GENERAL	25.98	25.98
Total 62211759:										25.98	25.98
Grand Totals:										127,064.62	127,064.62

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

M = Manual Check, V = Void Check

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	04/17/2026	226278	728	U.S. POSTMASTER	WATER BILLING POSTAGE	041726	1	7110-430-42-46	POSTAGE	877.79	877.79
04/26	04/17/2026	226278	728	U.S. POSTMASTER	GAS BILLING POSTAGE	041726	2	7401-430-62-46	POSTAGE	452.19	452.19
Total 041726:										1,329.98	1,329.98
Grand Totals:										1,329.98	1,329.98

M = Manual Check, V = Void Check

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	04/20/2026	226279	76	SUSANVILLE ACE HARD	60 LB CONCRETE QUIKRETE M	540445.01	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	90.51	90.51
Total 540445.01:										90.51	90.51
04/26	04/20/2026	226279	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540488.01	1	2005-431-20-46	SUPPLIES-GENERAL	15.58	15.58
Total 540488.01:										15.58	15.58
04/26	04/20/2026	226279	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540722.01	1	2005-431-20-46	SUPPLIES-GENERAL	25.31	25.31
Total 540722.01:										25.31	25.31
04/26	04/20/2026	226279	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540741.01	1	2005-431-20-46	SUPPLIES-GENERAL	21.41	21.41
Total 540741.01:										21.41	21.41
04/26	04/20/2026	226279	76	SUSANVILLE ACE HARD	SUPPLIES- STREETS SB1	540743.01	1	2005-431-20-46	SUPPLIES-GENERAL	27.26	27.26
Total 540743.01:										27.26	27.26
Grand Totals:										180.07	180.07

M = Manual Check, V = Void Check

Agenda Item No. 6.C.
Standard Workflow

City Council Agenda Item

Submitted By:	Jolene Arredondo, Deputy City Manager
Action Date:	May 6, 2026
Subject:	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
Presented By:	Dan Newton, City Manager
Summary:	Section 7.B. of the Memorandum of Understanding (MOU) states that thePublic Works UNIT employees will receive an annual salary matrix adjustment based on the annual Consumer Price Index (CPI) percent increase as reported by the US Bureau of Labor Statistics Consumer Price Index for all Urban Consumers for the West Area as described below. The maximum salary matrix increase per fiscal year will be 3.00% with a minimum salary matrix increase of 2.00%. The CPI increase will be applied to the previous year's adopted salary matrix, ensuring that each new matrix reflects the adjustment over the prior year. The revised salary matrix for each year will be memorialized by resolution of the city council prior to June 30 for effective change occurring each July 1. The determined salary matrix increase for the fiscal year 2026/2027 is 3.0%. The increase has been applied to the previous year's adopted salary matrix, ensuring that each new matrix reflects the adjustment over the prior year. The revised salary matrix for each year will be memorialized by a resolution of the City Council prior to June 30 for effective change occurring each July 1st of this agreement.
Fiscal Impact:	Overall Salary Matrix increase of 3.0% effective July 1, 2026
Action Requested:	Motion to approve 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

Attachments:

1. 26.27 SALARY MATRIX
2. 26-6538

EXHIBIT C

CITY OF SUSANVILLE BI-WEEKLY GLOBAL RANGE AND STEP MATRIX

PUBLIC WORKS MOU

JULY 1, 2026 THROUGH AND INCLUDING JUNE 30, 2027

BI-WEEKLY - 26 PAY PERIODS PER YEAR

	A	B	C	D	E	F	G
101	854.43	897.14	942.00	989.11	1038.56	1090.49	1145.01
102	875.79	919.57	965.55	1013.83	1064.53	1117.75	1173.64
103	897.68	942.56	989.69	1039.18	1091.14	1145.69	1202.98
104	920.13	966.13	1014.43	1065.16	1118.42	1174.33	1233.06
105	943.13	990.28	1039.79	1091.79	1146.38	1203.69	1263.88
106	966.71	1015.04	1065.79	1119.08	1175.04	1233.78	1295.48
107	990.88	1040.41	1092.43	1147.06	1204.41	1264.63	1327.87
108	1015.65	1066.42	1119.74	1175.74	1234.52	1296.24	1361.06
109	1041.04	1093.08	1147.74	1205.13	1265.39	1328.65	1395.09
110	1067.06	1120.41	1176.43	1235.26	1297.02	1361.87	1429.97
111	1093.74	1148.42	1205.84	1266.14	1329.45	1395.91	1465.72
112	1121.08	1177.13	1235.99	1297.79	1362.68	1430.81	1502.36
113	1149.11	1206.56	1266.89	1330.24	1396.75	1466.58	1539.92
114	1177.84	1236.72	1298.56	1363.49	1431.67	1503.25	1578.42
115	1207.29	1267.64	1331.02	1397.58	1467.46	1540.83	1617.88
116	1237.47	1299.33	1364.30	1432.52	1504.15	1579.35	1658.32
117	1268.40	1331.82	1398.41	1468.33	1541.75	1618.83	1699.78
118	1300.11	1365.11	1433.37	1505.04	1580.29	1659.30	1742.28
119	1332.62	1399.24	1469.20	1542.67	1619.80	1700.79	1785.83
120	1365.93	1434.22	1505.93	1581.23	1660.30	1743.30	1830.48
121	1400.08	1470.08	1543.58	1620.77	1701.80	1786.89	1876.24
122	1435.08	1506.83	1582.17	1661.28	1744.35	1831.56	1923.15
123	1470.96	1544.50	1621.72	1702.82	1787.96	1877.35	1971.22
124	1507.73	1583.11	1662.27	1745.39	1832.66	1924.28	2020.50
125	1545.43	1622.69	1703.82	1789.02	1878.47	1972.39	2071.02
126	1584.06	1663.26	1746.42	1833.75	1925.44	2021.70	2122.79
127	1623.66	1704.84	1790.08	1879.59	1973.57	2072.24	2175.86
128	1664.26	1747.46	1834.83	1926.58	2022.91	2124.05	2230.26
129	1705.86	1791.15	1880.70	1974.74	2073.48	2177.15	2286.02
130	1748.51	1835.92	1927.72	2024.11	2125.32	2231.58	2343.17
131	1792.22	1881.82	1975.91	2074.72	2178.45	2287.37	2401.75
132	1837.03	1928.87	2025.31	2126.58	2232.91	2344.55	2461.79
133	1882.95	1977.09	2075.94	2179.75	2288.74	2403.17	2523.33
134	1930.03	2026.52	2127.84	2234.24	2345.96	2463.24	2586.42
135	1978.28	2077.18	2181.04	2290.10	2404.60	2524.83	2651.08
136	2027.73	2129.11	2235.56	2347.35	2464.72	2587.95	2717.35
137	2078.43	2182.34	2291.45	2406.03	2526.34	2652.64	2785.29
138	2130.39	2236.89	2348.74	2466.19	2589.50	2718.96	2854.92
139	2183.65	2292.82	2407.46	2527.84	2654.23	2786.93	2926.29
140	2238.24	2350.14	2467.64	2591.04	2720.59	2856.61	2999.45
141	2294.20	2408.89	2529.34	2655.81	2788.60	2928.02	3074.44
142	2351.55	2469.11	2592.57	2722.21	2858.32	3001.22	3151.30
143	2410.34	2530.84	2657.38	2790.26	2929.78	3076.25	3230.08
144	2470.60	2594.11	2723.82	2860.02	3003.02	3153.16	3310.83
145	2532.36	2658.97	2791.91	2931.52	3078.10	3231.99	3393.60
146	2595.67	2725.44	2861.71	3004.81	3155.05	3312.79	3478.44
147	2660.56	2793.58	2933.25	3079.93	3233.93	3395.61	3565.40
148	2727.08	2863.41	3006.59	3156.93	3314.77	3480.50	3654.54
149	2795.25	2935.00	3081.75	3235.85	3397.64	3567.51	3745.90
150	2865.14	3008.37	3158.79	3316.75	3482.58	3656.70	3839.55
151	2936.76	3083.58	3237.76	3399.66	3569.65	3748.12	3935.54
152	3010.18	3160.67	3318.71	3484.66	3658.89	3841.82	4033.93
153	3085.44	3239.69	3401.68	3571.77	3750.36	3937.87	4134.78
154	3162.57	3320.68	3486.72	3661.07	3844.12	4036.31	4238.15
155	3241.64	3403.70	3573.89	3752.59	3940.23	4137.22	4344.10
156	3322.68	3488.79	3663.23	3846.41	4038.73	4240.65	4452.70
157	3405.75	3576.01	3754.81	3942.57	4139.70	4346.67	4564.02
158	3490.89	3665.41	3848.68	4041.13	4243.19	4455.33	4678.12
159	3578.16	3757.05	3944.90	4142.16	4349.27	4566.72	4795.07
160	3667.62	3850.97	4043.52	4245.71	4458.00	4680.89	4914.95
161	3759.31	3947.25	4144.61	4351.86	4569.45	4797.91	5037.82
162	3853.29	4045.93	4248.23	4460.65	4683.69	4917.85	5163.77
163	3949.62	4147.08	4354.43	4572.17	4800.78	5040.80	5292.86
164	4048.36	4250.76	4463.29	4686.47	4920.80	5166.82	5425.18
165	4149.57	4357.02	4574.88	4803.64	5043.82	5295.99	5560.81
166	4253.31	4465.95	4689.25	4923.73	5169.92	5428.39	5699.83
167	4359.64	4577.60	4806.48	5046.82	5299.16	5564.10	5842.33
168	4468.63	4692.04	4926.64	5172.99	5431.64	5703.20	5988.39
169	4580.35	4809.34	5049.81	5302.32	5567.43	5845.78	6138.10
170	4694.86	4929.57	5176.05	5434.87	5706.62	5991.93	6291.55
171	4812.23	5052.81	5305.45	5570.75	5849.29	6141.73	6448.84
172	4932.54	5179.13	5438.09	5710.01	5995.52	6295.27	6610.06
173	5055.85	5308.61	5574.04	5852.77	6145.41	6452.65	6775.31
174	5182.25	5441.33	5713.39	5999.08	6299.04	6613.97	6944.70
175	5311.80	5577.36	5856.23	6149.06	6456.52	6779.32	7118.31
176	5444.60	5716.79	6002.63	6302.79	6617.93	6948.80	7296.27
177	5580.71	5859.71	6152.70	6460.36	6783.38	7122.52	7478.68
178	5720.23	6006.21	6306.52	6621.87	6952.96	7300.58	7665.64
179	5863.24	6156.36	6464.18	6787.41	7126.79	7483.10	7857.29
180	6009.82	6310.27	6625.78	6957.10	7304.96	7670.18	8053.72
181	6160.06	6468.03	6791.43	7131.03	7487.58	7861.93	8255.06
182	6314.06	6629.73	6961.21	7309.30	7674.77	8058.48	8461.44
183	6471.91	6795.47	7135.24	7492.03	7866.64	8259.94	8672.97
184	6633.71	6965.36	7313.62	7679.33	8063.31	8466.44	8889.80
185	6799.56	7139.49	7496.47	7871.32	8264.89	8678.10	9112.04
186	6969.54	7317.98	7683.88	8068.10	8471.51	8895.05	9339.84
187	7143.78	7500.93	7875.97	8269.80	8683.30	9117.43	9573.34
188	7322.38	7688.45	8072.87	8476.55	8900.38	9345.36	9812.67
189	7505.44	7880.66	8274.70	8688.46	9122.89	9579.00	10057.99
190	7693.07	8077.68	8481.56	8905.67	9350.96	9818.47	10309.44
191	7885.40	8279.62	8693.60	9128.32	9584.74	10063.93	10567.18
192	8082.53	8486.61	8910.94	9356.52	9824.36	10315.53	10831.35
193	8284.60	8698.78	9133.72	9590.44	10069.96	10573.42	11102.14
194	8491.71	8916.25	9362.06	9830.20	10321.71	10837.76	11379.69
195	8704.01	9139.15	9596.11	10075.95	10579.76	11108.70	11664.18
196	8921.61	9367.63	9836.01	10327.85	10844.25	11386.42	11955.79
197	9144.65	9601.82	10081.91	10586.05	11115.36	11671.08	12254.68
198	9373.26	9841.87	10333.96	10850.70	11393.24	11962.86	12561.05
199	9607.59	10087.91	10592.31	11121.97	11678.07	12261.93	12875.08
200	9847.78	10340.11	10857.12	11400.02	11970.02	12568.48	13197.91

RESOLUTION NO. 26-6538
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE AUTHORIZING A 3.00% INCREASE TO THE PUBLIC WORKS BARGAINING UNIT SALARY MATRIX EFFECTIVE JULY 1, 2026, THROUGH AND INCLUDING JUNE 30, 2027

WHEREAS, the City of Susanville and representatives from the Public Works Bargaining Unit have negotiated a labor agreement according to the requirements of the Meyers-Milias-Brown Act; and

WHEREAS, the Public Works Bargaining Unit has ratified the respective agreement; and

WHEREAS, the agreement has been negotiated within the parameters established by the City Council; and

WHEREAS, Section 7.B. of the Memorandum of Understanding (MOU) states for the period of July 1, 2026, through June 30, 2027, all members of this UNIT shall receive a salary increase not less than the percentage as represented in year ending November column of the preceding year CPI-W "West" schedule for urban and clerical workers, with the floor of 2% and a ceiling of 3%.; and

WHEREAS, the maximum salary matrix increase per fiscal year will be 3.00%; and

WHEREAS, the CPI increase will be applied to the previous year's adopted salary matrix, ensuring that each new matrix reflects the adjustment over the prior year. The revised salary matrix for each year will be memorialized by resolution of the City Council prior to June 30 for effective change occurring each July 1st of this agreement; and

WHEREAS, the determined salary matrix increase for the fiscal year 2026/2027 is 3.00% and calculated as per instructed in the Public Works Bargaining Unit MOU.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Susanville hereby approves the 2026/2027 Fiscal Year Salary Matrix as attached to this Resolution for the Memorandum of Understanding with the Public Works Bargaining Unit.

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 6th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

APPROVED AS TO FORM:

Margaret Long, City Attorney

Agenda Item No. 7.A.
City Manager Direct Review

City Council Agenda Item

Submitted By:	Dan Newton, City Manager
Action Date:	May 6, 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 first reading and introduce 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 2 - Ord. 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 Suzanville)
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)

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

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.

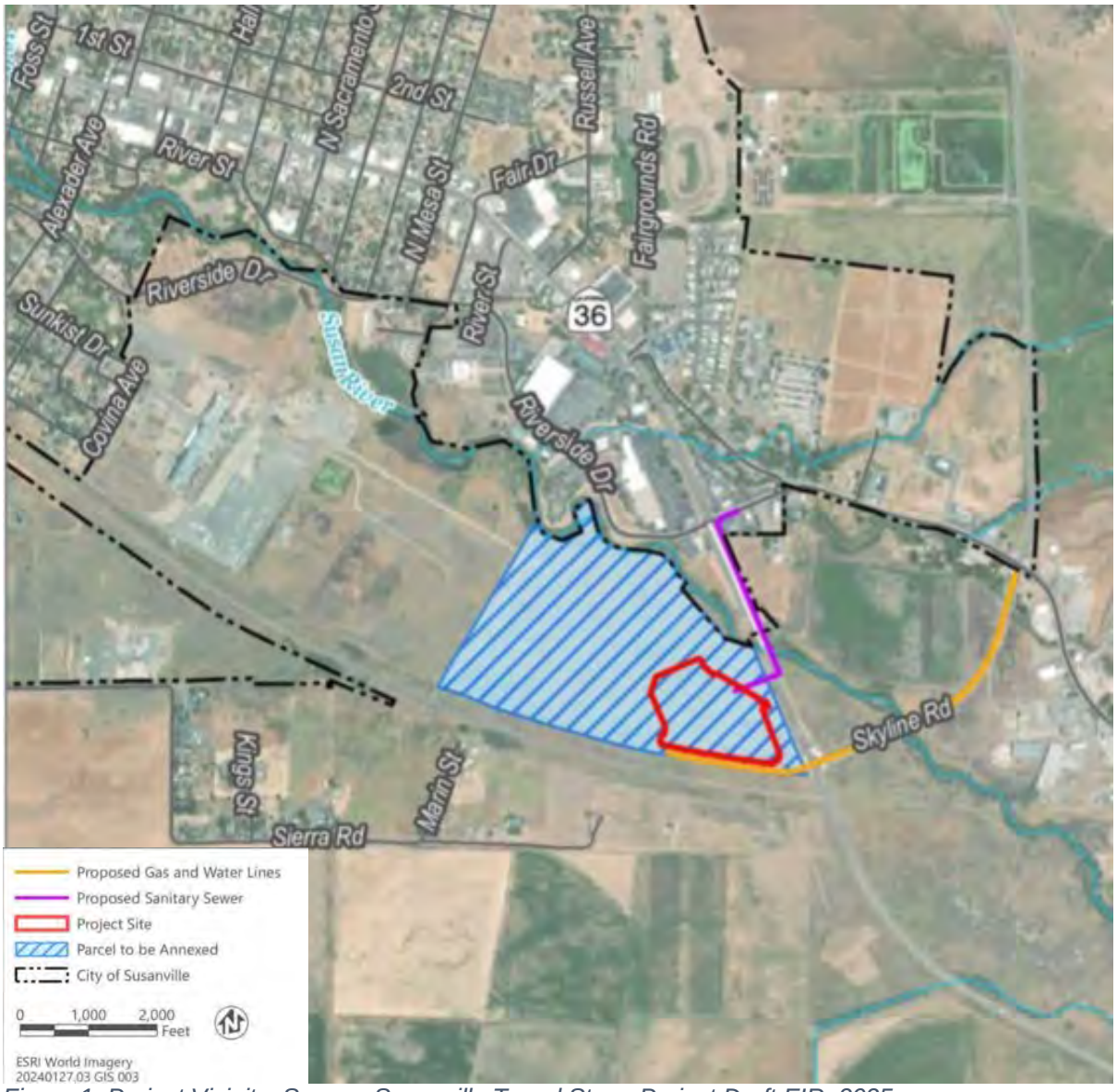


Figure 1: Project Vicinity. Source: Susanville Travel Stope Project Draft EIR, 2025.

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,

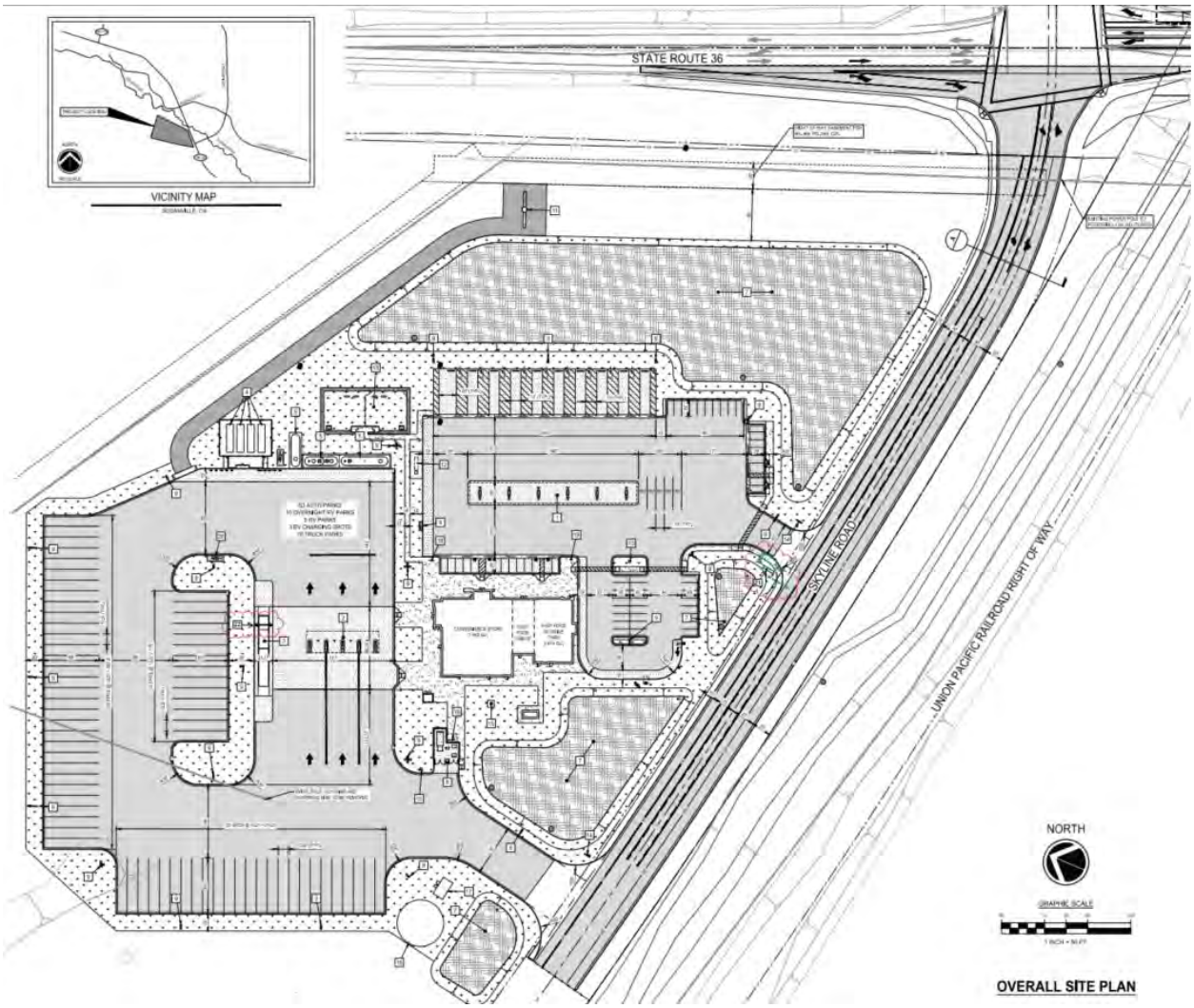
it is intended to accommodate a variety of commercial uses which include fast food and drive-through restaurants or food service, restaurants, service stations, and similar uses.

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.



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 stand-point 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.

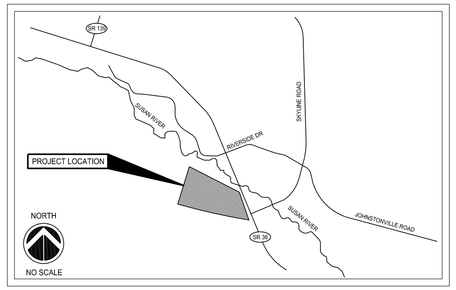
STAFF RECOMMENDATION:

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



VICINITY MAP

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Lane Project No: 19294

NOTES:

1. SEE TOPOGRAPHIC SURVEY FOR EXISTING GRADES.
2. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADES.
3. ALL RADII IN TRUCK PARKING AREA IS 10' U.O.N.
4. 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 (616,418 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:
1. TRUCK PARKING STALLS, RV PARKING STALLS AND, EV PARKING STALLS ARE INCLUDED IN PARKING ANALYSIS.
2. ALL AUTO PARKING STALLS ARE MINIMUM 9' WIDE X 18' LONG
3. ALL AUTO DRIVE AISLES ARE MINIMUM 26' WIDE
4. ALL STANDARD TRUCK PARKING STALLS ARE MINIMUM 12.5' WIDE X 65' LONG
5. ALL TRUCK DRIVE AISLES ARE MINIMUM 85' WIDE
7. ACCESSIBLE PARKING STALLS ARE INCLUDING IN THE TOTAL AUTO PARKING NUMBER

BUILDING DATA

	PROPOSED			
BUILDING & PROPOSED USE	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

NORTH

GRAPHIC SCALE

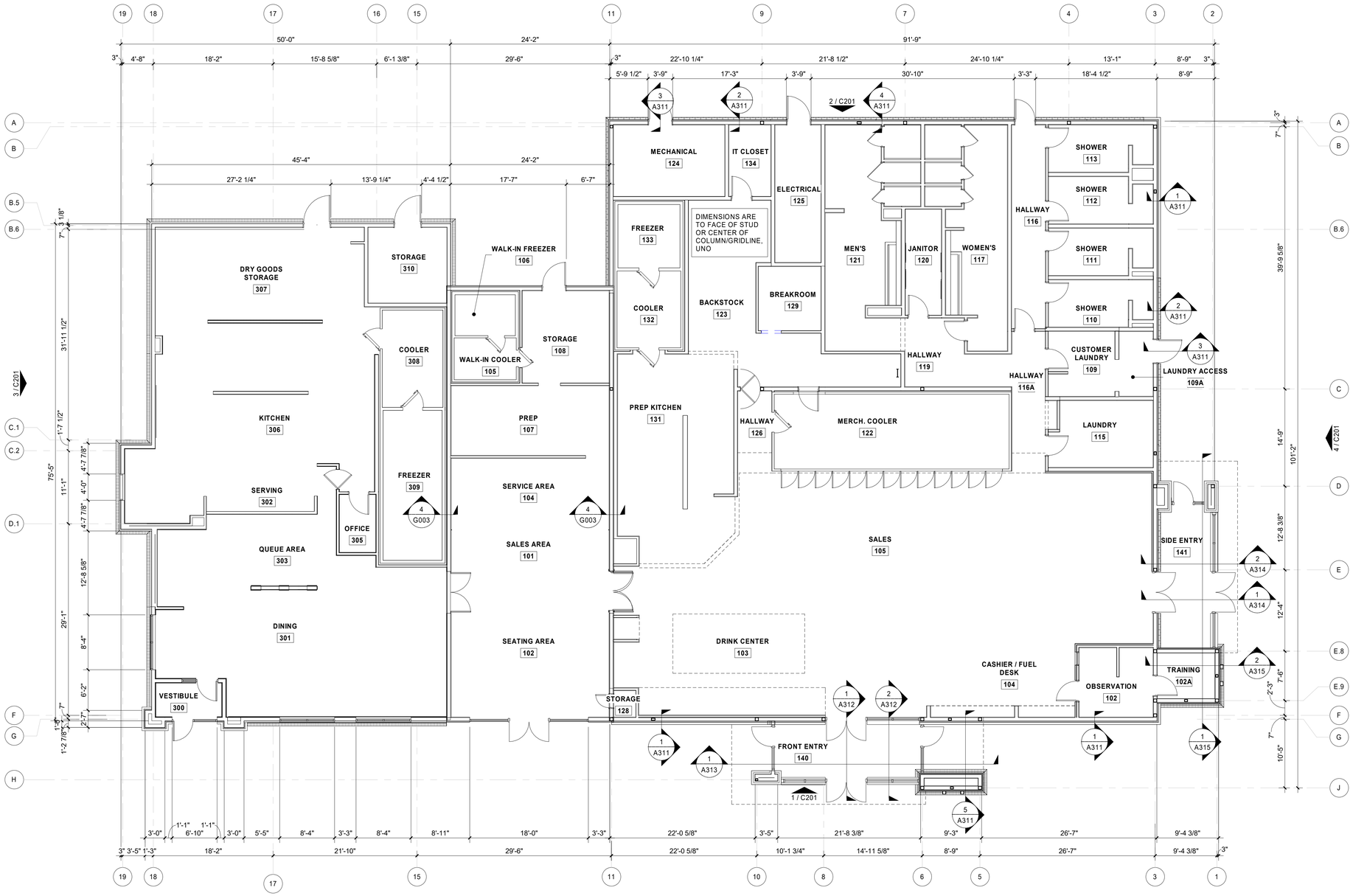
50 0 25 50 100

1 INCH = 50 FT.

OVERALL SITE PLAN

SHEET 1 OF 1

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1 OVERALL FLOOR PLAN

1/8" = 1'-0"

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3366-4105-OVERALL FLOOR PLAN

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OVERALL FLOOR PLAN

SHEET:
A100

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" SIDDING 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 "GAUNLET 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;
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	(IF REQUIRED)
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	

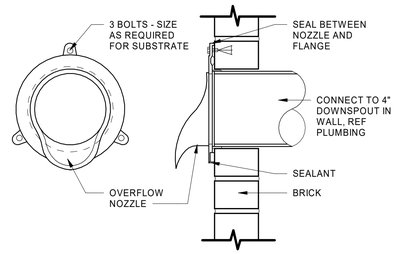
GENERAL NOTES

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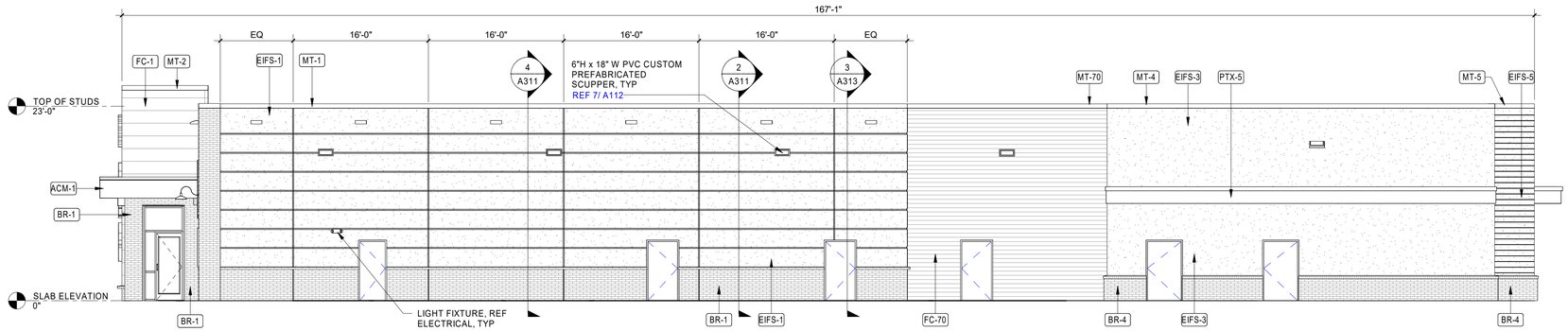
LEGEND

- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EIFS SANDPEBBLED TEXTURE

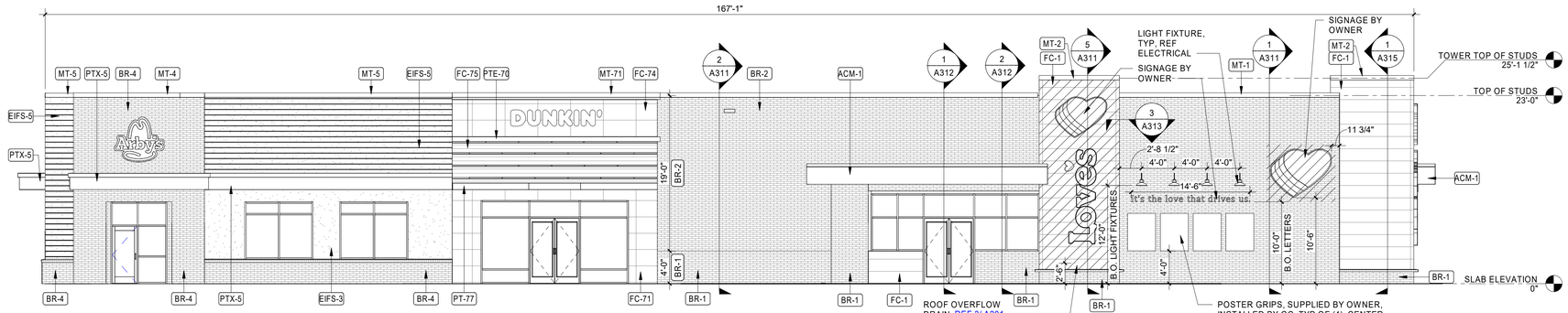
OVERFLOW NOZZLE DRAIN TO BE LAMBS TONGUE DOWNSPOUT NOZZLE WITH BRONZE BODY AND INTEGRAL ANCHORING FLANGE.



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



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



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

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EXTERIOR ELEVATIONS

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3129-A101-EXTERIOR ELEVATIONS

FINISH LEGEND - EXTERIOR

MARK	DESCRIPTION	MODEL	COMMENTS
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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	(IF REQUIRED)
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GENERAL NOTES

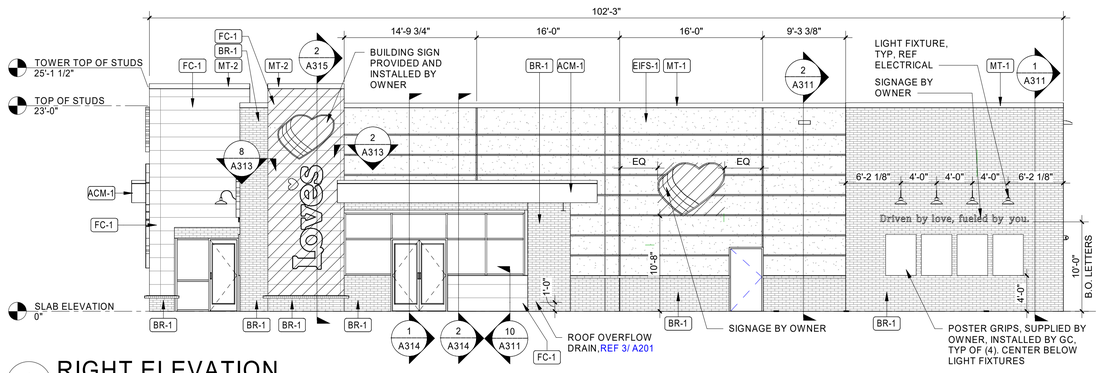
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LEGEND

- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EIFS SANDPEBBLED TEXTURE



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



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

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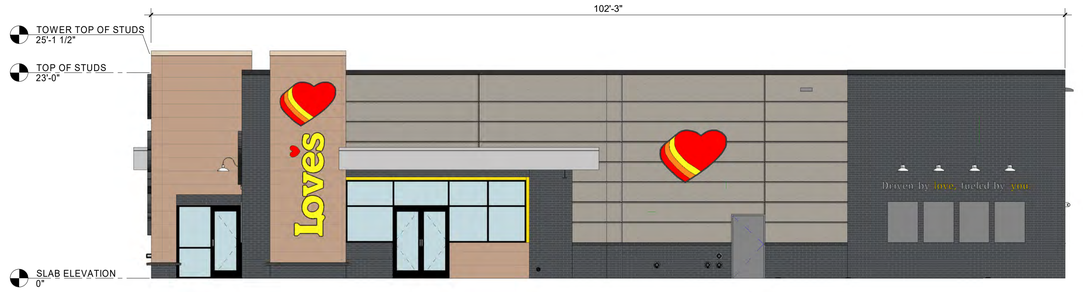
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PROTO CYCLE:	Q3 - 2024

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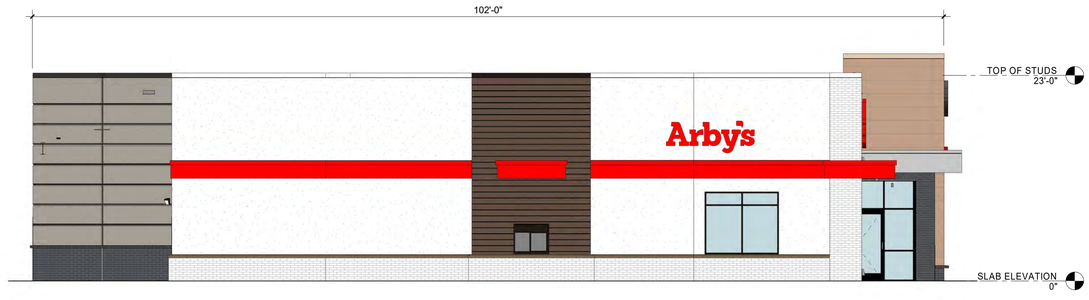
EXTERIOR ELEVATIONS

SHEET:
A202

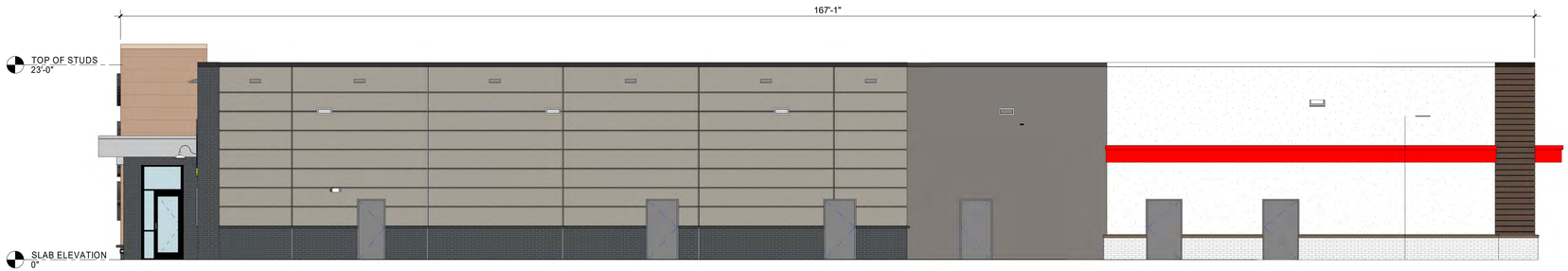
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C:\Users\melyssa.prenger\Documents\2023 Revit Projects\Loves_ Susanville, CA_ARC_T3_90_FOK_v23_HFA Melyssa Prenger.rvt
3123-A100 EXTERIOR ELEVATIONS



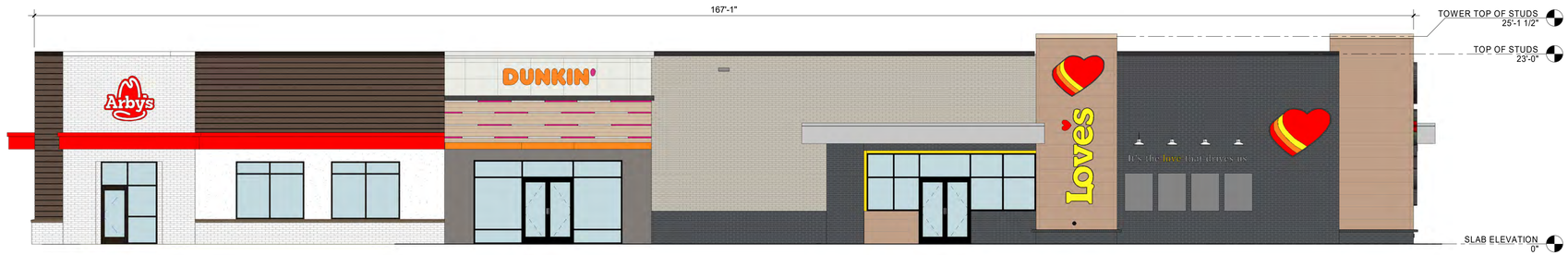
4 RIGHT ELEVATION
1/8" = 1'-0"



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



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



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

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

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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LOVE'S
STORE NUMBER: 000
1234 W STREET
SUSANVILLE, CA 00000
JOB NUMBER: 03-24-30003
T3-90_FOK

ISSUE BLOCK

CHECKED BY:	MAP
DRAWN BY:	LT
DOCUMENT DATE:	XX/XX/XX
PROTO:	T3-90_FOK
PROTO CYCLE:	Q3 - 2024

NOT FOR CONSTRUCTION

COLOR EXTERIOR ELEVATIONS

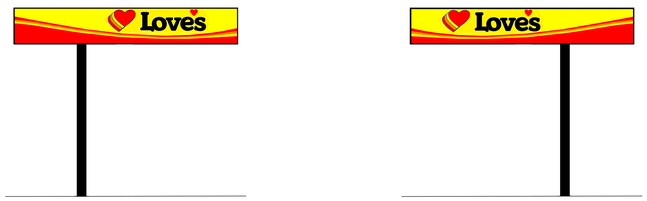
SHEET:
C201

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3125-C201-COLOR EXTERIOR ELEVATIONS

SUSANVILLE, CA - CAR CANOPY ELEVATIONS



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

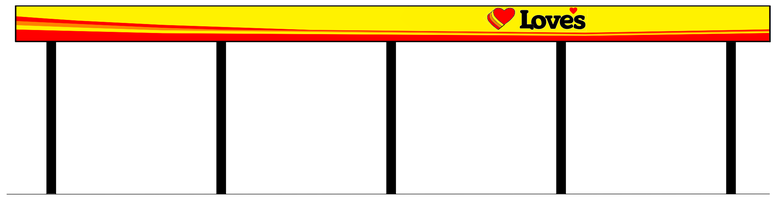


B CAR CANOPY SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

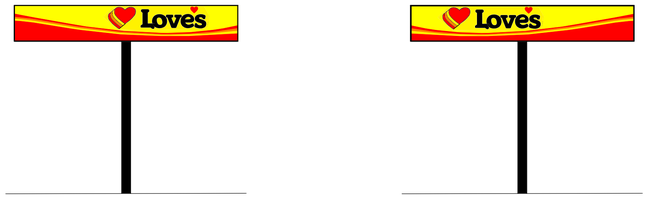


C CAR CANOPY ELEVATION
Scale: 1/8" = 1'-0"

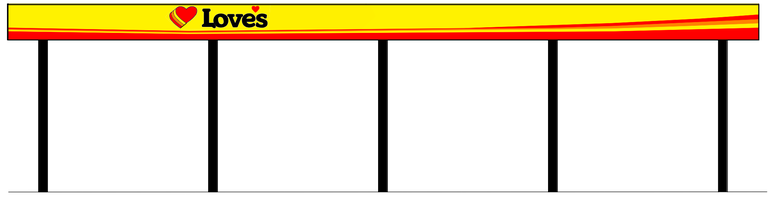
SUSANVILLE, CA - TRUCK CANOPY ELEVATIONS



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



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

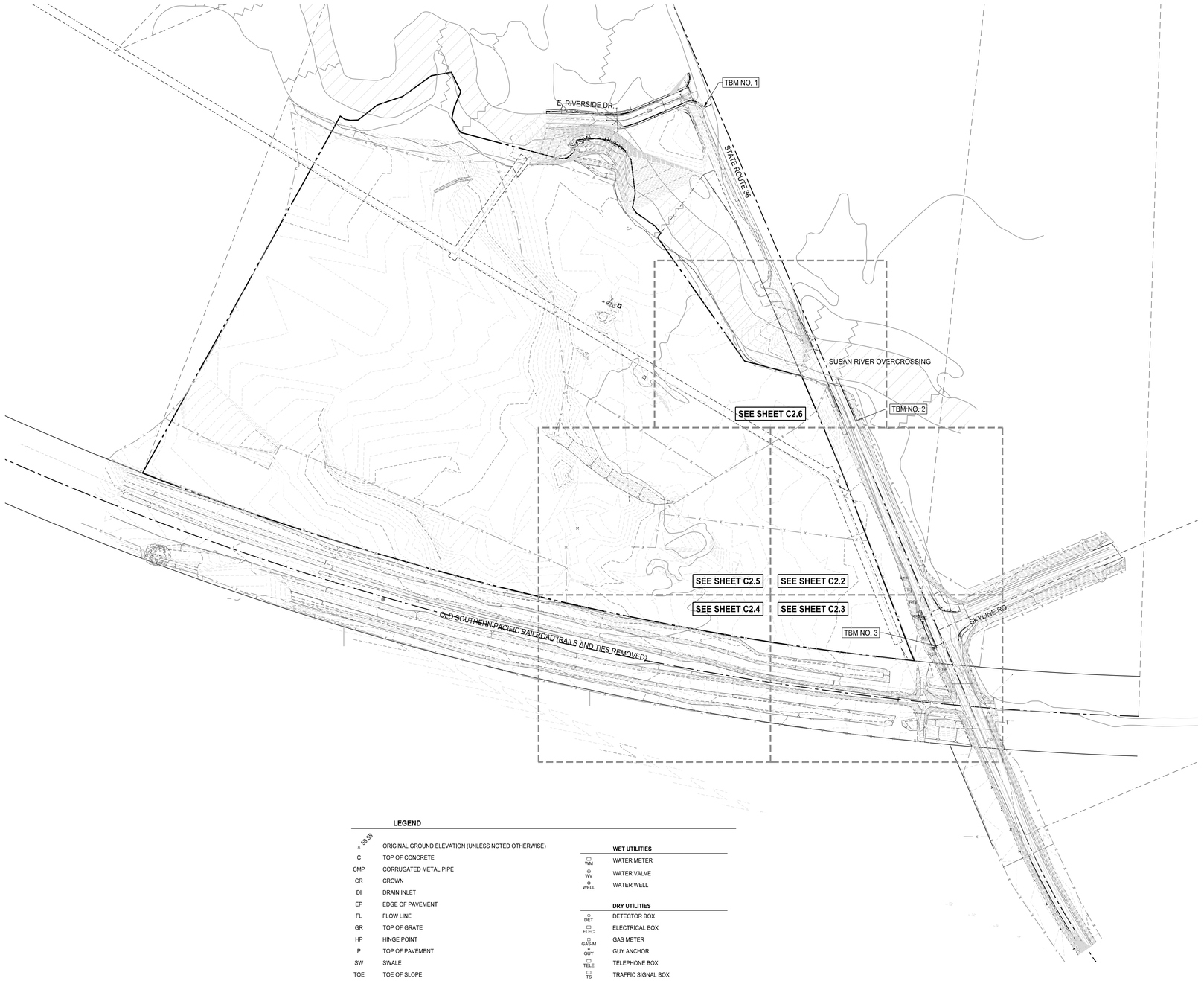


C TRUCK CANOPY ELEVATION
Scale: 1/8" = 1'-0"



Source: Sierra Designs, Inc. 2025

Figure 2-6 Landscape Plan



NORTH

GRAPHIC SCALE

200 0 100 200 400

1 INCH = 200 FT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 1, NAD 83, EPOCH DATE 2010 AS DETERMINED BY STATIC GPS OBSERVATIONS AND POST PROCESSING FROM THE FOLLOWING BASE STATIONS: AF9564, DK6408, DK6420, DN5642 AND DN7395.

LEGAL DESCRIPTION:

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

BENCHMARKS:

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 8'± 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)

VERTICAL DATUM NOTE:

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.

FLOOD HAZARD ZONE NOTE:

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.

SEE FLOOD HAZARD ZONE DESCRIPTIONS BELOW.

FLOOD HAZARD ZONE X (UNSHADED)

AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOODING.

FLOOD HAZARD ZONE X (SHADED)

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.

FLOOD HAZARD ZONE AE

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

AREA SHOWN HATCHED LIES WITHIN THE FLOODWAY CHANNEL OF THE SUSAN RIVER IN FLOOD HAZARD ZONE AE AND MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.

BFE 4150 — BASE FLOOD CONTOUR AND ELEVATION (NAVD 1988 DATUM)

UNDERGROUND UTILITY NOTE:

THE EXISTING UNDERGROUND UTILITY LINES SHOWN ARE BASED ON THE LOCATION OF VISIBLE SURFACE IMPROVEMENTS, CITY OR COUNTY RECORD DRAWINGS, AND UTILITY COMPANY RECORD DRAWINGS. IN SOME CASES IT HAS NOT BEEN POSSIBLE TO OBTAIN PERTINENT INFORMATION FROM THESE COMPANIES. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY SHOW THE UNDERGROUND UTILITY LINES, IT WILL BE NECESSARY TO CONFIRM THE LOCATIONS BY NOTIFYING UNDERGROUND SERVICE ALERT.

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.

DATE OF SURVEY NOTE:

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

LEGEND

+ 59.85	ORIGINAL GROUND ELEVATION (UNLESS NOTED OTHERWISE)
C	TOP OF CONCRETE
CMP	CORRUGATED METAL PIPE
CR	CROWN
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GR	TOP OF GRATE
HP	HINGE POINT
P	TOP OF PAVEMENT
SW	SWALE
TOE	TOE OF SLOPE
TC	TOP OF CURB

SIGNS

HPG	HIGH PRESSURE GAS SIGN
NO PRKG	NO PARKING SIGN
SPEED	SPEED LIMIT SIGN
REF	REFLECTOR

GENERAL SYMBOLS

▲	MONUMENT FOUND AS DESCRIBED
TBM	TEMPORARY BENCH MARK
	STREET LIGHT
	SIGNAL LIGHT
	SIGNAL LIGHT, NO ARM

WET UTILITIES

WM	WATER METER
WV	WATER VALVE
WELL	WATER WELL

DRY UTILITIES

DET	DETECTOR BOX
ELEC	ELECTRICAL BOX
GAS-M	GAS METER
GUY	GUY ANCHOR
TELE	TELEPHONE BOX
TS	TRAFFIC SIGNAL BOX
	UTILITY POLE

UTILITY LINETYPES

E	ELECTRICAL
FO	FIBER OPTIC
G	GAS
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
W	WATER

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Project
SUSANVILLE TRAVEL STOP

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

Prepared For
SIERRA PACIFIC INDUSTRIES

LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

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

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Professional Seal

LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

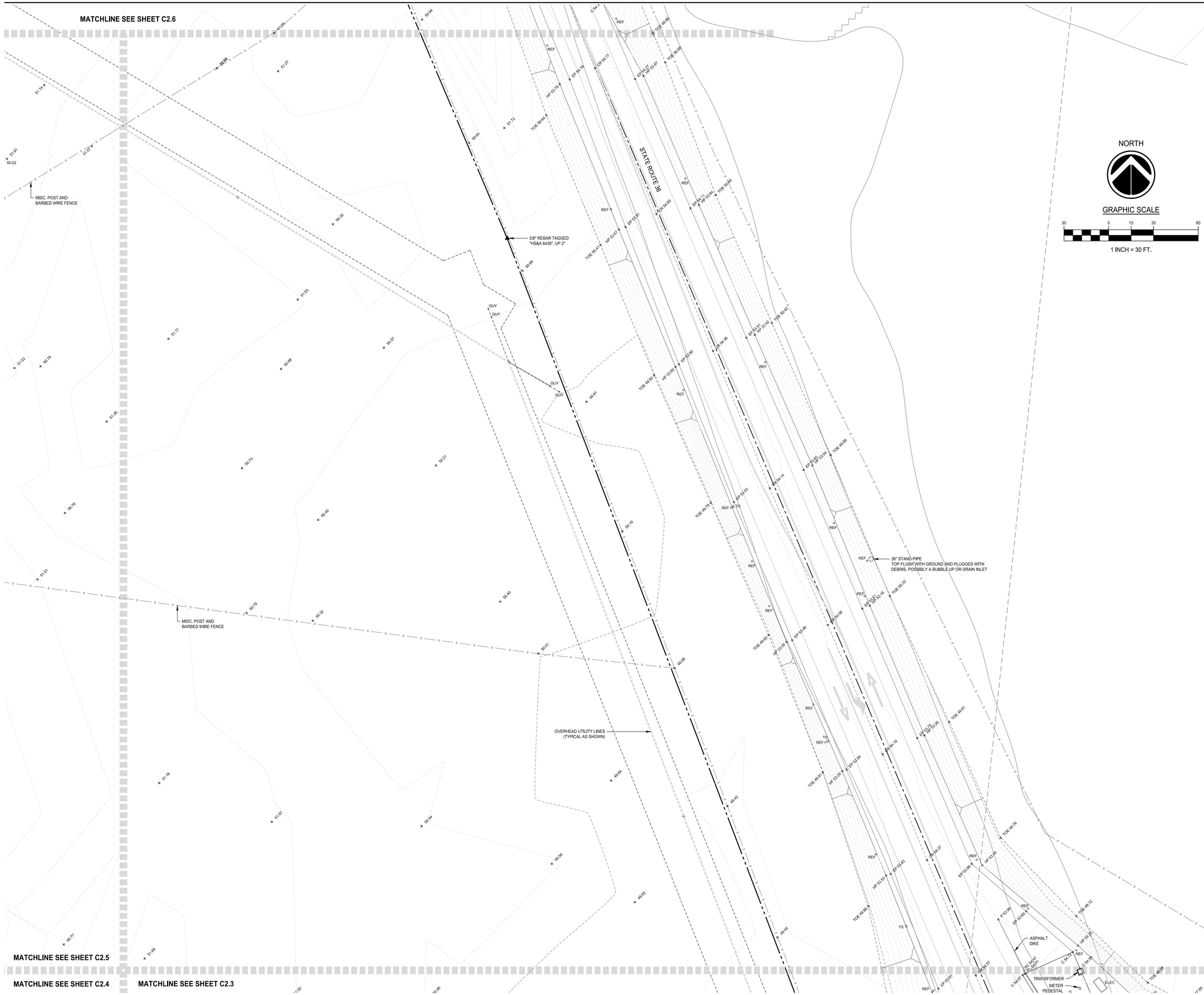
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TOPOGRAPIC SURVEY

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

Sheet Number
C2.1

OF 6

Project No: 19294



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FT.

Project

SUSANVILLE TRAVEL STOP

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

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Sheet Title

TOPOGRAPHIC SURVEY

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

Sheet Number

C2.2

OF 6

Project No: 19294

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MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.2

SUSANVILLE RD.

STATE ROUTE 36

TBM NO. 3

5/8" REBAR TAGGED "HS&A 6436", UP 2"

5/8" REBAR TAGGED "HS&A 6436", UP 2"

5/8" REBAR TAGGED "LS 4530", UP 2"

MISC. POST AND BARBED WIRE FENCE

MISC. POST AND BARBED WIRE FENCE

OVERHEAD UTILITY LINES (TYPICAL AS SHOWN)

BOX CULVERT WITH HEADWALLS CONSTRUCTED OF RAILROAD TIES

ASPHALT DIKE

ASPHALT DIKE

ASPHALT DIKE

TRANSFORMER

METER PEDESTAL

CONTROL PANEL

CONTROL PANEL

CROSSWALK BUTTON

INV 24" CMP 47.83

INV 24" CMP 47.52

INV 24" CMP 46.42

INV 24" CMP 46.11

INV 24" CMP 45.21

INV 24" CMP 44.12

NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FT.

Project

SUSANVILLE TRAVEL STOP

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

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TOPOGRAPHIC SURVEY

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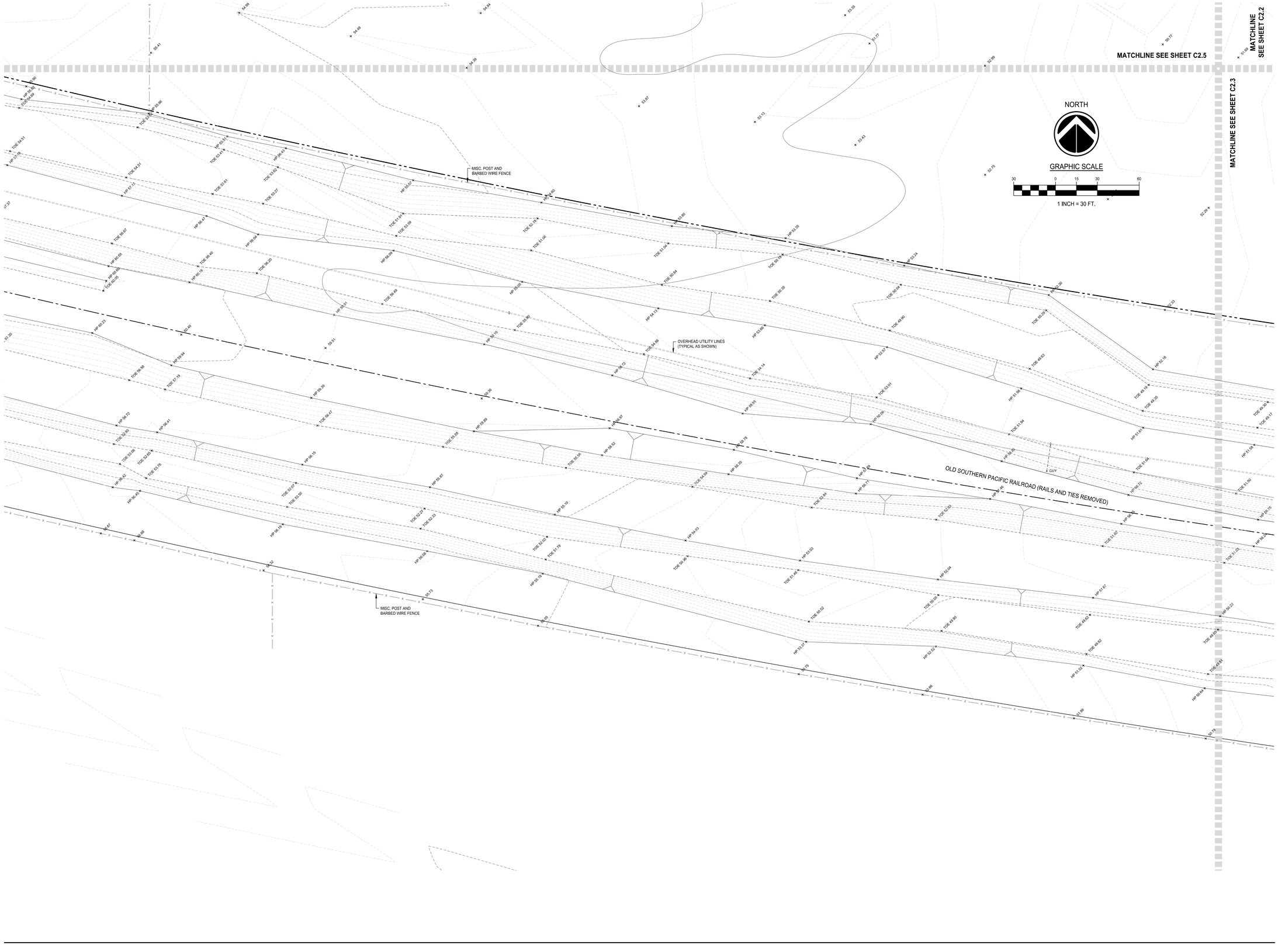
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C2.3

OF 6

Project No: 19294

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Project
SUSANVILLE TRAVEL STOP

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

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No.	Revision	Date

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Reviewed by: BRM

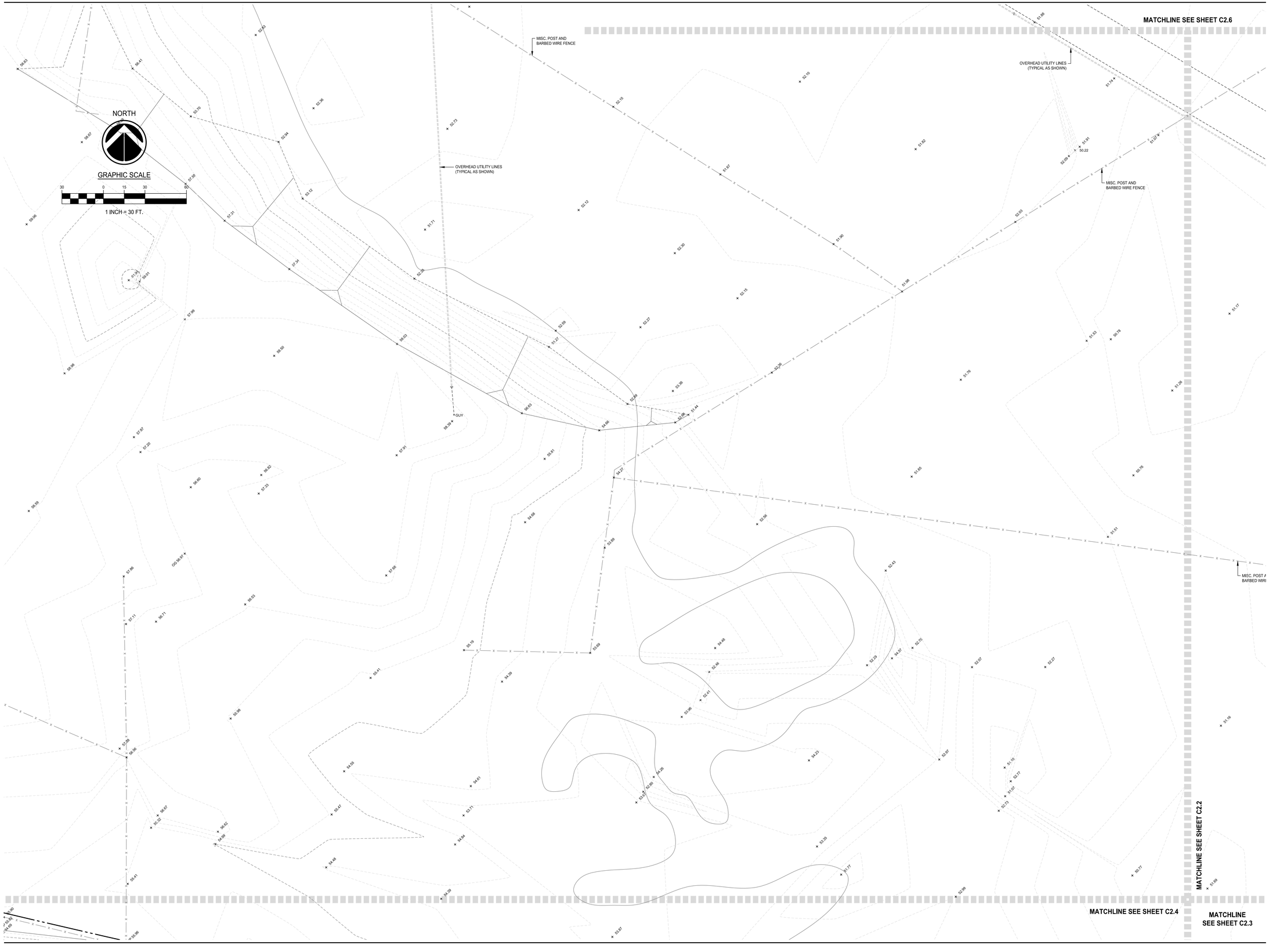
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TOPOGRAPHIC SURVEY

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C2.4

OF 6

Project No: 19294



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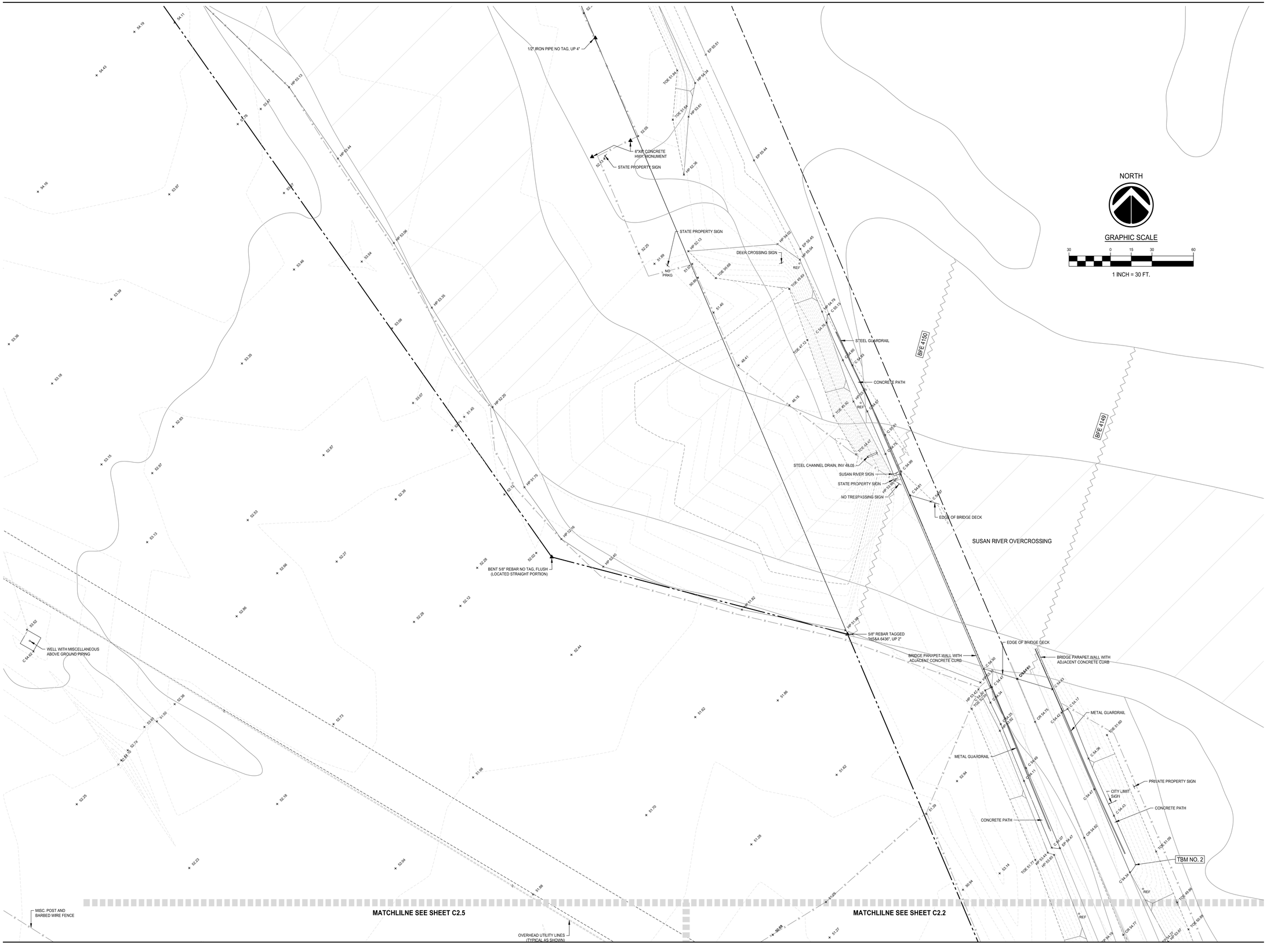
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TOPOGRAPHIC SURVEY

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

Sheet Number
C2.5

OF 6

Project No: 19294



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FT.

Project

SUSANVILLE TRAVEL STOP

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

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No.	Revision	Date

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Reviewed by: BRM

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TOPOGRAPHIC SURVEY

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OF 6

Project No: 19294

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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

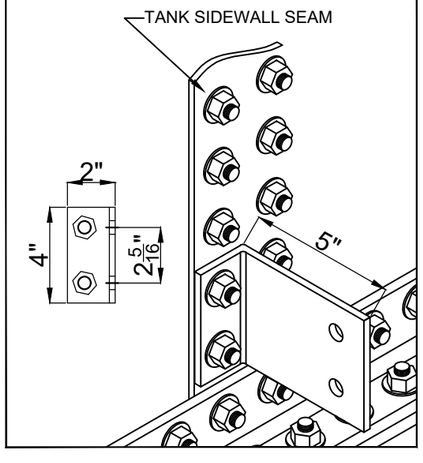
- ☐ COLOR MATCH

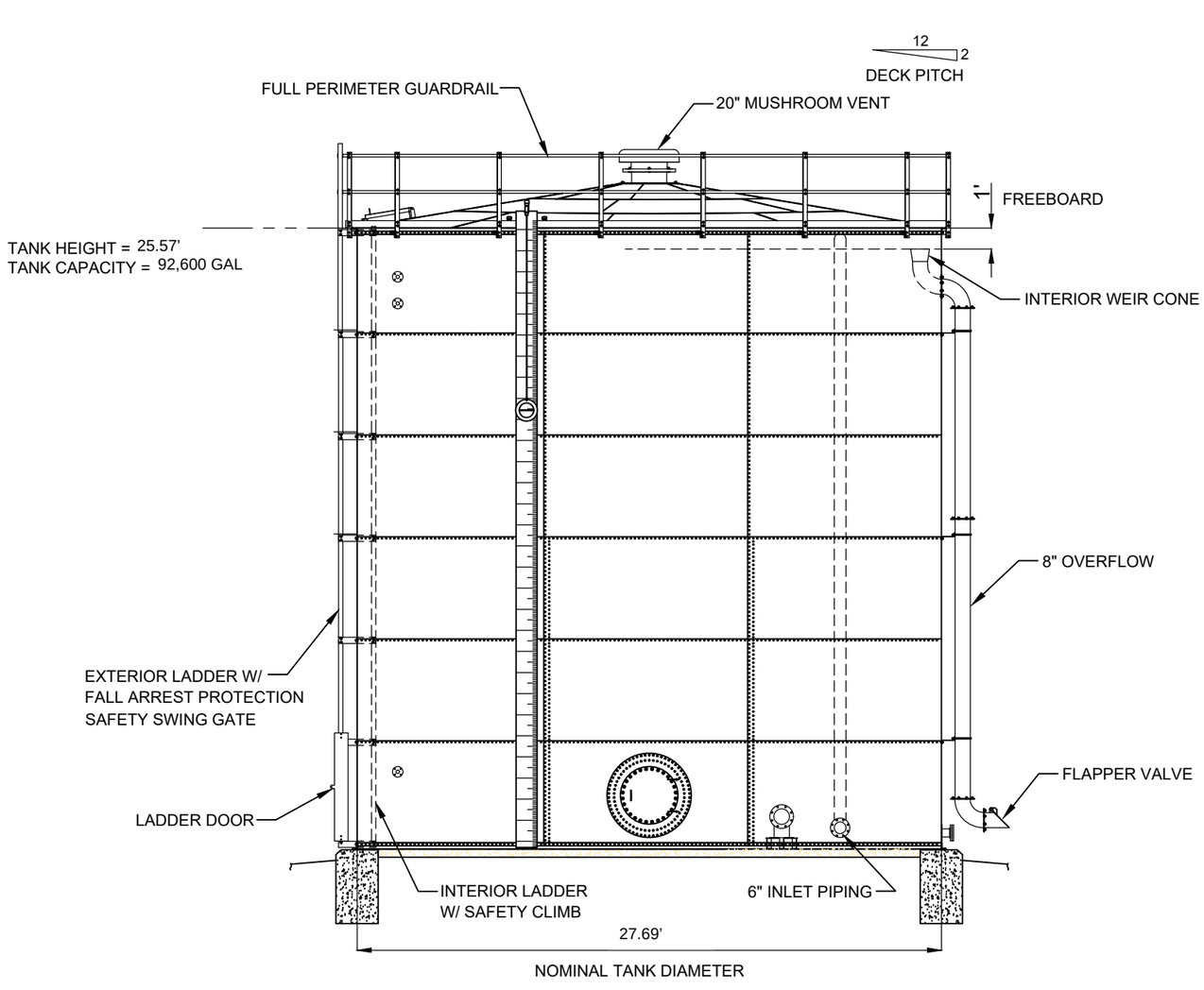
TANK SIDEWALLS SHEETS AND
SIDEWALL APPURTENANCES TO BE

- ☐ 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





ELEVATION VIEW

TANK 1 STANDARD

FLUID SOLUTIONS, LLC
WWW.FLUIDSLLC.COM

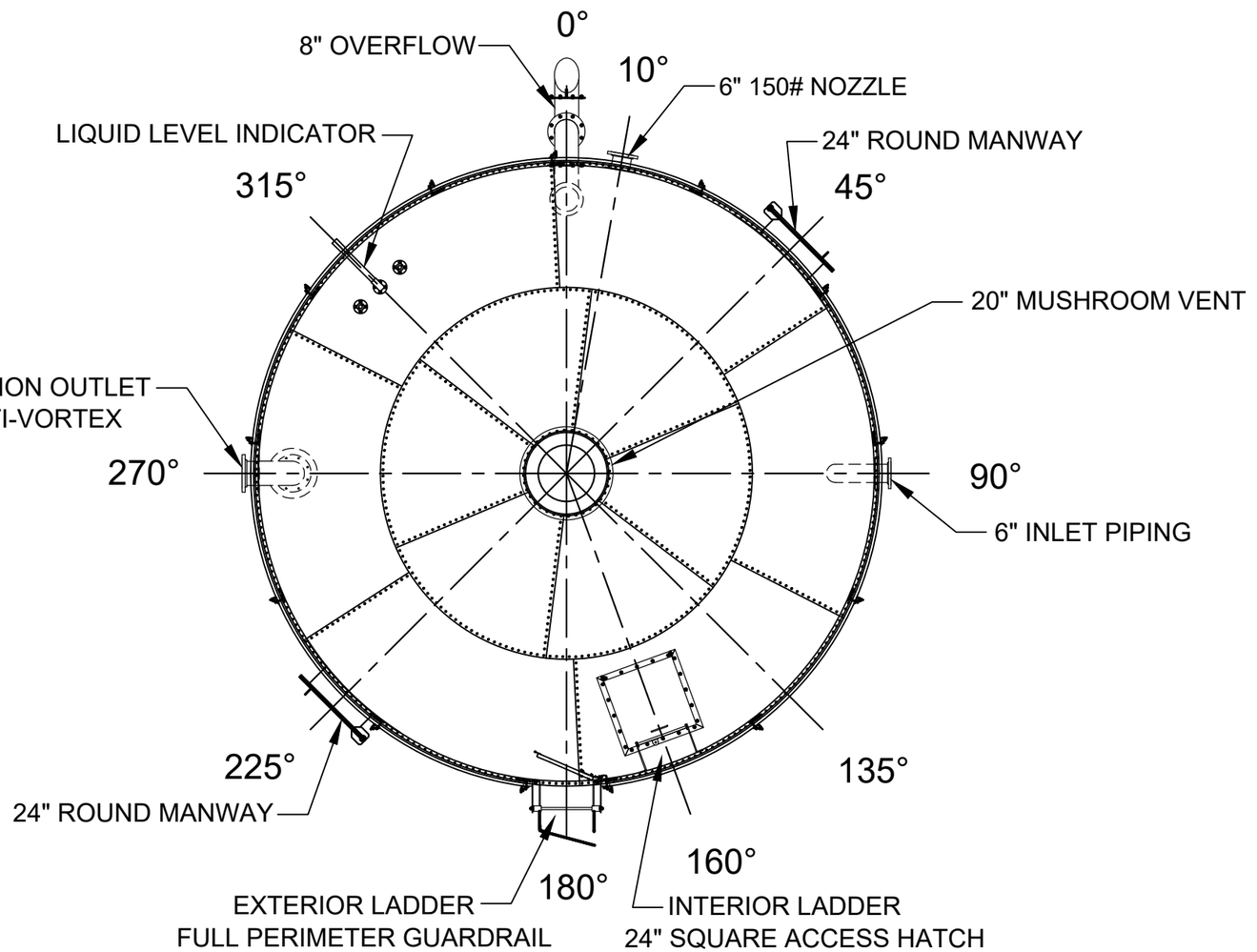
Love's
A NEW TRAVEL STOP

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UNLESS OTHERWISE SPECIFIED TOLERANCES:		
FRACTIONAL ± 1/16	ISSUED FOR SUBMITAL:	-
ONE PLACE DECIMAL ± 0.060	ISSUED FOR MANUFACTURING:	-
TWO PLACE DECIMAL ± 0.030	ISSUED FOR CONSTRUCTION:	-
THREE PLACE DECIMAL ± 0.010	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: - -	PRE-SUBMITTAL 01	REV. 0	
APPROVED BY: - -			

PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION



PLAN VIEW

TANK 1 STANDARD

FLUID SOLUTIONS, LLC
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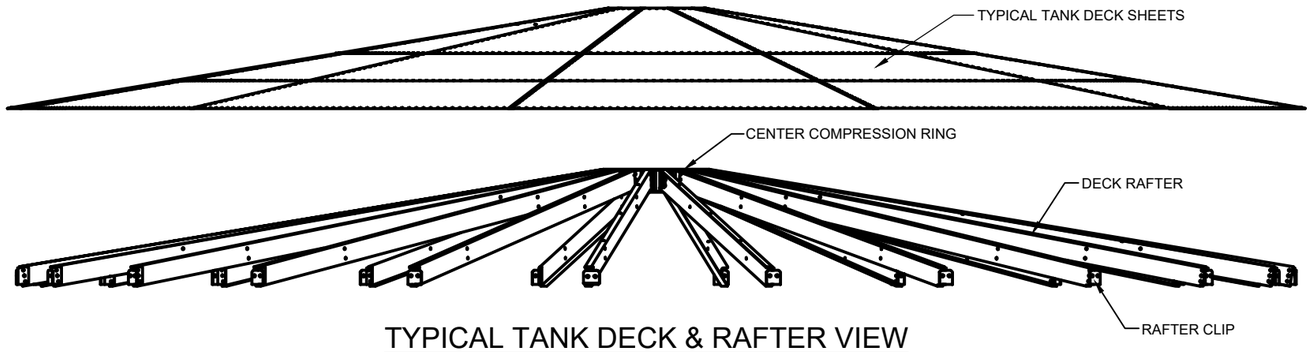
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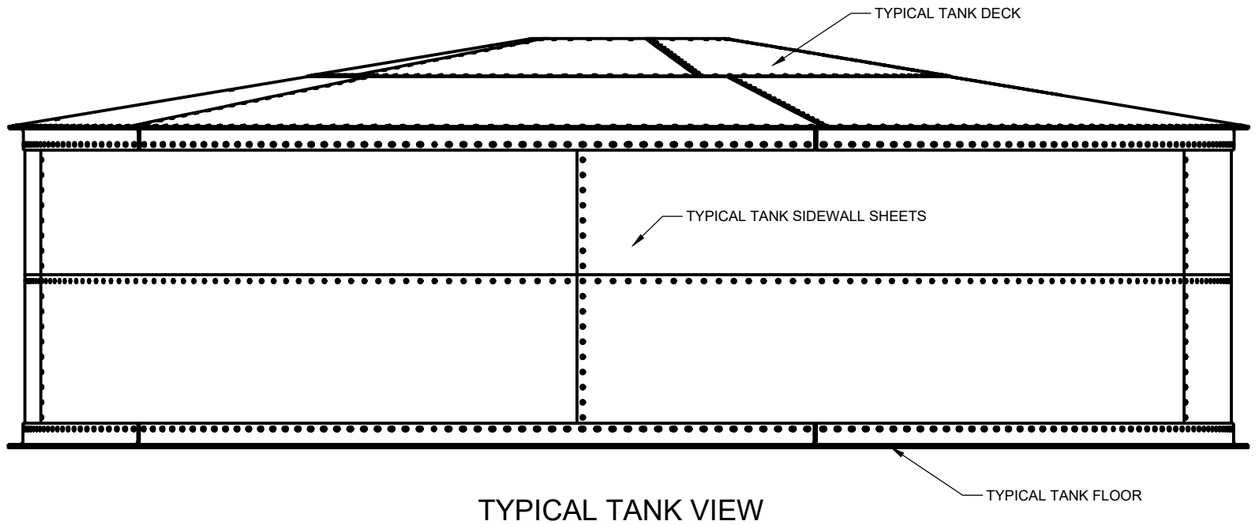
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	ISSUED FOR MANUFACTURING:	-
	ISSUED FOR CONSTRUCTION:	-
	PROJECT MANAGER:	-

PRE-SUBMITTAL DRAWING PLAN VIEW	JOB #:	PRE-SUBMITTAL	
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	TANK SIZE:		
CUSTOMER: -	FINISH:	-	
LOCATION: -	SCALE:		
DRAWN BY: MPH	SHEET 1 OF 1	DO NOT SCALE THIS DRAWING	
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APPROVED BY: - -			

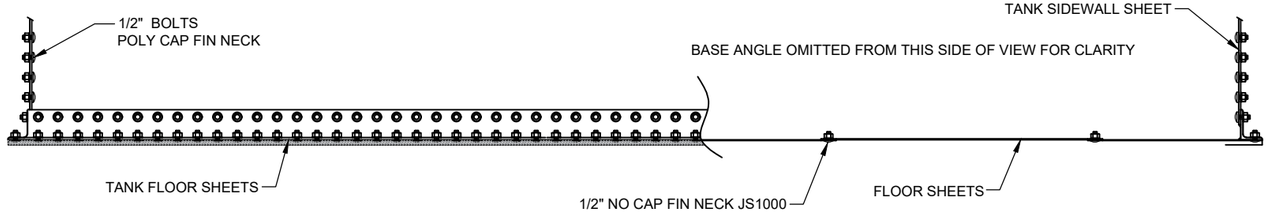
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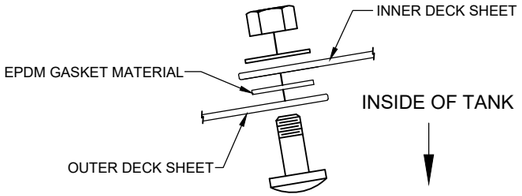
TYPICAL TANK DECK & RAFTER VIEW



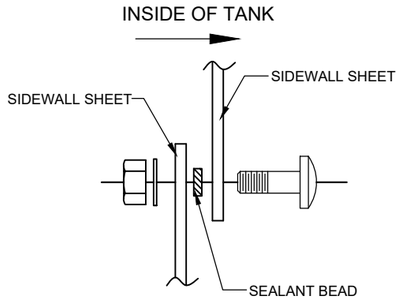
TYPICAL TANK VIEW



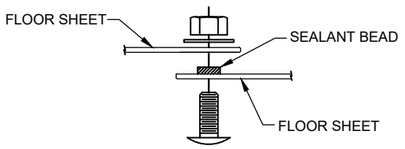
TYPICAL TANK BASE ANGLE & FLOOR VIEW



DECK EXPLODED VIEW



SIDEWALL VIEW



FLOOR EXPLODED VIEW

TANK 1 STANDARD

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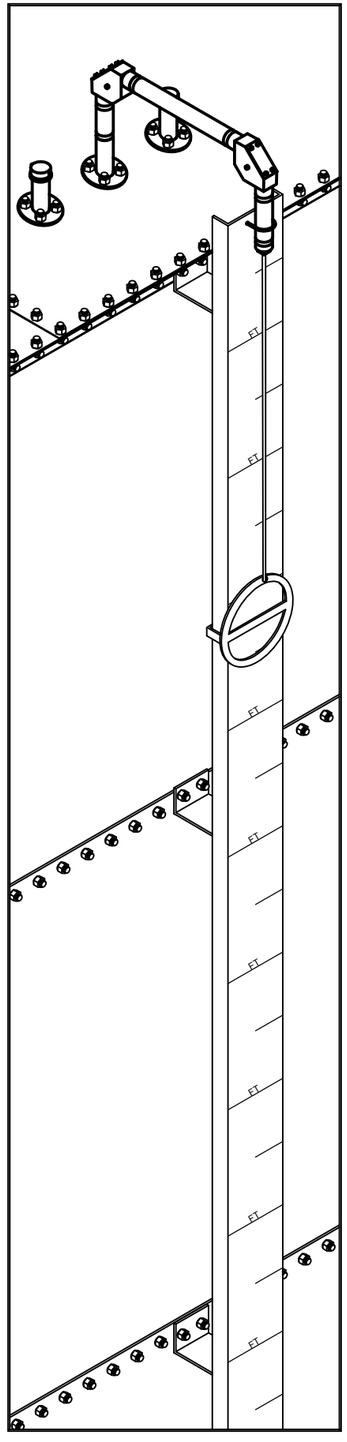
Love's
A NEW TRAVEL STOP

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UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL ± 1/16 ONE PLACE DECIMAL ± 0.060 TWO PLACE DECIMAL ± 0.030 THREE PLACE DECIMAL ± 0.010	ISSUED FOR SUBMITAL:	-
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	PROJECT MANAGER:	-

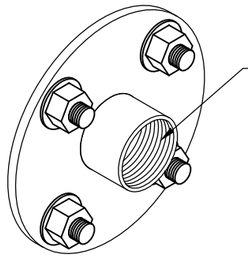
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APPROVED BY:	-		

PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION



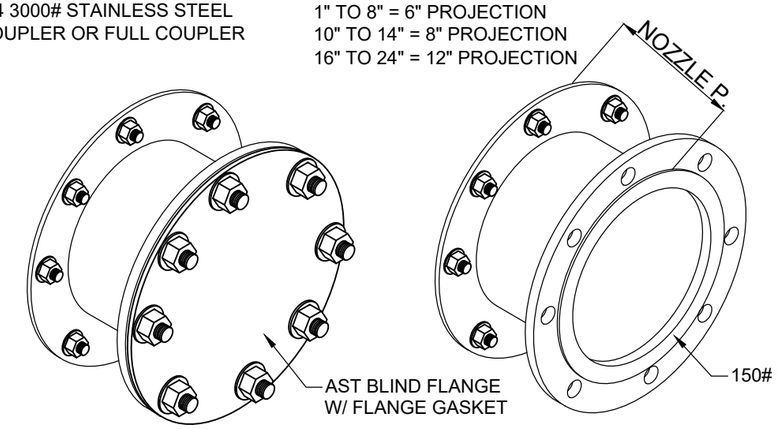
LIQUID LEVEL INDICATOR

GAUGE BOARD STYLE

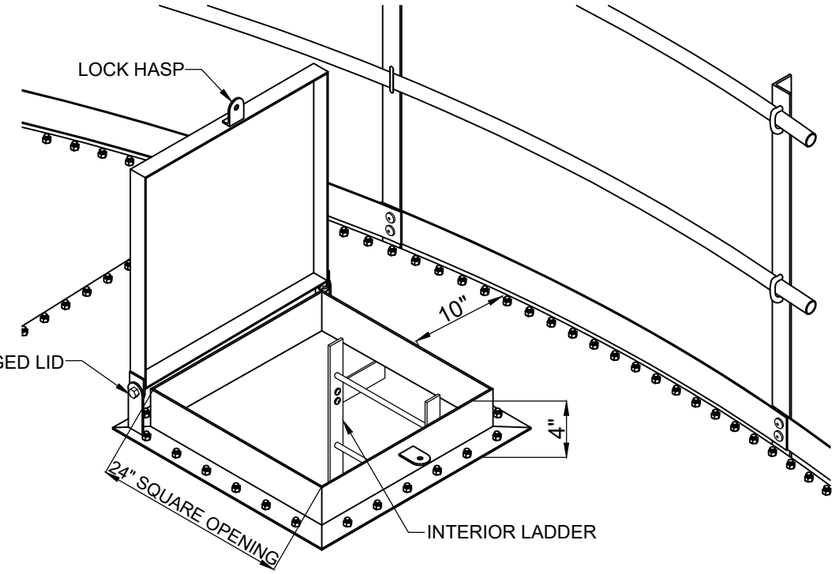


COUPLER

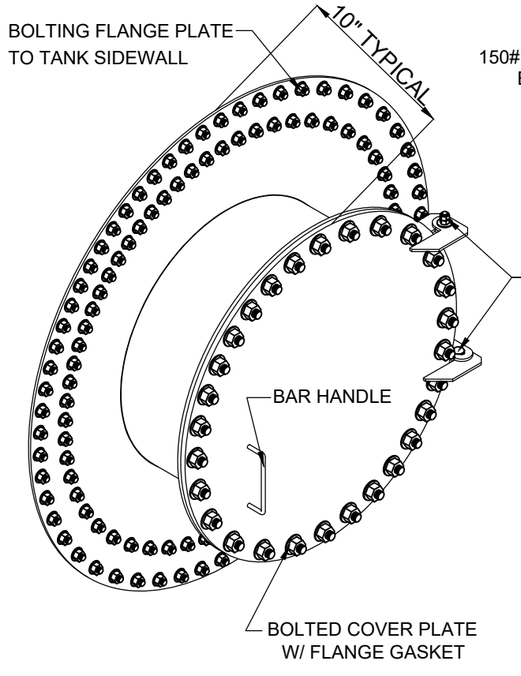
NOZZLE P.
1" TO 8" = 6" PROJECTION
10" TO 14" = 8" PROJECTION
16" TO 24" = 12" PROJECTION



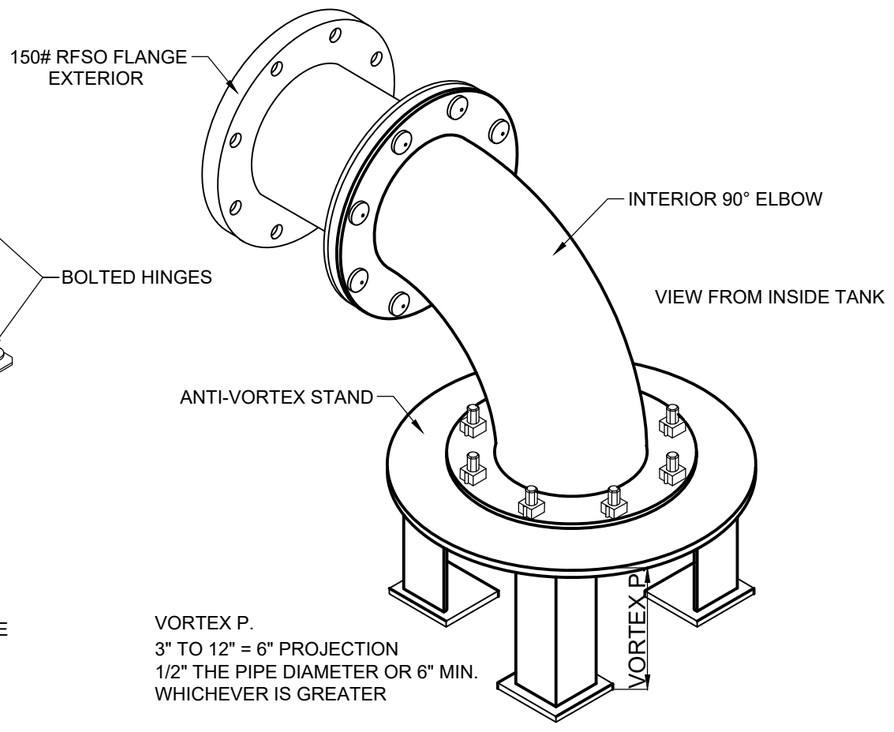
150# NOZZLE



24" SQUARE ACCESS HATCH



24" ROUND MANWAY



SUCTION OUTLET

TANK 1 STANDARD

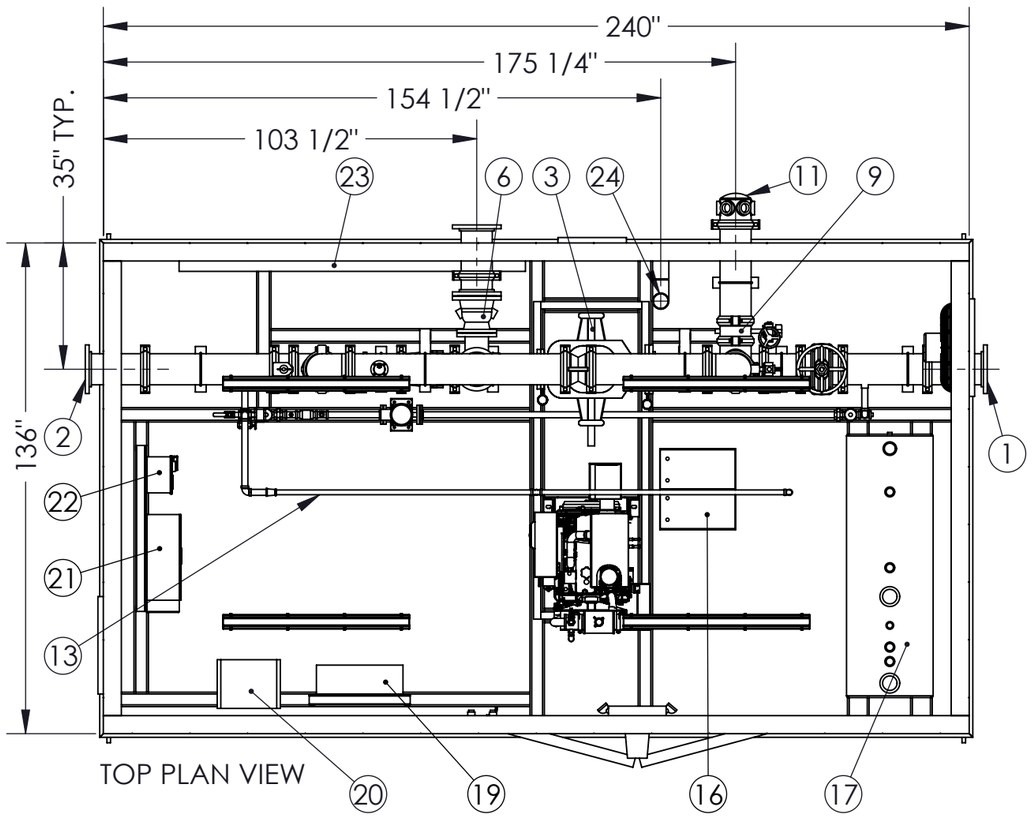
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Love's
A NEW TRAVEL STOP

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	ISSUED FOR MANUFACTURING:	-
	ISSUED FOR CONSTRUCTION:	-
	PROJECT MANAGER:	-

TYPICAL PRE-SUBMITTAL TYPICAL DETAILS			JOB #:	PRE-SUBMITTAL
			COVERAGE:	-
			TANK SIZE:	-
CUSTOMER:	-		FINISH:	-
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DRAWN BY:	MPH		SHEET 1 OF 1	DO NOT SCALE THIS DRAWING
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APPROVED BY:	-	-		

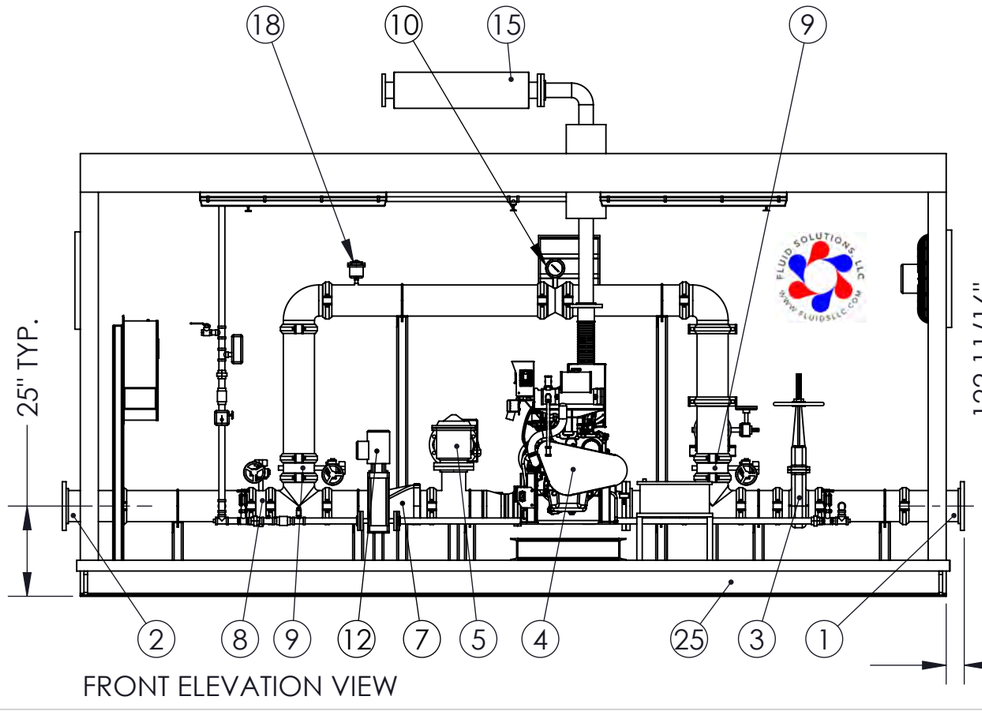


TOP PLAN VIEW

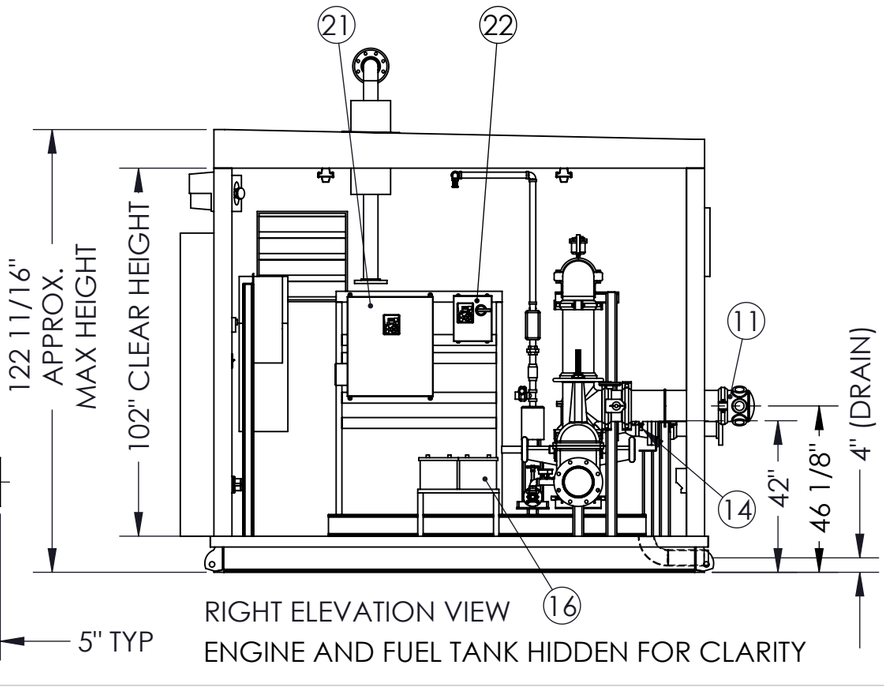
NOTES:
1) ANCHOR BOLT HOLES AVAILABLE ONLY UPON CUSTOMER REQUEST.
2) ONLY MAIN STRUCTURAL SUPPORTS ARE SHOWN ON DRAWING. ADDITIONAL CROSS MEMBERS ARE REQUIRED TO SUPPORT PIPING, PUMP CONTROLLER, OR ANY OTHER APPLICABLE COMPONENTS. IF THERE IS A DRAIN OR ANY OTHER OBSTRUCTION IN THE FLOOR THAT SHOULD 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	WASTECONE 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



FRONT ELEVATION VIEW



RIGHT ELEVATION VIEW
ENGINE AND FUEL TANK HIDDEN FOR CLARITY

APPROXIMATE DRY SYSTEM WEIGHT: 24,000 LBS

REV	DESCRIPTION	BY DATE
B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021

ALL DIMENSIONS +/- TOLERANCE OF 1/2"

LOVES 1000 / 1250 GPM TANK FED SYSTEM

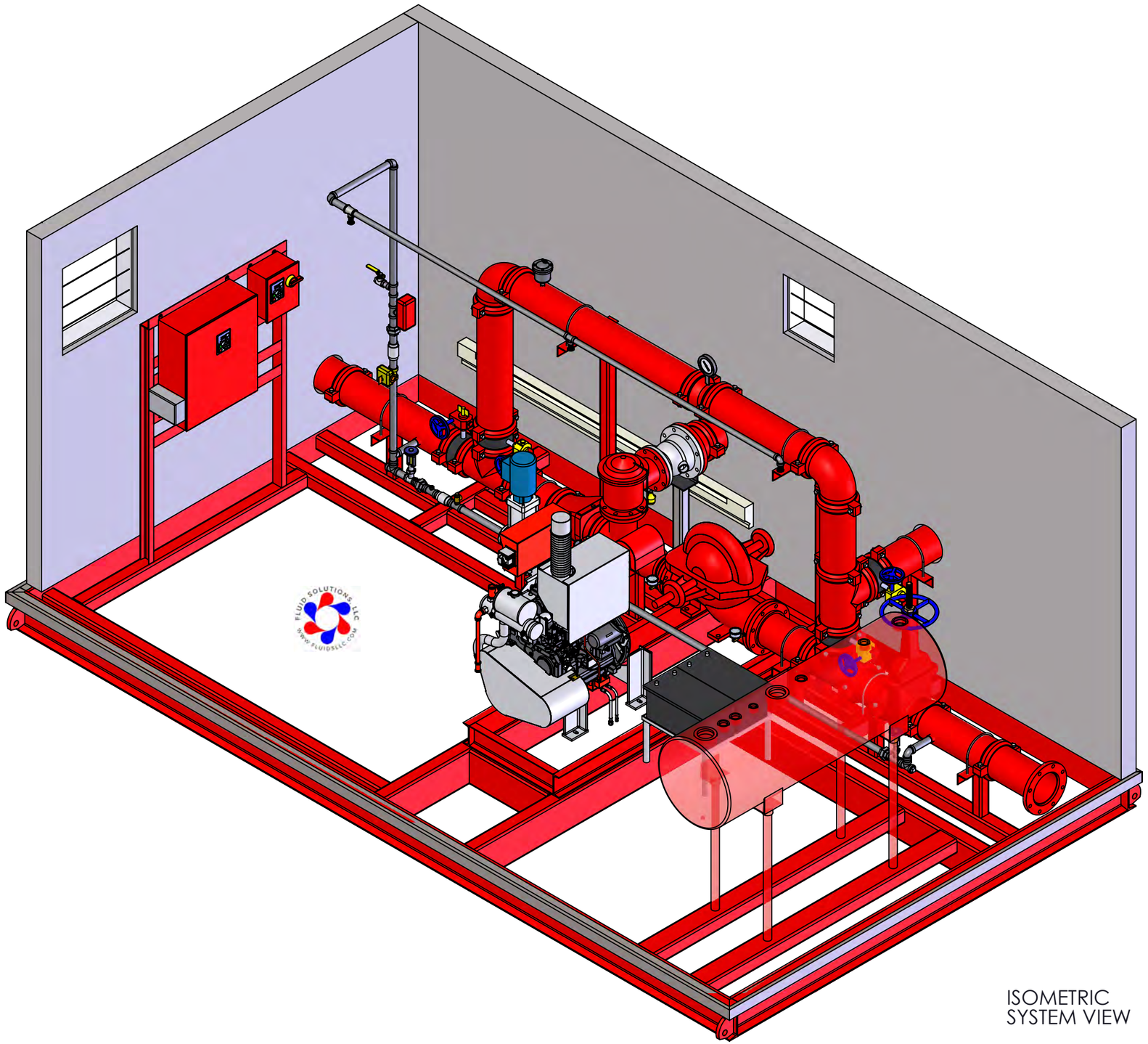
DRAWN BY: JRD	ENG. BY: JRD	CHECKED BY: MDT

DATE: 7/27/2021

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205 705 1497 ph || www.fluidsllc.com

SCALE 1:42

DWG A1-1



ISOMETRIC
SYSTEM VIEW

REV	DESCRIPTION	BY DATE
B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021

ALL DIMENSIONS +/- TOLERANCE OF 1/2"

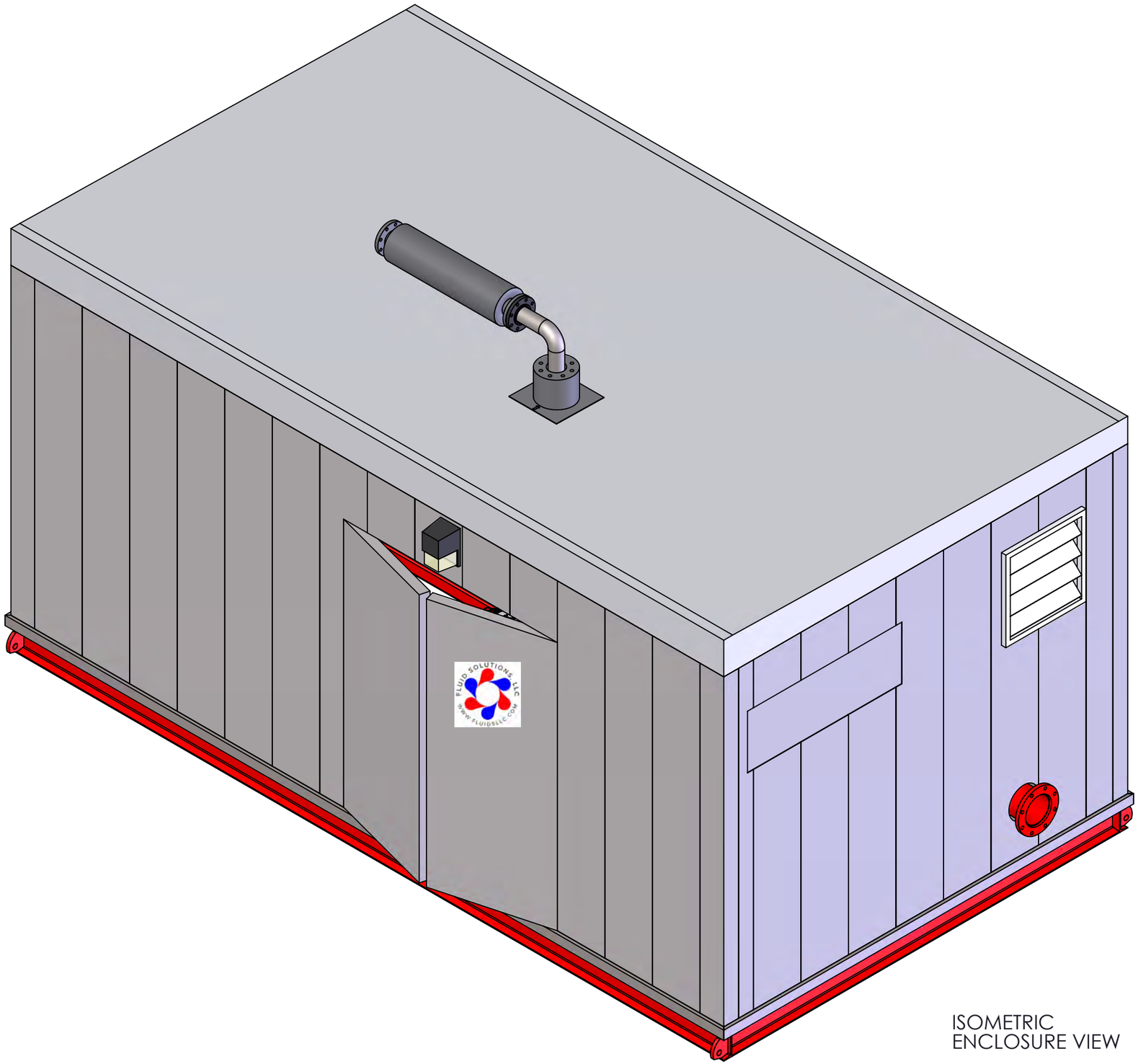
LOVES 1000 / 1250 GPM TANK FED SYSTEM

DRAWN BY: JRD	ENG. BY: JRD	CHECKED BY: MDT

DATE: 7/27/2021

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SCALE	DWG
1:26	A2-1



ISOMETRIC
ENCLOSURE VIEW

REV	DESCRIPTION	BY DATE
B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021

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

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SCALE	DWG
1:26	A2-2

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.**

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. *[Source: New Policy]*	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. [Source: Goal 3.3]	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. *[Source: Existing Policy 3.3-B]*	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. *[Source: Existing Policy 3.3-C, modified]*	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. *[Source: Existing Policy 3.3-D and Existing Programs 3.3-D-2 and 3.8-H-8, modified]*	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**.

Policy	Project	Consistency status
development of Susanville and its surroundings. *[Source: Existing Goal 3.6]*		
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. *[Source: Existing Goal 3.7, modified]*	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. *[Source: Existing Policy 3.8-E and Existing Program 14.62, modified]*	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. *[Source: New Policy]*	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. *[Source: Existing Policy 14.ab]*	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. *[Source: Existing Policy 3.8-G]*	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**.

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. *[Source: Existing Policy 3.8-H]*	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. *[Source: Existing Program 3.8-H-5]*	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. *[Source: New Policy]*	The project includes prezoning 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. *[Source: New Policy]*	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**.

Policy	Project	Consistency status
engagement and intent of the annexation. *[Source: New Policy]*		
LUD-10.4: Tribal Consultation. The City shall consult the Susanville Indian Rancheria prior to any formal application submittal of annexations. *[Source: New Policy]*	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. *[Source: New Policy]*	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. *[Source: New Policy]*	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. [Source: New Policy]	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.**

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.**

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.**

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.**

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**

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.**

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
Susanville Love's Travel Stop

Standard	Description of Project	Compliance
17.36.050(A) Minimum Building Site: 10,000 sq. ft.	The project is proposed on a 14.15-acre portion of a 79.6-acre parcel.	Complies
17.36.050(B) Minimum Lot Width Interior: 65 ft; Corner: 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
17.36.050(C) Yard Setbacks Front: 10 Interior side: none Corner side:10 Rear: 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
17.36.050(D) Maximum Structural Height: 40 ft	Proposed convenience store height is approximately 23 ft with projections up to 25 ft. Fuel canopy height is approximately 20 ft.	Complies
17.36.050(J) Outdoor Trash Storage 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)
17.96.050 Outdoor Lighting: 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)
17.96.080 Pedestrian Access: 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

17.100 Parking Fast-food: 101 required (1 space/ 50SF for 5,062 SF) Retail: 40 required (1 space / 200 SF for 7,943 SF Total required: 141 spaces.	Provided: 141 spaces.	Complies
Drive-Through Stacking: six stacking spaces/ window (120 LF) Service Station Stacking: 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
Loading Spaces: 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

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.

<u>Orderly and Harmonious Development Analysis</u>
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.

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

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

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.

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

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.

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.

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

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.

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 (*Lepidium* latifolium) and cheatgrass (*Bromus tectorum*).	**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-gallong and 24-inch box containers. Shrubs are from one- and five-gallon containers.	**Complies.** The project complies because proposed trees are planted from 15-gallong and 24-inch box containers and proposed shrubs are planted from a variety of one- and five-gallon containers.

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		

Architecture & Site Plan Review Analysis
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.

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

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.

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

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

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

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

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

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

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

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

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

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

SECTION 1: CEQA Determination.
The City Council hereby determines that the potential environmental effects from the actions authorized by this Ordinance were adequately analyzed in the Susanville Travel Stop Project EIR which determined that impacts would be less than significant or mitigated to less-than-significant levels with implementation of mitigation measures and preparation of a Mitigation Monitoring and Reporting Program.

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

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

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 Map as amended by Resolution 26-6534.

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.

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.

SECTION 3: Zoning Map Amendment.
The Zoning Map of the City of Susanville, as defined by Susanville Municipal Code Sections 17.04.070, and the boundaries of the Districts of such map, are hereby amended pursuant to section 17.112.060 of such Code to rezone the Property (as shown on Exhibit "A") to C-2 (as shown in Exhibit "B") attached hereto and made a part hereof; pursuant to the findings contained in Section 2 of this Ordinance.

SECTION 4: Severability.
If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not 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.

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_____ of _____ 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_____ day of_____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

Agenda Item No. 7.B.
Standard Workflow

City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: May 6, 2026

Subject: 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.

Presented By: Heidi Whitlock, City Clerk

Summary:

Pursuant to Government Code Section 3502.3, the City is required to hold a public hearing regarding the status of job vacancies and recruitment efforts prior to adopting the upcoming final budget. The purpose of this requirement is to promote transparency in staffing levels, keeping both the public and employee organizations informed about vacancy statuses and any recruitment challenges, and providing an opportunity to address those challenges as needed. This hearing ensures compliance with the Code and provides an open forum for discussion.

In 2024, staff conducted a comprehensive review and update of the City's hiring policies. The City began utilizing widely recognized and interactive platforms, including Indeed and ZipRecruiter, moving beyond simply posting positions on the City's website. This approach also provided candidates with a clearer application timeline, as interview dates have been included in the postings. Despite these efforts, the City continues to face challenges in attracting qualified candidates for positions requiring specialized expertise. These challenges are believed to be related to factors such as geographic location and the limitations of the local labor force, rather than the nature of the positions themselves. Staff is actively reviewing the city hiring policies and procedures to identify any areas that may still require revision to enhance recruitment and retention.

For 2025, staff has completed an assessment of all vacancies by hour to determine the most accurate vacancy percentage for each bargaining unit. As reflected in the table below, no bargaining unit has reached or exceeded the 20% vacancy threshold.

Bargaining Unit	Vacancy Percentage - 2025
Admin Unit	5%
Firefighter Unit	15%
Miscellaneous Unit	9%

Public Works Unit	15%
SPOA Unit	2%
Management	8%

Had any single bargaining unit reached the 20% threshold, the following information would have to be available upon union or bargaining unit request:

1. The number of vacant positions within the unit
2. The number of applicants for each vacancy
3. The average number of days to complete the hiring process from the posting date
4. Any opportunities to improve compensation and other working conditions

Based on the assessment above, all bargaining units remain below the 20% vacancy threshold, and the City continues to actively monitor and evaluate recruitment and retention efforts. At this time, staff recommends that the City Council receive and file this report regarding job vacancies and staffing status in compliance with Government Code Section 3502.3.

Fiscal Impact: None.

Action Requested: Receive and file the informational report on the City's job vacancies, recruitment and retention efforts pursuant to Government Code Section 3502.3

Attachments:

None

Agenda Item No. 7.C.
Standard Workflow

City Council Agenda Item

Submitted By:	Mike Prettyman, Code Enforcement Officer
Action Date:	May 6, 2026
Subject:	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)
Presented By:	Mike Prettyman, Code Enforcement Officer
Summary:	On November 24, 2025, a Notice of Intent to Abate and Remove Inoperative Vehicles was sent to the property owner of record at 2403 Riverside Drive requesting removal of vehicles within 10 days. The nuisance remained, and the remaining vehicles were removed by the City on December 9, 2025 and December 29, 2025. On January 9, 2026, an invoice for the abatement costs in the amount of $525.00 was issued to the property owner and requested payment within 30 days. To date, no payments have been received by the City of Susanville.
Fiscal Impact:	If the total amount is collected, the General Fund would see revenue in the amount of $525.00.
Action Requested:	Motion to approve Resolution No. 26-6536, ordering a lien to be recorded for unpaid vehicle abatement costs incurred by the City at 2403 Riverside Drive (APN: 105-301-005-000).

Attachments:

1. 26-6536
2. 26-5-6 Staff Report
3. 25-11-21 Photo
4. 25-11-21 Photo
5. 25-11-21 Photo
6. 25-11-24 Notice of Intent to Abate (ALL)
7. 25-12-9 Photo
8. 25-12-9 Tow Invoice (Nissan)
9. 25-12-29 Photo
10. 25-12-29 Tow Invoice (Chrystler)
11. 25-12-29 Photo
12. 25-12-29 Tow Invoice (Trailer)
13. 26-1-9 Notice of Removal Cost and Invoice
14. 26-4-22 Notice of Cost Hearing

RESOLUTION NO. 26-6536
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE APPROVING A LIEN TO BE RECORDED WITH THE OFFICE OF THE CLERK-RECORDER FOR THE COUNTY OF LASSEN FOR UNPAID VEHICLE ABATEMENT COSTS AT 2403 RIVERSIDE DRIVE (APN: 105-301-005-000)

WHEREAS, California Government Code Sections 36901, 38771, and 38773.5(a) authorizes the City of Susanville to enact ordinances declaring what constitutes a nuisance, the procedures for abating nuisance conditions and provides for the recovery of costs incurred by the City to abate the nuisance; and

WHEREAS, the Susanville City Council adopted Ordinance 17-1011, that declares conditions of real property that constitute a public nuisance, provides for the abatement of such nuisance conditions, and provides for the collection of costs incurred by the City in performing such abatement; and

WHEREAS, on November 21, 2025, a Notice of Intent to Abate and Remove Inoperative Vehicles was sent to the property owner of record at 2403 Riverside Drive, Sade R. Prudhomme, and to the last registered vehicle owners in accordance with Section 10.22.110 of the Susanville Municipal Code (SMC); and

WHEREAS, on December 9, 2025, the nuisance remained and, with property owner permission, the City of Susanville enlisted contracted agents to remove a 2004 Nissan Pathfinder from the property; and

WHEREAS, on December 22, 2025, the nuisance remained and Abatement Warrant #25-17 was issued by the Superior Court of California, County of Lassen to abate the nuisance conditions; and

WHEREAS, on December 29, 2025, contracted agents for the City of Susanville removed a single-axle tow behind utility trailer with no identifying marks or tags, and a 2001 Chrystler Mini Van from the property; and

WHEREAS, on January 9, 2026, a Notice of Vehicle Removal Cost and Invoice in the amount of $525.00 was sent to the property owner ordering payment within thirty (30) days; and

WHEREAS, to date, no payments have been received by the City of Susanville; and

WHEREAS, such costs are recoverable as a special assessment lien against the property (APN: 105-301-005-000) as provided by SMC 10.22.170; and

WHEREAS, on April 22, 2026, the Notice of Public Hearing was served to the property owner of record, Sade R. Prudhomme, at the address shown on the last equalized assessment roll (2403 Riverside Dr., Susanville CA. 96130) and posted on the premises at 2403 Riverside Drive in accordance with SMC 8.32.110.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Susanville hereby confirms the amounts totaling $525.00 and hereby orders the recordation of this resolution with the Office of the Clerk-Recorder for the County of Lassen and that such recordation shall constitute a special assessment lien on the county tax rolls in the manner

provided in Section 38773.5 of the Government Code. Thereafter, all laws applicable to the levy collection and enforcement of property taxes shall be applicable to such special assessment against the real property located at 2403 Riverside Drive, APN: 105-301-005-000, and owned by Sade R. Prudhomme.

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 6th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

Property Details

Address:	**2403 Riverside Drive**, Susanville, California 96130
APN:	105-301-005-000
Property Owner:	Sade R. Prudhomme

Background

On November 21, 2025, a Notice of Intent to Abate and Remove Inoperative Vehicles was sent to the property owner of record at 2403 Riverside Drive, Sade R. Prudhomme, and to the last registered vehicle owners in accordance with Section 10.22.110 of the Susanville Municipal Code (SMC). Said notice provided the property owner 10 days to remove the vehicles or request a hearing.

On December 1, 2025, the nuisance remained and no request for hearing had been submitted.

On December 9, 2025, with property owner permission, contracted agents for the City of Susanville removed a 2004 Nissan Pathfinder from the property.

On December 22, 2025, the nuisance remained and Abatement Warrant #25-17 was issued by the Superior Court of California, County of Lassen to abate the nuisance conditions.

On December 29, 2025, contracted agents for the City of Susanville removed a single-axle tow behind utility trailer and a 2001 Chrystler Mini Van from the property.

On January 9, 2026, a Notice of Vehicle Removal Costs and an Invoice in the amount of $525.00 were sent to the property owner ordering payment within 30 days.

To date, no payments have been received by the City of Susanville.

§ 10.22.170 of the SMC states: *"If the administrative costs and the cost of removal which are charged against the owner of a parcel of land pursuant to Section 10.22.130 are not paid within 30 days of the date of the order or the final disposition of an appeal therefrom, such costs shall be assessed against the parcel of land pursuant to Section 38773.5 of the Government Code and shall be transmitted to the tax collector for collection. Said assessment shall have the same priority as other county taxes."*

On April 22, 2026, Notice of this hearing was sent to the owner of record via 1st Class and Certified Mail and physically posted in a conspicuous place in accordance with § 8.32.110.

Summary and Requested Action

The cost of abatement is in the amount of $525.00 and recoverable as provided by § 10.22.170. Said costs have not been collected and Staff is asking the council to consider Resolution No. 26-xxxx to:

A. Confirm abatement costs in the amount of $525.00 and order the recordation of the resolution with the Office of the Clerk-Recorder for the County of Lassen and that such recordation shall constitute special assessment lien on the county tax rolls in the manner provided in Section 38773.5 of the Government Code. Thereafter, all laws applicable to the levy collection and enforcement of property taxes shall be applicable to such special assessment against the real property located at 2403 Riverside Dr., APN: 105-301-005-000, and owned by Sade R. Prudhomme.


November 21, 2025 8:20 AM


November 21, 2025 8:20 AM


November 21, 2025 8:21 AM

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1486 4702 23

November 21, 2025

Sade R. Prudhomme
2403 Riverside Dr.
Susanville, CA. 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
APN: 105-301-005-000
Code Enforcement Case # CE2025-030

To Sade R. Prudhomme:

As owner shown on the last equalized assessment roll of the land located at 2403 Riverside Dr. Susanville, Ca. 96130, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. The details of said vehicle(s) are as follows:

- 2004 Nissan Pathfinder, California License plate number 5FYW836, Vehicle Identification Number JN8DR09X54W80179. Last registered February 2022 to Anna Geneva Peai in Citrus Heights, California.
- 2024 Dodge Hornet, California License plate number 9NAA648. Last registered July 2025 to Sade Raynette Prudhomme in Susanville, California.
- 2010 Hyundai Santa Fe, California License plate number 6NEE906. Last registered September 2023 to Kathrynn Ann Duncan, in Redding, California.
- 2015 Dodge Dart, Arizona License plate number G7A8VD, Vehicle Identification Number 1C3CDFCB3FD243177. Last registered to Sade Raynette Prudhomme in Sierra Vista, Arizona.
- 1994 Ford F-250, Arizona License plate number FYA8DSA, Vehicle Identification Number 1FTHX25G8RKA09515. Last registered to Robert Nathan Ellis in Sierra Vista, Arizona.
- 2001 Chrystler Town and County Van, South Dakota License plate number 62NW44, Vehicle Identification Number 2C8GT64L01R247909. Last registered May 2024 to Larry Ingwerson in Beresford, South Dakota.
- 1987 Chevrolet Cargo Van, California License plate number 43474W3. Vehicle Identification Number 1GBHP32J6H3311291. Last registered February 2025 to Renee Blount in Susanville, California.
- Single axel tow behind utility trailer with no identifying tags or marks.

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

You are hereby notified to abate said nuisance by the removal of said vehicle(s) (or said parts of a vehicle) within 10 days from the date mailing of this notice, and upon your failure to do so the same will be abated and removed by the City and the costs therefor, together with administrative costs, assessed to you as owner of the land on which said vehicle (or said parts of a vehicle) is located.

As owner of the land on which said vehicle (or said parts of a vehicle) is located, you are hereby notified that you may, within 10 days after the mailing of this notice of intention, request a public hearing and if such a request is not received by the city council of the city of within such 10-day period, the city police chief, or designated representative, shall have the authority to abate and remove said vehicle (or said part of vehicle) as a public nuisance and assess the cost of aforesaid without a public hearing. You may submit a sworn written statement within such 10-day period denying responsibility for the presence of said vehicle (or said parts of a vehicle) on said land, with your reason for denial, and such statements shall be construed as a request for a hearing at which your presence is not required. You may appear in person at any hearing requested by you or the owner of the vehicle or, in lieu thereof, may present a sworn written statement as aforesaid in time for consideration at such a hearing.

If you have any questions, please contact Code Enforcement (530) 260-6099.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1486 4702 30

November 25, 2025

Anna Geneva Peai
8432 Butternut Dr.
Citrus Heights, CA. 95621

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Anna Geneva Peai:

As the last registered (and/or legal) owner of record of a 2004 Nissan Pathfinder, California License plate number 5FYW836, Vehicle Identification Number JN8DR09X54W80179, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1486 4702 47

November 25, 2025

Sade Raynette Prudhomme or Robert Nathan Ellis
2403 Riverside Dr.
Susanville, CA 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Sade Raynette Prudhomme or Robert Nathan Ellis:

As the last registered (and/or legal) owner of record of a 2024 Dodge Hornet, California License plate number 9NAA648, Vehicle Identification Number ZACNDFAN9R3A16056, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 30

November 25, 2025

Kathryn Ann Duncan
2072 Jewel Ln.
Redding, CA 96001

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Kathryn Ann Duncan:

As the last registered (and/or legal) owner of record of a 2010 Hyundai Santa Fe, California License plate number 6NEE906, Vehicle Identification Number 5NMSK3AB4AH393801, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 47

November 25, 2025

Sade Raynette Prudhomme
2403 Riverside Dr.
Susanville, CA. 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Sade Raynette Prudhomme:

As the last registered (and/or legal) owner of record of a 2015 Dodge Dart, Arizona License plate number G7A8VD, Vehicle Identification Number 1C3CDFCB3FD243177, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 54

November 25, 2025

Robert Nathan Ellis
2403 Riverside Dr.
Susanville, CA. 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Robert Nathan Ellis:

As the last registered (and/or legal) owner of record of a 1994 Ford F-250, Arizona License plate number FYA8DSA, Vehicle Identification Number 1FTHX25G8RKA09515, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

City of Susanville

(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 61

November 25, 2025

Renee Blount
2403 Riverside Dr.
Susanville, CA. 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Renee Blount:

As the last registered (and/or legal) owner of record of a 1987 Chevrolet Cargo Van, California License plate number 43474W3, Vehicle Identification Number 1GBHP32J6H3311291, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra

City of Susanville

(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 78

November 25, 2025

Larry Ingwerson
30548 470th Ave.
Beresford, SD. 57004

RE: 2403 Riverside Dr., Susanville, CA 96130
Code Enforcement Case # CE2025-030

To Larry Ingwerson:

As the last registered (and/or legal) owner of record of a 2001 Chrystler Town and County Van, South Dakota License plate number 62NW44, Vehicle Identification Number 2C8GT64L01R247909, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Brian Moore
Mayor pro tem

Councilmembers:
Quincy McCourt
Kevin Stafford
Thomas Hererra


JERR-DAN
257-8640
December 09, 2025 1:45 PM

Susanville Towing/Lassen Tire/Lake Almanor Towing

P.O. Box 1327
Susanville, CA 96130

Invoice

Date	Invoice #
12/9/2025	79186

susanvilletowing@gmail.com

City of Susanville
66 North Lassen St.
Susanville, CA 96130

P.O. or Membership #	Terms	Rep	Due Date	Call #	Customer Name
Code Enforcement	Net 30	23	1/8/2026	127	Mike

Item Code	Quantity	Description	Price Each	Amount
T-8	1.5	Basic Tow from 2403 Riverside Dr to McGowan Gray Nissan Pathfider License SFW836 Ca Vin SN8DR09X54W80179	150.00	225.00

I hereby authorize the above repair work to be done along with the necessary materials. You and your employees may operate above vehicle for purposes of testing, inspection, or deliveryat my risk. An express mechanics lien is acknowledged on above vehicle to secure the amount of repairs thereto. It is also understood that you will not be held responsible for loss or damage to cars articles left in cars in case of fire, theft or any other cause beyond your control.

Signature

Sales Tax (8.25%)	$0.00
Total	$225.00
Balance Due	$225.00


LASSEN AUTO BODY
COLLISION CENTER
530-257-2882
755 ALEXANDER AVE

Lassen Auto Body Towing

755 Alexander Ave, Susanville CA 96130
Phone: (530) 257-2882 | Fax :

Impound Invoice

Printed 12/29/2025

Call #	435	**VIN Number**	2C8GT64L01R247909
Stock #	26293358	**Model**	2001 Chrysler Town and Country (Gold)
Account	City Of Susanville Code Enforcement	**Drivable**	Yes
Date/Time Impounded:	12/29/2025 11:15 AM	**Keys**	Yes
Driver	Shane Honeycutt	**Towed from**	2403 RIVERSIDE DRIVE SUSANVILLE CA 96130
Truck	2026 International Flatbed	**Stored at**	HONUKI INC DBA LASSEN AUTO BODY ,

Towing charges	Quantity	Price	Line Total
(Towing) Tow/Hook Fee	1	$150.00	$150.00
		Subtotal	$150.00
		Standard Tax Rate - 8.25% Tax	$0.00
		Grand Total	**$150.00**
		Amount Due:	**$150.00**

Lassen Auto Body Towing appreciates your business; if you have any questions regarding this invoice, please contact us at (530) 257-2882.

Signature: _____ **Date:** _____

USDOT: 4391232 **CA#** 658266

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice



Lassen Auto Body Towing

755 Alexander Ave, Susanville CA 96130
Phone: (530) 257-2882 | Fax :

Impound Invoice

Printed 12/29/2025

Call #	436	**Model**	Trailer
Stock #	26297129	**Drivable**	Yes
Account	City Of Susanville Code Enforcement	**Keys**	No
Date/Time Impounded:	12/29/2025 11:15 AM	**Towed from**	2403 RIVERSIDE DRIVE SUSANVILLE CA 96130
Driver	Steve Harris	**Stored at**	HONUKI INC DBA LASSEN AUTO BODY
Truck	2020 International Flatbed		,

Towing charges	Quantity	Price	Line Total
(Towing) Tow/Hook Fee	1	$150.00	$150.00
		Subtotal	$150.00
		Taxes	$0.00
		Grand Total	**$150.00**
		Amount Due:	**$150.00**

Lassen Auto Body Towing appreciates your business; if you have any questions regarding this invoice, please contact us at (530) 257-2882.

Signature: _____ **Date:** _____

USDOT: 4391232 **CA#** 658266

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice

City of Susanville

(530) 252-5100 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF ABANDONED VEHICLE REMOVAL COST

January 9, 2026

Sade R. Prudhomme
2403 Riverside Dr.
Susanville, CA. 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
APN: 105-301-005-000
Code Enforcement Case # CE2025-030

To Sade R. Prudhomme:

On November 25, 2025, a Notice of Intent to Abate was issued for the above-referenced property requesting voluntary compliance within ten days. On December 19 and December 29, 2025, the violation continued to exist and the following vehicles were removed in accordance with Title 10 of the Susanville Municipal Code:

- 2004 Nissan Pathfinder, California License plate number 5FYW836, Vehicle Identification Number JN8DR09X54W80179. Last registered February 2022 to Anna Geneva Peai in Citrus Heights, California.
- 2001 Chrystler Town and County Van, South Dakota License plate number 62NW44, Vehicle Identification Number 2C8GT64L01R247909. Last registered May 2024 to Larry Ingwerson in Beresford, South Dakota.
- Single axle tow behind utility trailer with no identifying tags or marks.

Enclosed is an invoice for towing costs incurred by the City in connection with the abatement of abandoned vehicles at the above-referenced property. **Payment for the cost of removal in the amount of $525.00 is due** to the City within 30 days of the mailing date of this letter. If not paid within 30 days, such costs may be assessed against the parcel of land pursuant to Section 38773.5 of the Government Code and transmitted to the tax collector for collection. Said assessment shall have the same priority as other county taxes.

Please remit payment to the above address or call me directly at (530) 260-6099 with any questions.

Respectfully,

Michael Prettyman
Code Enforcement Officer
City of Susanville
Enclosure(s): Invoice

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

CITY OF SUSANVILLE

Public Works Department
66 NORTH LASSEN STREET
SUSANVILLE, CA 96130
(530) 252-5115

INVOICE

Invoice Date: 1/9/2026

Sade R. Prudhomme
2403 Riverside Dr.
Susanville, Ca. 96130
Code Enforcement Case #2025-030
APN: 105-301-005-000

TOTAL DUE: $ 525.00
PAYMENT Due: Upon Receipt

SUBJECT: Code Enforcement Vehicle Abatement

DESCRIPTION:

Date	Description	Vehicle	Unit	Rate	Cost
12/19/2025	Tow/Hook Fee	2004 Nissan	1.5	$150.00	$ 225.00
12/29/2025	Tow/Hook Fee	2001 Chrystler	1	$150.00	$ 150.00
12/29/2025	Tow/Hook Fee	Trailer	1	$150.00	$ 150.00

TOTAL DUE: $ 525.00

PLEASE REMIT THE BOTTOM PORTION OF THIS INVOICE WITH YOUR PAYMENT TO THE ABOVE ADDRESS

City of Susanville Administrative Services Department
66 N. Lassen St., Susanville, CA 96130
(530) 252-5115 Fax (530) 257-4725

(1011-425-21-4330)

Sade R. Prudhomme
2403 Riverside Ave.
APN: 105-301-005-000
Code Enforcement Case #2025-030
Date of Invoice: 1/9/2026

Amount Due: $ 525.00
Amount Paid: _____

City of Susanville
(530) 252-5100 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF PUBLIC HEARING

CERTIFIED MAIL/RETURN RECIEPT
9589 0710 5270 1809 6737 20

April 22, 2026

Sade R. Prudhomme
2403 Riverside Dr.
Susanville, CA. 96130

RE: 2403 Riverside Dr., Susanville, CA 96130
APN: 105-301-005-000
Code Enforcement Case # CE2025-030

To Sade R. Prudhomme:

NOTICE IS HEREBY GIVEN that the City of Susanville City Council will conduct a Public Hearing pursuant to Susanville Municipal Code Chapter 8.32 to receive, hear and consider a cost report for unpaid abatement costs in the amount of $525.00 and proposed recordation of a special assessment lien against real property located at 2403 Riverside Dr., Susanville, CA 96130 (APN: 105-301-005-000). Thereupon, the council may make such revision, correction or modification to the report as it may deem just after which, by resolution, the details of the report, as submitted or as revised, corrected or modified, shall be confirmed. Any testimony evidence, protests and/or objections shall relate to expenses for abatement and related administrative costs and not to the merits of underlying violations.

The Public Hearing will be held on Wednesday, May 6, 2026, at 5:00 P.M. (or as soon thereafter as the agenda permits) in the Susanville City Council Chambers located at 66 North Lassen Street, Susanville, California 96130. The public is invited to attend and provide oral and/or written comments. Written comments must be received prior to 4:00 P.M. on Friday, May 1, 2026, for City Council review and consideration.

If you have any questions or concerns regarding this notice, you may contact the Building and Planning Division at (530) 252-5118.

Respectfully,

Michael Prettyman
City of Susanville
Code Enforcement Officer

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

Agenda Item No. 7.D.
Standard Workflow

City Council Agenda Item

Submitted By:	Mike Prettyman, Code Enforcement Officer
Action Date:	May 6, 2026
Subject:	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).
Presented By:	Mike Prettyman, Code Enforcement Officer
Summary:	On December 2, 2025, a Notice of Intent to Abate and Remove Inoperative Vehicles was sent to the property owner of record at 1101 Arnold St. requesting removal of vehicles within 10 days. On December 17, 2025, the nuisance remained, and Warrant #25-16 was issued by the Lassen County Superior Court to abate the nuisance conditions. On December 18, 2025, contracted agents for the City of Susanville removed a 1996 Chevrolet pickup and a 1998 Ford Expedition from the property. On January 9, 2026, an invoice for the abatement costs in the amount of $485.00 was issued to the property owner and requested payment within 30 days. To date, no payments have been received by the City of Susanville.
Fiscal Impact:	If the total amount is collected, the General Fund would see revenue in the amount of $485.00.
Action Requested:	Motion to approve 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).

Attachments:

1. 26-6537
2. 26-5-6 Staff Report
3. 25-12-2 Notice of Intent to Abate Vehicles (ALL)
4. 25-12-18 Photo
5. 25-12-18 Photo
6. 25-12-18 Tow Bills
7. 26-1-9 Notice of Removal Cost and Invoice
8. 26-4-22 Notice of Cost Hearing

RESOLUTION NO. 26-6537
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE APPROVING A LIEN TO BE RECORDED WITH THE OFFICE OF THE CLERK-RECORDER FOR THE COUNTY OF LASSEN FOR UNPAID VEHICLE ABATEMENT COSTS AT 1101 ARNOLD STREET (APN: 103-232-007-000)

WHEREAS, California Government Code Sections 36901, 38771, and 38773.5(a) authorizes the City of Susanville to enact ordinances declaring what constitutes a nuisance, the procedures for abating nuisance conditions and provides for the recovery of costs incurred by the City to abate the nuisance; and

WHEREAS, the Susanville City Council adopted Ordinance 17-1011, that declares conditions of real property that constitute a public nuisance, provides for the abatement of such nuisance conditions, and provides for the collection of costs incurred by the City in performing such abatement; and

WHEREAS, on December 2, 2025, a Notice of Intent to Abate and Remove Inoperative Vehicles was sent to the property owner of record at 1101 Arnold Street, Morales Ronnie Revocable Living Trust, and to the last registered vehicle owners in accordance with Section 10.22.110 of the Susanville Municipal Code (SMC); and

WHEREAS, on December 17, 2025, the nuisance remained and Abatement Warrant #25-16 was issued by the Superior Court of California, County of Lassen to abate the nuisance conditions; and

WHEREAS, on December 18, 2025, contracted agents for the City of Susanville removed a 1996 Chevrolet pickup and a 1998 Ford Expedition from the property; and

WHEREAS, on January 9, 2026, a Notice of Vehicle Removal Cost and Invoice in the amount of $485.00 was sent to the property owner; and

WHEREAS, such costs, if not paid within 30 days, are recoverable as a special assessment lien against the property (APN: 103-232-007-000) as provided by SMC 10.22.170; and

WHEREAS, on April 22, 2026, the Notice of Public Hearing was served to the property owner of record, Morales Ronnie Revocable Living Trust, at the address shown on the last equalized assessment roll (1101 Arnold Street, Susanville, CA. 96130) and posted on the premises at 1101 Arnold St. in accordance with SMC 8.32.110.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Susanville hereby confirms the amounts totaling $485.00 and hereby orders the recordation of this resolution with the Office of the Clerk-Recorder for the County of Lassen and that such recordation shall constitute a special assessment lien on the county tax rolls in the manner provided in Section 38773.5 of the Government Code. Thereafter, all laws applicable to the levy collection and enforcement of property taxes shall be applicable to such special assessment against the real property located at 1101 Arnold St., APN: 103-232-007-000, and owned by Morales Ronnie Revocable Living Trust.

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 6th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

Property Details

Address:	**1101 Arnold St.**, Susanville, California 96130
APN:	103-232-007-000
Property Owner:	Morales Ronnie Revocable Living Trust

Background

On December 2, 2025, a Notice of Intent to Abate and Remove Inoperative Vehicles was sent to the property owner of record at 1101 Arnold St., Morales Ronnie Revocable Living Trust, and to the last registered vehicle owners in accordance with Section 10.22.110 of the Susanville Municipal Code (SMC).

On December 17, 2025, the nuisance remained and Abatement Warrant #25-16 was issued by the Superior Court of California, County of Lassen to abate the nuisance conditions.

On December 18, 2025, contracted agents for the City of Susanville removed a 1996 Chevrolet pickup and a 1998 Ford Expedition from the property.

On January 9, 2026, a Notice of Vehicle Removal Costs and an Invoice in the amount of $485.00 were sent to the property owner ordering payment within 30 days.

To date, no payments have been received by the City Of Susanville.

§ 10.22.170 of the SMC states: *"If the administrative costs and the cost of removal which are charged against the owner of a parcel of land pursuant to Section 10.22.130 are not paid within 30 days of the date of the order or the final disposition of an appeal therefrom, such costs shall be assessed against the parcel of land pursuant to Section 38773.5 of the Government Code and shall be transmitted to the tax collector for collection. Said assessment shall have the same priority as other county taxes."*

On April 22, 2026, Notice of this hearing was sent to the owner of record via 1st Class and Certified Mail and physically posted in a conspicuous place in accordance with § 8.32.110.

Summary and Requested Action

The cost of abatement is in the amount of $485.00 and recoverable as provided by § 10.22.170. Said costs have not been collected and Staff is asking the council to consider Resolution No. 26-xxxx to:

A. Confirm abatement costs in the amount of $485.00 and order the recordation of the resolution with the Office of the Clerk-Recorder for the County of Lassen and that such recordation shall constitute special assessment lien on the county tax rolls in the manner provided in Section 38773.5 of the Government Code. Thereafter, all laws applicable to the levy collection and enforcement of property taxes shall be applicable to such special assessment against the real property located at 1101 Arnold St., APN: 103-232-007-

000, and owned by Morales Ronnie Revocable Living Trust.

City of Susanville
(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 85

December 2, 2025

Morales Ronnie Revocable Living Trust
1101 Arnold St.
Susanville, Ca. 96130

RE: 1101 Arnold St.
Susanville, CA 96130
APN: 103-232-007-000
Code Enforcement Case # CE2025-013

To Morales Ronnie Revocable Living Trust:

As owner shown on the last equalized assessment roll of the land located at 1101 Arnold St.. Susanville, Ca. 96130, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. The details of said vehicle(s) are as follows:

- 1998 Ford Expedition, California License plate number 4BRZ459, Vehicle Identification Number 1FMPU18L3WLB82349. Last registered June 2011 to Jaqueline Rae Stoy in Susanville, California.
- 1969 GMC Pickup, California License plate number 25780E, Vehicle Identification Number CE20DZA22619 Last registered December 2021 to Ronnie Morales in Susanville, California.
- 1996 Chevrolet 1500, Washington License plate number B55741W, Vehicle Identification Number 1GCEK19R5TE244189. Last registered May 2024, Sidney L. Miller, in Kelso, Washington.

You are hereby notified to abate said nuisance by the removal of said vehicle(s) (or said parts of a vehicle) within 10 days from the date mailing of this notice, and upon your failure to do so the same will be abated and removed by the City and the costs therefor, together with administrative costs, assessed to you as owner of the land on which said vehicle (or said parts of a vehicle) is located.

As owner of the land on which said vehicle (or said parts of a vehicle) is located, you are hereby notified that you may, within 10 days after the mailing of this notice of intention, request a public hearing and if such a request is not received by the city council of the city of within such 10-day period, the city police chief, or designated representative, shall have the authority to abate and remove said vehicle (or

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

said part of vehicle) as a public nuisance and assess the cost of aforesaid without a public hearing. You may submit a sworn written statement within such 10-day period denying responsibility for the presence of said vehicle (or said parts of a vehicle) on said land, with your reason for denial, and such statements shall be construed as a request for a hearing at which your presence is not required. You may appear in person at any hearing requested by you or the owner of the vehicle or, in lieu thereof, may present a sworn written statement as aforesaid in time for consideration at such a hearing.

If you have any questions, please contact Code Enforcement (530) 260-6099.

Sincerely,



Michael Prettyman
Code Enforcement Officer
City of Susanville

City of Susanville

(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6734 92

December 2, 2025

Jaqueline Rae Stoy
710 Tamarack St.
Susanville, Ca. 96130

RE: 1101 Arnold St., Susanville, CA 96130
Code Enforcement Case # CE2025-013

To Jaqueline Rae Stoy:

As the last registered (and/or legal) owner of record of a 1998 Ford Explorer, California License plate number 4BRZ459, Vehicle Identification Number 1FMPU18L3WLB82349, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

City of Susanville

(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6735 08

December 2, 2025

Ronnie Morales
1101 Arnold St.
Susanville, Ca. 96130

RE: 1101 Arnold St., Susanville, CA 96130
Code Enforcement Case # CE2025-013

To Ronnie Morales:

As the last registered (and/or legal) owner of record of a 1969 GMC Pickup, California License plate number 25780E, Vehicle Identification Number CE20DZA22619, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

City of Susanville

(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF INTENTION TO ABATE AND REMOVE ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE(S) OR PARTS THEREOF AS A PUBLIC NUISANCE

CERTIFIED MAIL/RETURN RECEIPT
9589 0710 5270 1809 6735 15

December 2, 2025

Sidney L. Miller
3156 Harris Street Rd.
Kelso, WA. 98626

RE: 1101 Arnold St., Susanville, CA 96130
Code Enforcement Case # CE2025-013

To Sidney L. Miller:

As the last registered (and/or legal) owner of record of a 1996 Chevrolet 1500, Washington License plate number B55741W, Vehicle Identification Number 1GCEK19R5TE244189, you are hereby notified that the undersigned, pursuant to Section 10.22.070 of the Susanville Municipal Code, has determined that there exists upon said land a (or parts of an) abandoned, wrecked, dismantled, or inoperative vehicle(s) which constitutes a public nuisance pursuant to provision of Section 10.22.020 of the Susanville Municipal Code. You are hereby notified to abate said nuisance by removal of said vehicle within ten (10) days from the date of this notice.

As the registered (and/or legal) owner of record of said vehicle, you are hereby notified that you may, within ten (10) days after the mailing of this notice of intention, request a public hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his or her reasons for denial, in lieu of appearing.

If such request is not received by the Public Safety Chief of the City of Susanville or his designated representative, within such 10-day period, the Public Safety Chief of the City of Susanville shall have the authority to abate and remove said vehicle without a hearing.

If you have any questions, please contact Code Enforcement (530) 257-1055.

Sincerely,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish


STOP
December 18, 2025 11:56 AM


December 18, 2025 12:05 PM

Lassen Auto Body Towing

755 Alexander Ave, Susanville CA 96130
Phone: (530) 257-2882 | Fax:

Invoice

Invoice #25-00405

Printed 12/18/2025

Call #	405	**Authorized by**	City Of Susanville Code Enforcement
Driver	Justin Barney		66 N Lassen St, , Susanville CA 96130
Truck	2020 International Flatbed		Mike Prettyman (530) 260-6099
Date/Time Requested	12/17/2025 @ 8:08 AM	**Tow From**	1101 Arnold St, Susanville, CA 96130, USA (1101 Arnold Street)
Date/Time Completed	12/18/2025 @ 12:34 PM	**Tow To**	755 Alexander Ave, Susanville, CA 96130, USA (755 Alexander Avenue)

Year	Make	Model	Color	VIN	Plate	Odometer
1996	Chevrolet	C/K 1500 Series	-	1GCEK19R5TE244189	6M07111 CA	-

Charge Description	Quantity	Price	Line Total
Tow/Hook Fee	1	$75.00	$75.00
Tow/Hook Fee	1	$150.00	$150.00
Trash disposal	1	$35.00	$35.00

Subtotal	$260.00
Standard Tax Rate - 8.25% Tax	$0.00
Grand Total	**$260.00**
Amount Due:	**$260.00**

Lassen Auto Body Towing appreciates your business; if you have any questions regarding this invoice, please contact us at (530) 257-2882

Signature: _____

View photos for this tow online at https://twbk.co/IWJH2VDYyItqKxdO

USDOT: 4391232 **CA#** 658266

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice

Lassen Auto Body Towing

755 Alexander Ave, Susanville CA 96130
Phone: (530) 257-2882 | Fax:

Invoice

Invoice #25-00406

Printed 12/18/2025

Call #	406
Driver	Steve Harris
Truck	2026 International Flatbed
Date/Time Requested	12/17/2025 @ 8:09 AM
Date/Time Completed	12/18/2025 @ 12:34 PM

Authorized by	City Of Susanville Code Enforcement
	66 N Lassen St, , Susanville CA 96130
	Mike Prettyman (530) 260-6099
Tow From	1101 Arnold St, Susanville, CA 96130, USA (1101 Arnold Street)
Tow To	755 Alexander Ave, Susanville, CA 96130, USA (755 Alexander Avenue)

Year	Make	Model	Color	VIN	Plate	Odometer
1998	Ford	Expedition	-	1FMPU18L3WLB82349	-	-

Charge Description	Quantity	Price	Line Total
Tow/Hook Fee	1	$75.00	$75.00
Tow/Hook Fee	1	$150.00	$150.00

Subtotal	$225.00
Standard Tax Rate - 8.25% Tax	$0.00
Grand Total	**$225.00**
Amount Due:	**$225.00**

Lassen Auto Body Towing appreciates your business; if you have any questions regarding this invoice, please contact us at (530) 257-2882

Signature: _____

View photos for this tow online at https://twbk.co/7KI8uXd1kfRAC2Ke

USDOT: 4391232 **CA#** 658266

Upon request, you are entitled to receive a copy of the Towing and Storage Fees and Access Notice

City of Susanville
(530) 252-5100 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF ABANDONED VEHICLE REMOVAL COST

January 9, 2026

Morales Ronnie Revocable Living Trust
1101 Arnold St.
Susanville, Ca. 96130

RE: 1101 Arnold St., Susanville, CA 96130
APN: 103-232-007-000
Code Enforcement Case # CE2025-013

To Morales Ronnie Revocable Living Trust:

On December 2, 2025, a Notice of Intent to Abate was issued for the above-referenced property requesting voluntary compliance within ten days. On December 18, 2025, the violation continued to exist and the following vehicles were removed in accordance with Title 10 of the Susanville Municipal Code:

- 1996 Chevrolet 1500, Washington License plate number B55741W, Vehicle Identification Number 1GCEK19R5TE244189. Last registered May 2024, Sidney L. Miller, in Kelso, Washington.
- 1998 Ford Expedition, California License plate number 4BRZ459, Vehicle Identification Number 1FMPU18L3WLB82349. Last registered June 2011 to Jaqueline Rae Stoy in Susanville, California.

Enclosed is an invoice for towing costs incurred by the City in connection with the abatement of abandoned vehicles at the above-referenced property. **Payment for the cost of removal in the amount of $485.00 is due** to the City within 30 days of the mailing date of this letter. If not paid within 30 days, such costs may be assessed against the parcel of land pursuant to Section 38773.5 of the Government Code and transmitted to the tax collector for collection. Said assessment shall have the same priority as other county taxes.

Please remit payment to the above address or call me directly at (530) 260-6099 with any questions.

Respectfully,

Michael Prettyman
Code Enforcement Officer
City of Susanville

Enclosure(s): Invoice

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

CITY OF SUSANVILLE

Public Works Department
66 NORTH LASSEN STREET
SUSANVILLE, CA 96130
(530) 252-5115

INVOICE

Invoice Date: 1/9/2026

Morales Ronnie Revocable Living Trust
1101 Arnold St.
Susanville, Ca. 96130
Code Enforcement Case #2025-029
APN: 103-232-007-000

TOTAL DUE: $ 485.00
PAYMENT Due: Upon Receipt

SUBJECT: Code Enforcement Vehicle Abatement

DESCRIPTION:

Date	Description	Vehicle	Unit	Rate	Cost
12/18/2025	Tow/Hook Fee	1996 Chevy	1.5	$150.00	$ 225.00
12/18/2025	Trash Disposal	1996 Chevy	1	$35.00	$ 35.00
12/18/2025	Tow/Hook Fee	1998 Ford	1.5	$150.00	$ 225.00

TOTAL DUE: $ 485.00

PLEASE REMIT THE BOTTOM PORTION OF THIS INVOICE WITH YOUR PAYMENT TO THE ABOVE ADDRESS

City of Susanville Administrative Services Department
66 N. Lassen St., Susanville, CA 96130
(530) 252-5115 Fax (530) 257-4725

(1011-425-21-4330)

Morales Ronnie Revocable Living Trust
1101 Arnold St. Susanville, CA 96130
APN: 103-232-007-000
Code Enforcement Case #2025-029
Date of Invoice: 1/9/2026

Amount Due: $ 485.00
Amount Paid: _____

City of Susanville

(530) 252-5100 • 66 North Lassen Street • Susanville, CA 96130-3904

NOTICE OF PUBLIC HEARING

CERTIFIED MAIL/RETURN RECIEPT
9589 0710 5270 1809 6737 37

April 22, 2026

Morales Ronnie Revocable Living Trust
1101 Arnold St.
Susanville, Ca. 96130

RE: 1101 Arnold St., Susanville, CA 96130
APN: 103-232-007-000
Code Enforcement Case # CE2025-013

To Morales Ronnie Revocable Living Trust:

NOTICE IS HEREBY GIVEN that the City of Susanville City Council will conduct a Public Hearing pursuant to Susanville Municipal Code Chapter 8.32 to consider a resolution approving the recordation of a lien against real property located at 1101 Arnold St., Susanville, CA 96130 (APN: 103-232-007-000) for unpaid vehicle abatement costs in the amount of $485.00. Thereupon, the council may make such revision, correction or modification to the report as it may deem just after which, by resolution, the details of the report, as submitted or as revised, corrected or modified, shall be confirmed. Any testimony evidence, protests and/or objections shall relate to expenses for abatement and related administrative costs and not to the merits of underlying violations.

The Public Hearing will be held on Wednesday, May 6, 2026, at 5:00 P.M. (or as soon thereafter as the agenda permits) in the Susanville City Council Chambers located at 66 North Lassen Street, Susanville, California 96130. The public is invited to attend and provide oral and/or written comments. Written comments must be received prior to 4:00 P.M. on Friday, May 1, 2026, for City Council review and consideration.

If you have any questions or concerns regarding this notice, you may contact the Building and Planning Division at (530) 252-5118.

Respectfully,

Michael Prettyman
City of Susanville
Code Enforcement Officer

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

Agenda Item No. 9.A.
Standard Workflow

City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: May 6, 2026

Subject: Consider approval of Council Members' request to use civic contribution funds from their remaining discretionary allocation of $1,000.

Presented By: Heidi Whitlock, City Clerk

Summary: Per the City's Civic Contribution Policy, civic contributions are defined as financial contributions to events, individuals, charities, or other activities that provide a benefit to the community. Each Council Member is provided $1,000 annually, to be used at their discretion, upon majority vote of the council as voted on at a properly noticed council meeting.

At the April 15, 2026 meeting, Mayor Schuster requested the remaining portion of her civic contribution funds in the amount of $500 to be allocated to the Chamber of Commerce for fireworks. Council Member Bortle also requested that $500 of his contribution funds be allocated to the Susanville Indian Rancheria for their annual Pow Wow. Currently, Council Member Bortle has the entirety of his $1,000 allocation remaining.

At this time, staff is requesting Council approval to allocate civic contribution funds as requested above.

Fiscal Impact: Each Council Member is allocated $1,000 in discretionary funds.

Action Requested: Motion to approve requests to use civic contribution funds from Mayor Schuster and Council Member Bortle's remaining discretionary allocation of $1,000.

Attachments:
None

Agenda Item No. 10.A.
City Manager Direct Review

Susanville City Council Agenda Item

Submitted By:	Dan Newton, City Manager
Action Date:	May 6, 2026
Subject:	**Public Hearing** - Loves Travel Stop Consider **PC Resolution No. 26-1203,** recommending the City Council amend the zoning ordinance map to prezone APN# 107-280-017 as General Commercial Shopping Center.
Presented By:	Dan Newton, City Manager
Summary:	Detailed staff report attached.
Fiscal Impact:	None.
Action Requested:	Motion to approve PC Resolution No. 26-1203, recommending the City Council amend the zoning ordinance map to prezone APN# 107-280-017 as General Commercial Shopping Center.

Attachments:

1. 2026.05.06.PC StaffReport.Loves City PreZone (1)
2. Attachment 1 - April 15 Staff Report + Attachments
3. Attachment 2 - PC 26-1203

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

CITY OF SUSANVILLE PLANNING COMMISSION
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 the intersection with Skyline Road
EXISTING ZONING	Limited Industrial District (M-L) (Lassen County Zoning Map) Susanville Pre-Zoning: Light Industrial Business Park
PROPOSED PRE-ZONING	General Commercial/Shopping Center (C-2) (City of Suzanville)
SURROUNDING ZONING	North: Open Space along the River and C-2 East, South, West: Lassen County Zoning Light Industrial
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 26-1200 to certify the Susanville Travel Stop EIR, approved Resolution 26-1202 conditionally approving Architectural and Site Plan Review, Use Permit, and Sign Permit for development of a travel stop, and approved Resolution 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;

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.

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.

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 proposed C-2 General Commercial/Shopping Center Zoning District is intended to implement the General Commercial/Shopping Center Land Use 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 determining 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 Planning Commission adopt PC Resolution No. 26-1203 (**Attachment 2**) recommending the City Council introduce an ordinance 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:	Planning Commission Resolution No. 26-1203 recommending the City Council introduce an ordinance pre-zoning the project site General Commercial/Shopping Center (C-2)

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

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.

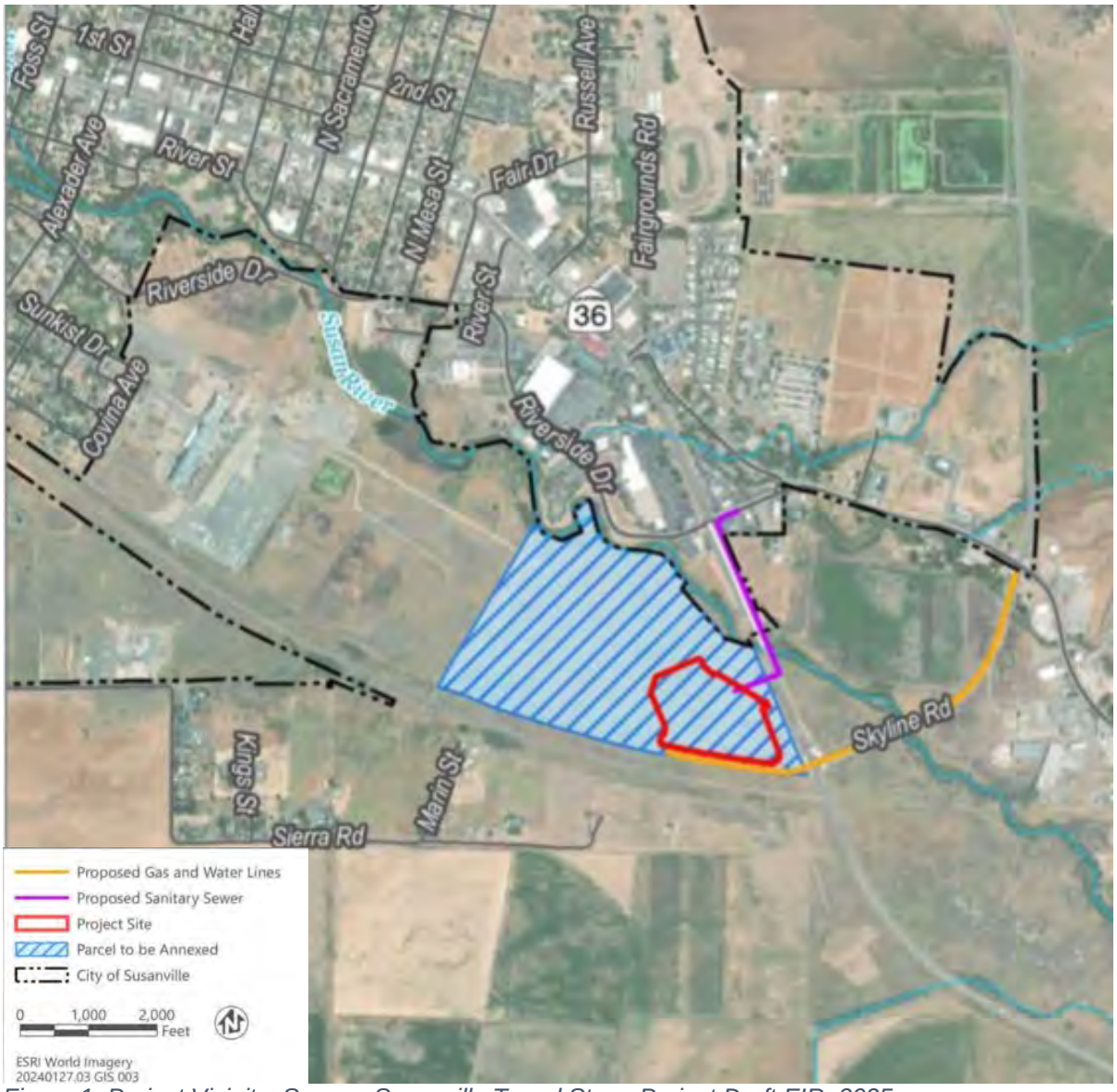


Figure 1: Project Vicinity. Source: Susanville Travel Stope Project Draft EIR, 2025.

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,

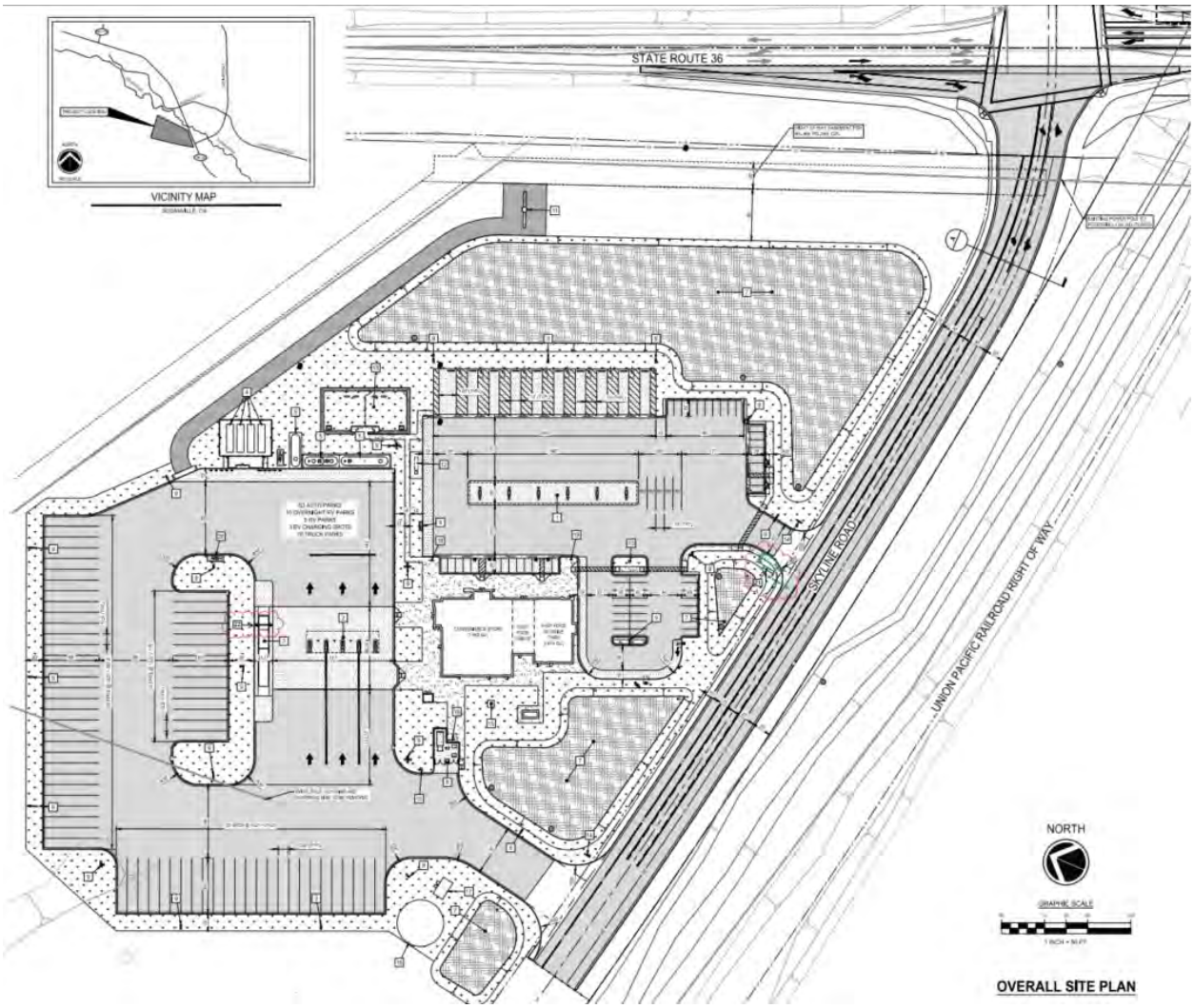
it is intended to accommodate a variety of commercial uses which include fast food and drive-through restaurants or food service, restaurants, service stations, and similar uses.

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.



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 stand-point 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.

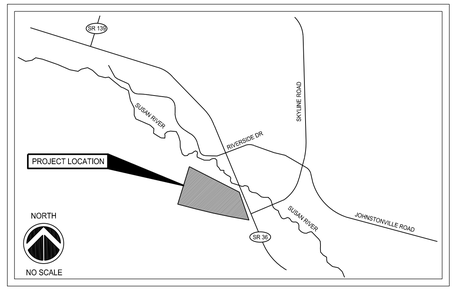
STAFF RECOMMENDATION:

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



VICINITY MAP

SUSANVILLE, CA

LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING
979 North Blackstone Street
Tulare, California 93274
559.688.5263
www.laneengineers.com

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Lane Project No: 19294

NOTES:

1. SEE TOPOGRAPHIC SURVEY FOR EXISTING GRADES.
2. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADES.
3. ALL RADII IN TRUCK PARKING AREA IS 10' U.O.N.
4. 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 (616,418 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:
1. TRUCK PARKING STALLS, RV PARKING STALLS AND, EV PARKING STALLS ARE INCLUDED IN PARKING ANALYSIS.
2. ALL AUTO PARKING STALLS ARE MINIMUM 9' WIDE X 18' LONG
3. ALL AUTO DRIVE AISLES ARE MINIMUM 26' WIDE
4. ALL STANDARD TRUCK PARKING STALLS ARE MINIMUM 12.5' WIDE X 65' LONG
5. ALL TRUCK DRIVE AISLES ARE MINIMUM 85' WIDE
7. ACCESSIBLE PARKING STALLS ARE INCLUDING IN THE TOTAL AUTO PARKING NUMBER

BUILDING DATA

	PROPOSED			
BUILDING & PROPOSED USE	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

NORTH

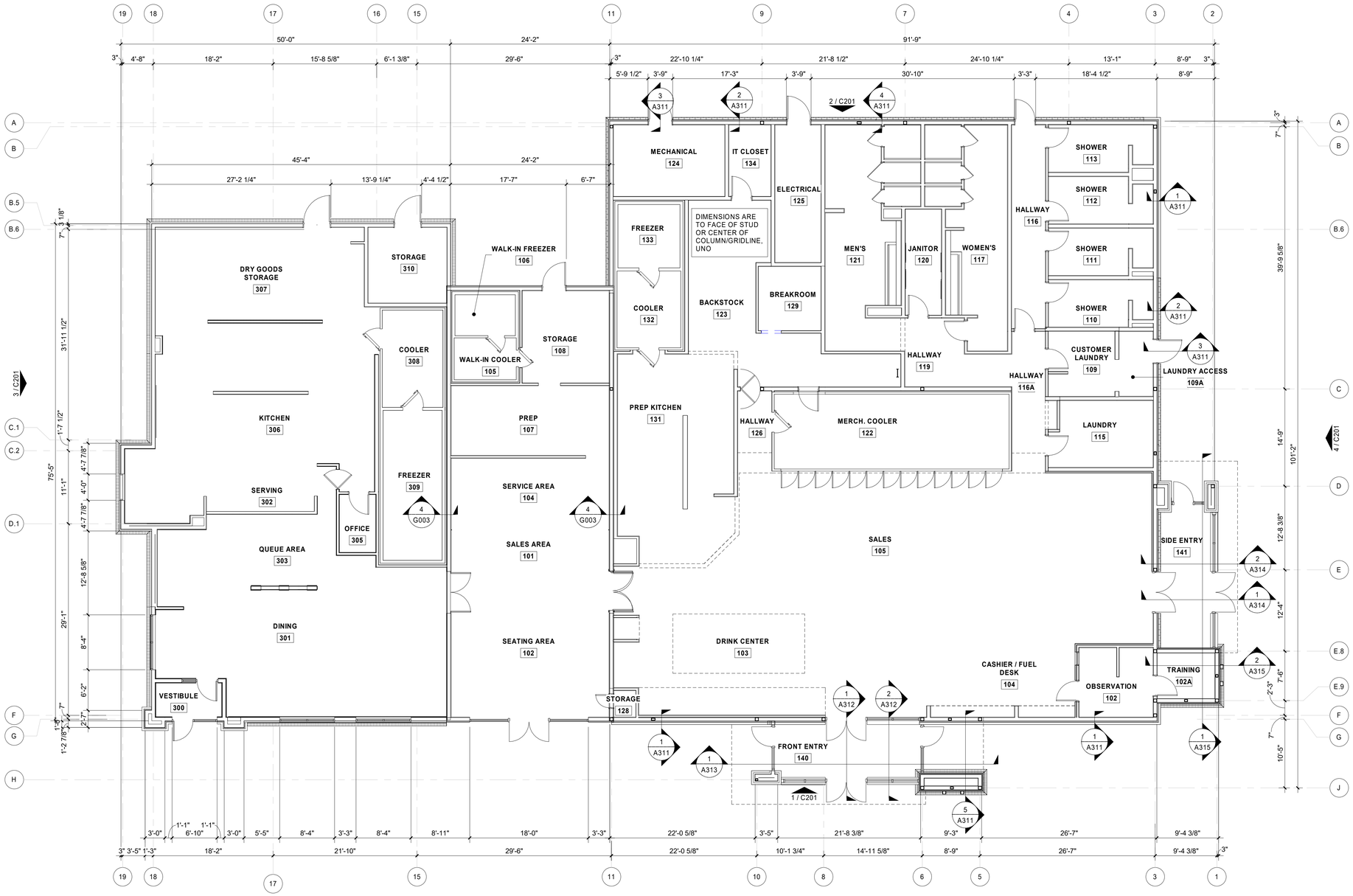
GRAPHIC SCALE

50 0 25 50 100

1 INCH = 50 FT.

OVERALL SITE PLAN

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1 OVERALL FLOOR PLAN

1/8" = 1'-0"

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3366-4105-01-OVERALL FLOOR PLAN

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OVERALL FLOOR PLAN

SHEET:
A100

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" SIDDING 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 "GAUNLET 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;
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	(IF REQUIRED)
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	

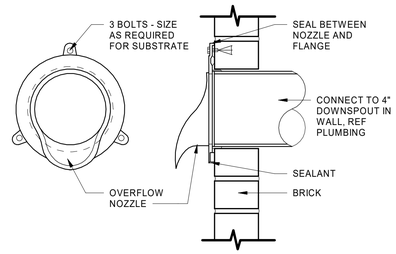
GENERAL NOTES

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

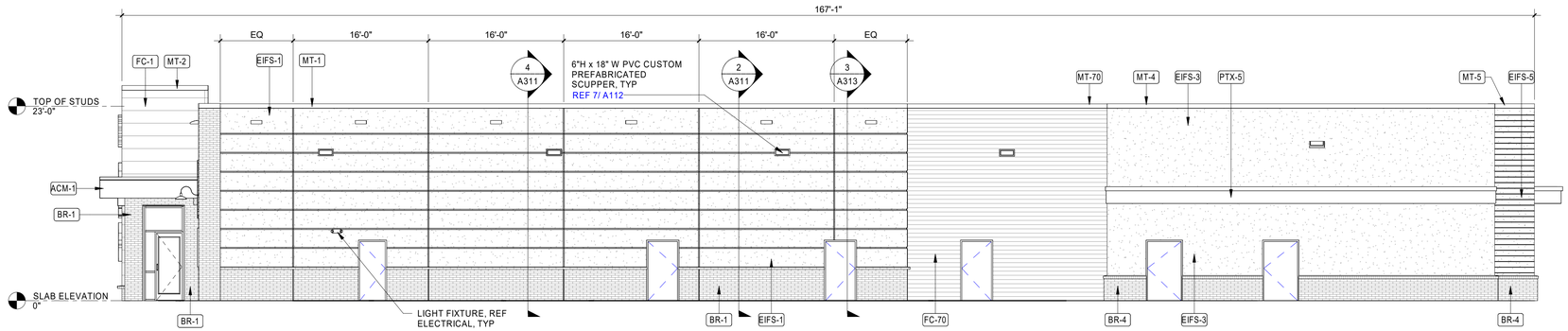
LEGEND

- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EIFS SANDPEBBLED TEXTURE

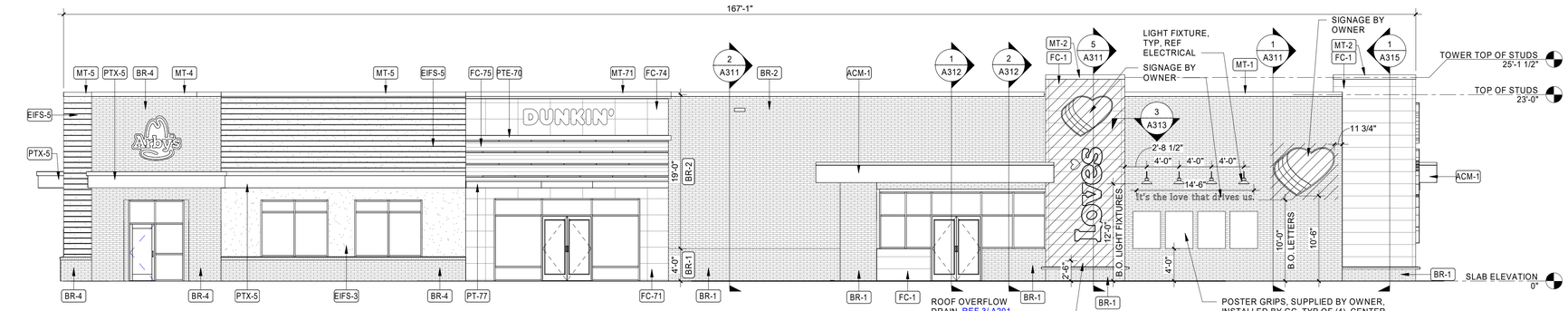
OVERFLOW NOZZLE DRAIN TO BE LAMBS TONGUE DOWNSPOUT NOZZLE WITH BRONZE BODY AND INTEGRAL ANCHORING FLANGE.



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



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



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

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EXTERIOR ELEVATIONS

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3129-A101-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" SIDDING 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 "GAUNLET 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;
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	(IF REQUIRED)
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

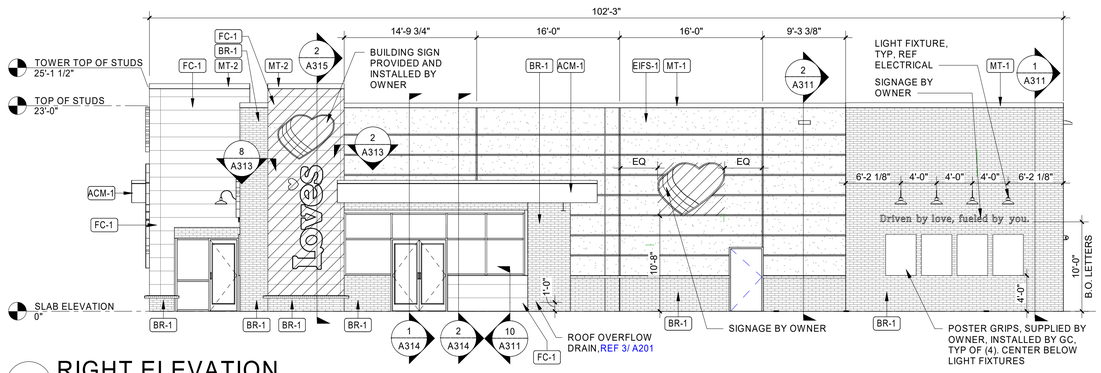
1. MASONRY EXPANSION JOINTS IN BRICK FINISHES SHALL BE AT ALL INTERIOR CORNERS AND SPACED PER SPECIFICATIONS. REF DETAIL ON G003
2. ALL EXTERIOR LIGHTING SHALL BE CENTERED ABOVE EXTERIOR DOORS, UNO

LEGEND

- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EIFS SANDPEBBLED TEXTURE



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



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

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STORE NUMBER: 000
1234 W STREET
SUSANVILLE, CA 00000
JOB NUMBER: 03-24-30003
T3-90_FOK

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DRAWN BY:	LT
DOCUMENT DATE:	XX/XX/XX
PROTO:	T3-90_FOK
PROTO CYCLE:	Q3 - 2024

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

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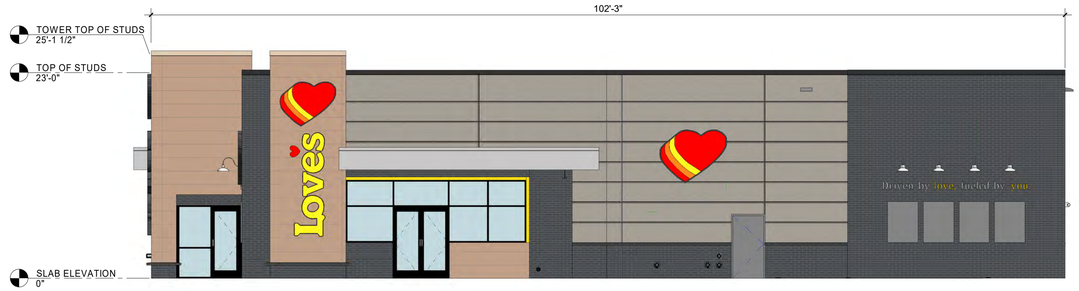
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T3-90_FOK
A102-A105 EXTERIOR ELEVATIONS

GENERAL NOTES

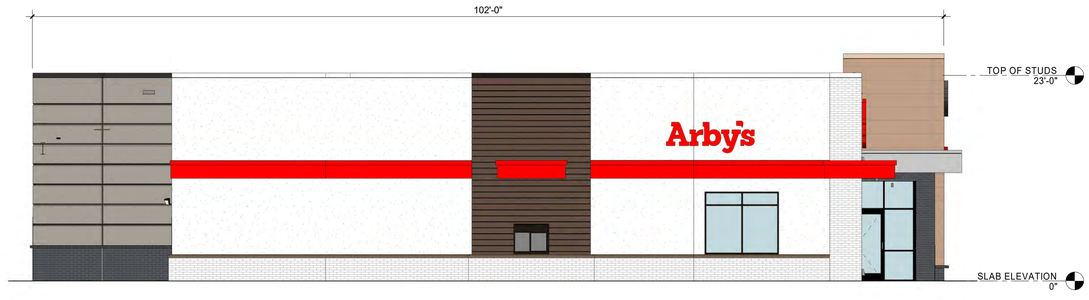
1. MASONRY EXPANSION JOINTS IN BRICK FINISHES SHALL BE AT ALL INTERIOR CORNERS AND SPACED PER SPECIFICATIONS. REF DETAIL ON G003
2. ALL EXTERIOR LIGHTING SHALL BE CENTERED ABOVE EXTERIOR DOORS, UNO

LEGEND

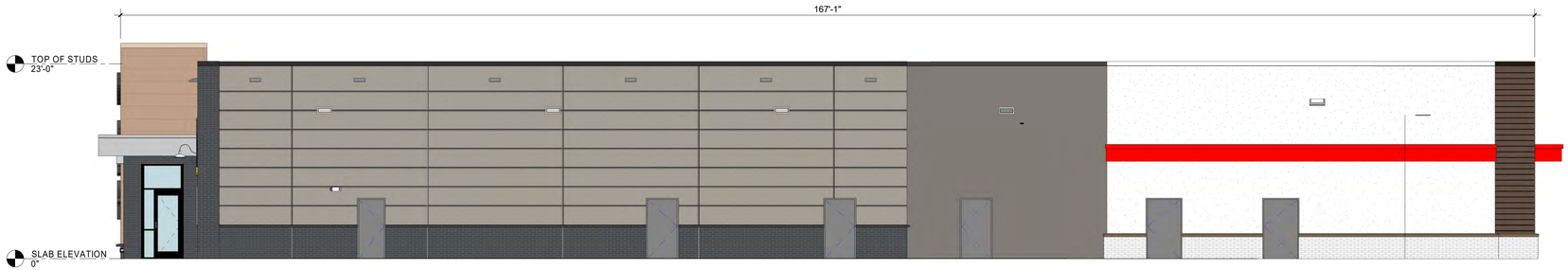
- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EIFS SANDPEBBLED TEXTURE



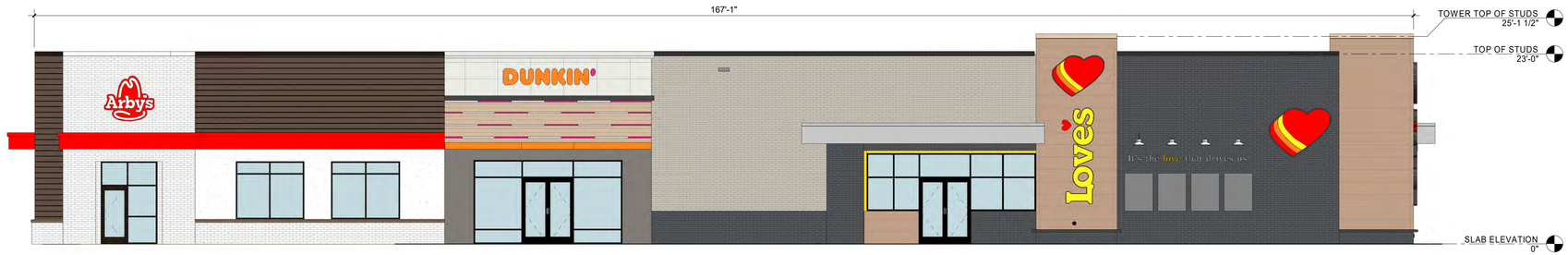
4 RIGHT ELEVATION
1/8" = 1'-0"



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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Loves
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1234 W STREET
SUSANVILLE, CA 00000
JOB NUMBER: 03-24-30003
T3-90_FOK

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CHECKED BY:	MAP
DRAWN BY:	LT
DOCUMENT DATE:	XX/XX/XX
PROTO:	T3-90_FOK
PROTO CYCLE:	Q3 - 2024

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COLOR EXTERIOR ELEVATIONS

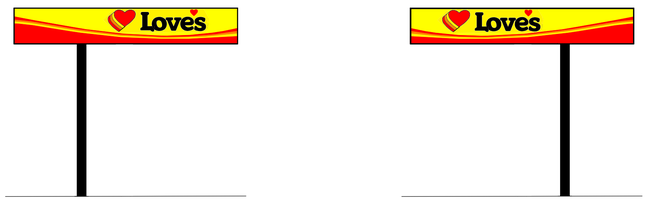
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3125-C201-COLOR EXTERIOR ELEVATIONS

SUSANVILLE, CA - CAR CANOPY ELEVATIONS



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

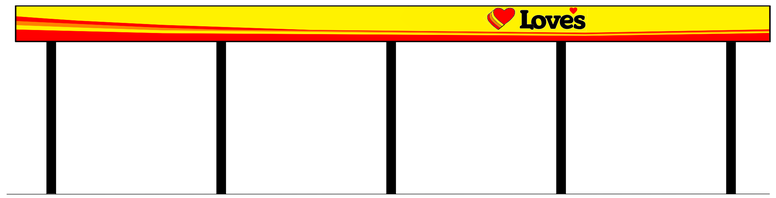


B CAR CANOPY SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

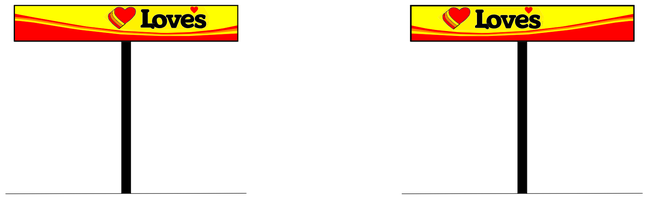


C CAR CANOPY ELEVATION
Scale: 1/8" = 1'-0"

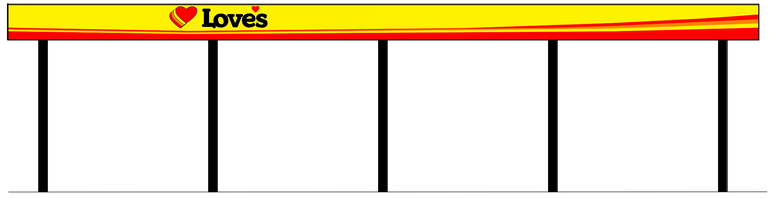
SUSANVILLE, CA - TRUCK CANOPY ELEVATIONS



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



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

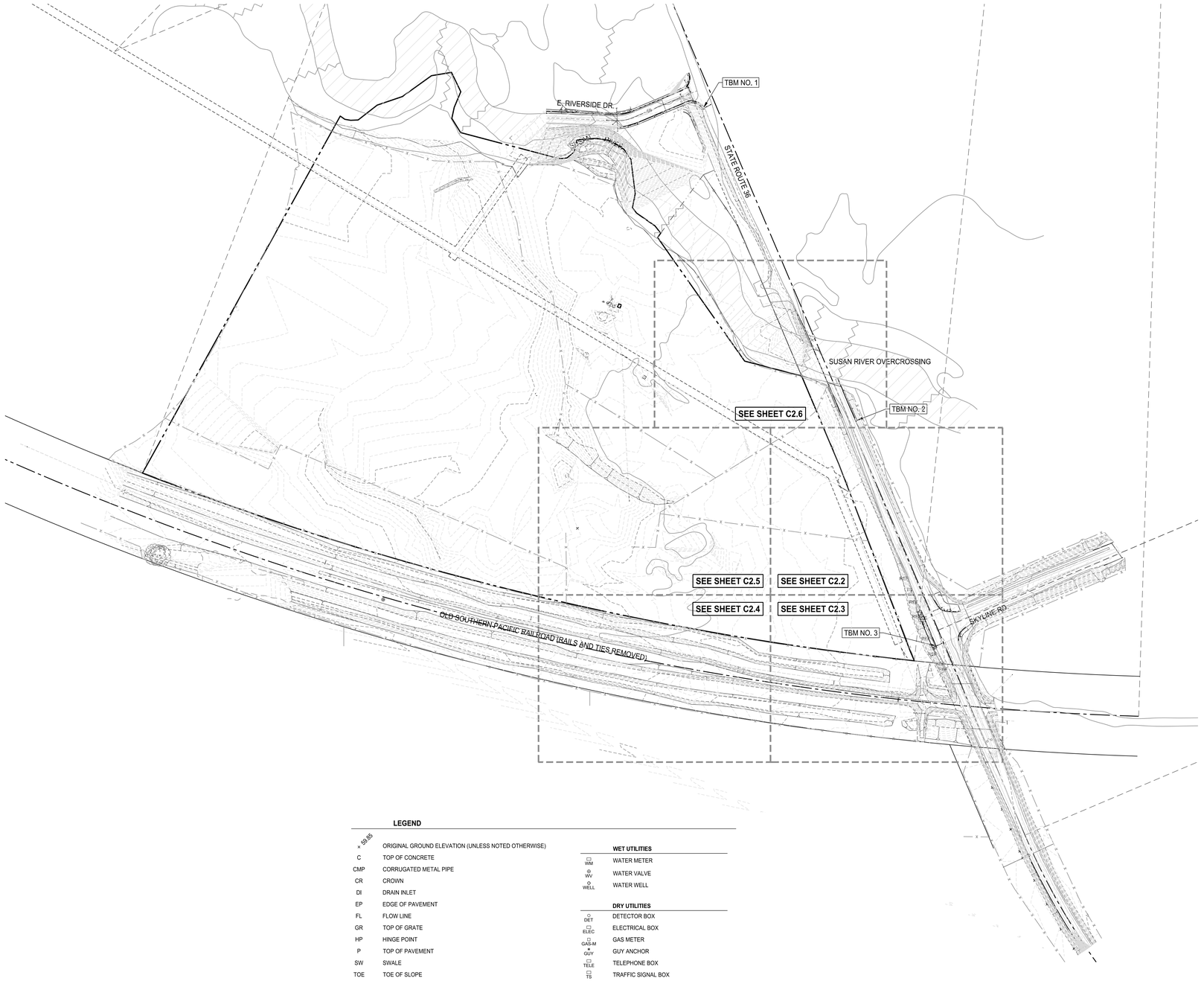


C TRUCK CANOPY ELEVATION
Scale: 1/8" = 1'-0"



Source: Sierra Designs, Inc. 2025

Figure 2-6 Landscape Plan



NORTH

GRAPHIC SCALE

200 0 100 200 400

1 INCH = 200 FT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 1, NAD 83, EPOCH DATE 2010 AS DETERMINED BY STATIC GPS OBSERVATIONS AND POST PROCESSING FROM THE FOLLOWING BASE STATIONS: AF9564, DK6408, DK6420, DN5642 AND DN7395.

LEGAL DESCRIPTION:

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

BENCHMARKS:

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 8'± 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)

VERTICAL DATUM NOTE:

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.

FLOOD HAZARD ZONE NOTE:

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.

SEE FLOOD HAZARD ZONE DESCRIPTIONS BELOW.

FLOOD HAZARD ZONE X (UNSHADED)

AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOODING.

FLOOD HAZARD ZONE X (SHADED)

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.

FLOOD HAZARD ZONE AE

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

AREA SHOWN HATCHED LIES WITHIN THE FLOODWAY CHANNEL OF THE SUSAN RIVER IN FLOOD HAZARD ZONE AE AND MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.

BFE 4150 — BASE FLOOD CONTOUR AND ELEVATION (NAVD 1988 DATUM)

UNDERGROUND UTILITY NOTE:

THE EXISTING UNDERGROUND UTILITY LINES SHOWN ARE BASED ON THE LOCATION OF VISIBLE SURFACE IMPROVEMENTS, CITY OR COUNTY RECORD DRAWINGS, AND UTILITY COMPANY RECORD DRAWINGS. IN SOME CASES IT HAS NOT BEEN POSSIBLE TO OBTAIN PERTINENT INFORMATION FROM THESE COMPANIES. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY SHOW THE UNDERGROUND UTILITY LINES, IT WILL BE NECESSARY TO CONFIRM THE LOCATIONS BY NOTIFYING UNDERGROUND SERVICE ALERT.

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.

DATE OF SURVEY NOTE:

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

LEGEND

+ 59.65	ORIGINAL GROUND ELEVATION (UNLESS NOTED OTHERWISE)
C	TOP OF CONCRETE
CMP	CORRUGATED METAL PIPE
CR	CROWN
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GR	TOP OF GRATE
HP	HINGE POINT
P	TOP OF PAVEMENT
SW	SWALE
TOE	TOE OF SLOPE
TC	TOP OF CURB

SIGNS

HPG	HIGH PRESSURE GAS SIGN
NO PRKG	NO PARKING SIGN
SPEED	SPEED LIMIT SIGN
REF	REFLECTOR

GENERAL SYMBOLS

▲	MONUMENT FOUND AS DESCRIBED
TBM	TEMPORARY BENCH MARK
	STREET LIGHT
	SIGNAL LIGHT
	SIGNAL LIGHT, NO ARM

WET UTILITIES

WM	WATER METER
WV	WATER VALVE
WELL	WATER WELL

DRY UTILITIES

DET	DETECTOR BOX
ELEC	ELECTRICAL BOX
GAS-M	GAS METER
GUY	GUY ANCHOR
TELE	TELEPHONE BOX
TS	TRAFFIC SIGNAL BOX
	UTILITY POLE

UTILITY LINETYPES

E	ELECTRICAL
FO	FIBER OPTIC
G	GAS
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
W	WATER

J:\Jobs\2019\19294\Dwg\TOPO.dwg

10/17/2024 10:10:48 AM

Project
SUSANVILLE TRAVEL STOP

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

Prepared For
SIERRA PACIFIC INDUSTRIES

LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

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

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Professional Seal

LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

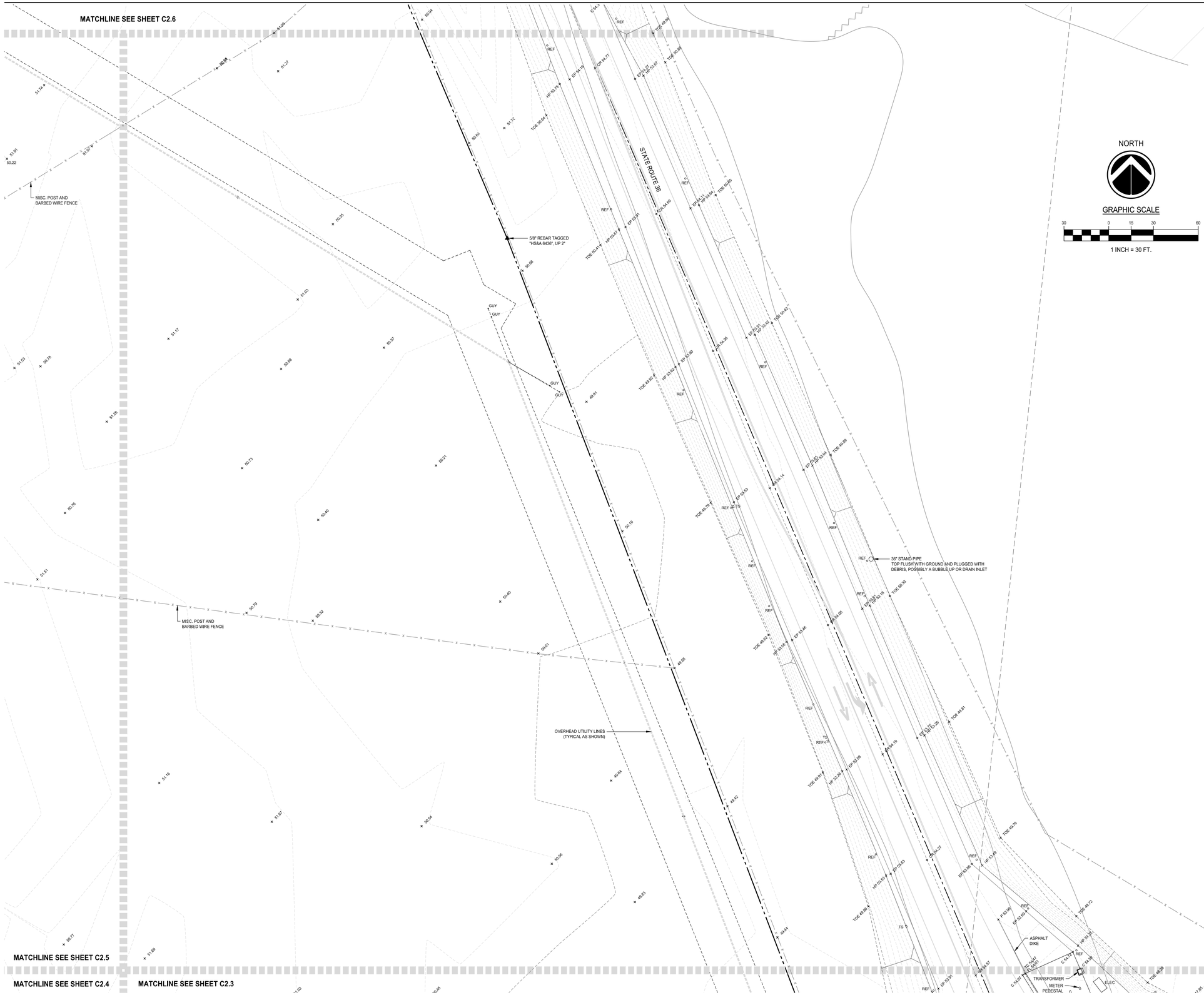
Sheet Title
TOPOGRAPIC SURVEY

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

Sheet Number
C2.1

OF 6

Project No: 19294



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FT.

Project

SUSANVILLE TRAVEL STOP

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

Prepared For

SIERRA PACIFIC INDUSTRIES

LANE ENGINEERS, INC.
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Tulare, California 93274
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Professional Seal

LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

Sheet Title

TOPOGRAPHIC SURVEY

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

Sheet Number

C2.2

OF 6

Project No: 19294

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MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.2

SVOLINE RD.

STATE ROUTE 36

TBM NO. 3

5/8" REBAR TAGGED "HS&A 6436", UP 2"

5/8" REBAR TAGGED "HS&A 6436", UP 2"

MISC. POST AND BARBED WIRE FENCE

OVERHEAD UTILITY LINES (TYPICAL AS SHOWN)

BOX CULVERT WITH HEADWALLS CONSTRUCTED OF RAILROAD TIES

MISC. POST AND BARBED WIRE FENCE

5/8" REBAR TAGGED "LS 4530", UP 2"

ASPHALT DIKE

TRANSFORMER

METER PEDESTAL

CONTROL PANEL

CROSSWALK BUTTON

INV 24" CMP 47.52

INV 24" CMP 47.83

INV 24" CMP 46.42

INV 24" CMP 46.11

INV 24" CMP 45.21

INV 24" CMP 44.12

NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FT.

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Project
SUSANVILLE TRAVEL STOP

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

Prepared For
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Professional Seal

LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

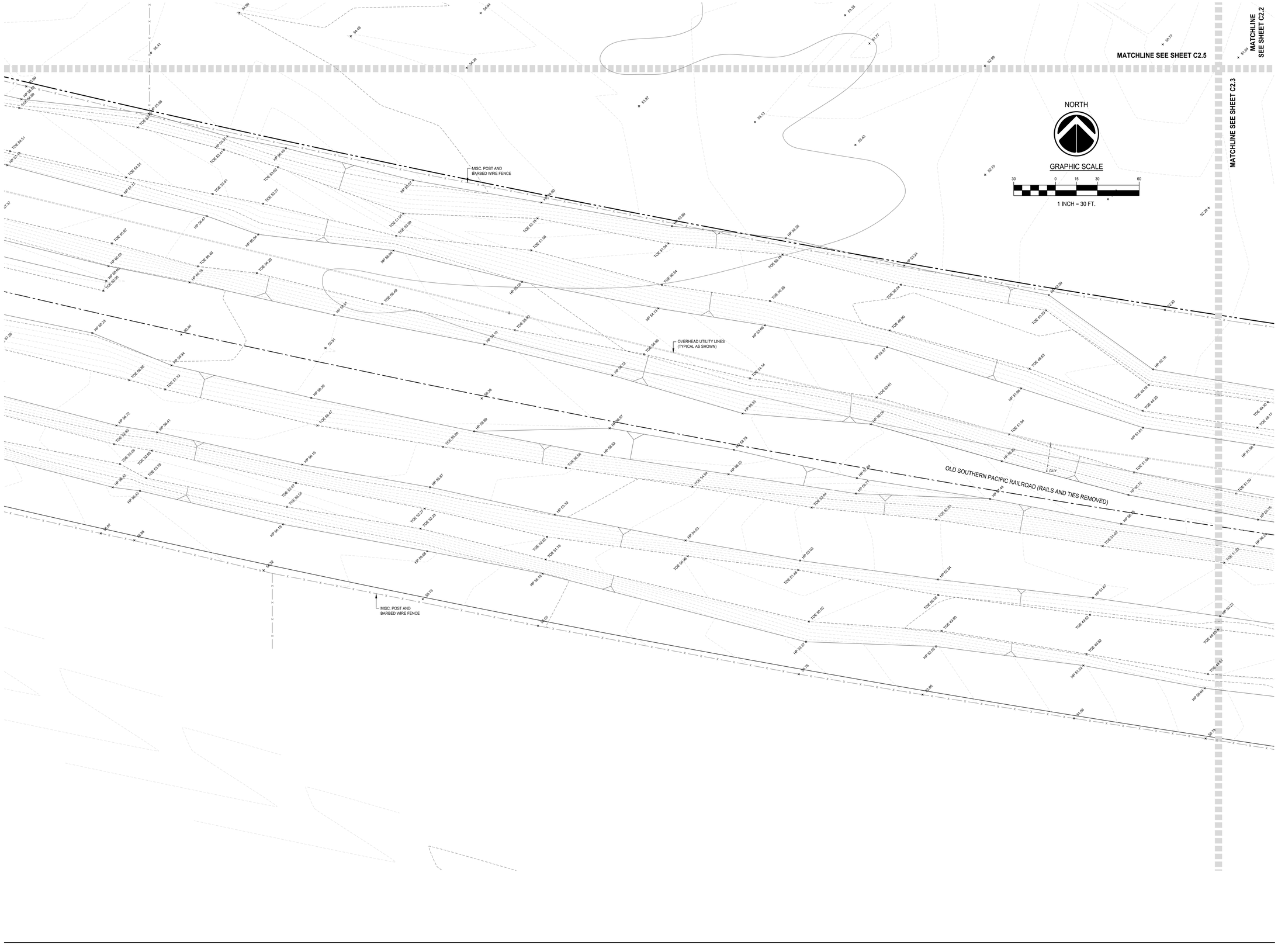
Sheet Title
TOPOGRAPHIC SURVEY

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

Sheet Number
C2.3

OF 6

Project No: 19294



J:\Jobs\2019\19294\Dwg\TOPO.dwg

10/17/2024 10:11:13 AM

Project
SUSANVILLE TRAVEL STOP

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

Prepared For
SIERRA PACIFIC INDUSTRIES

LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

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

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Professional Seal

LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

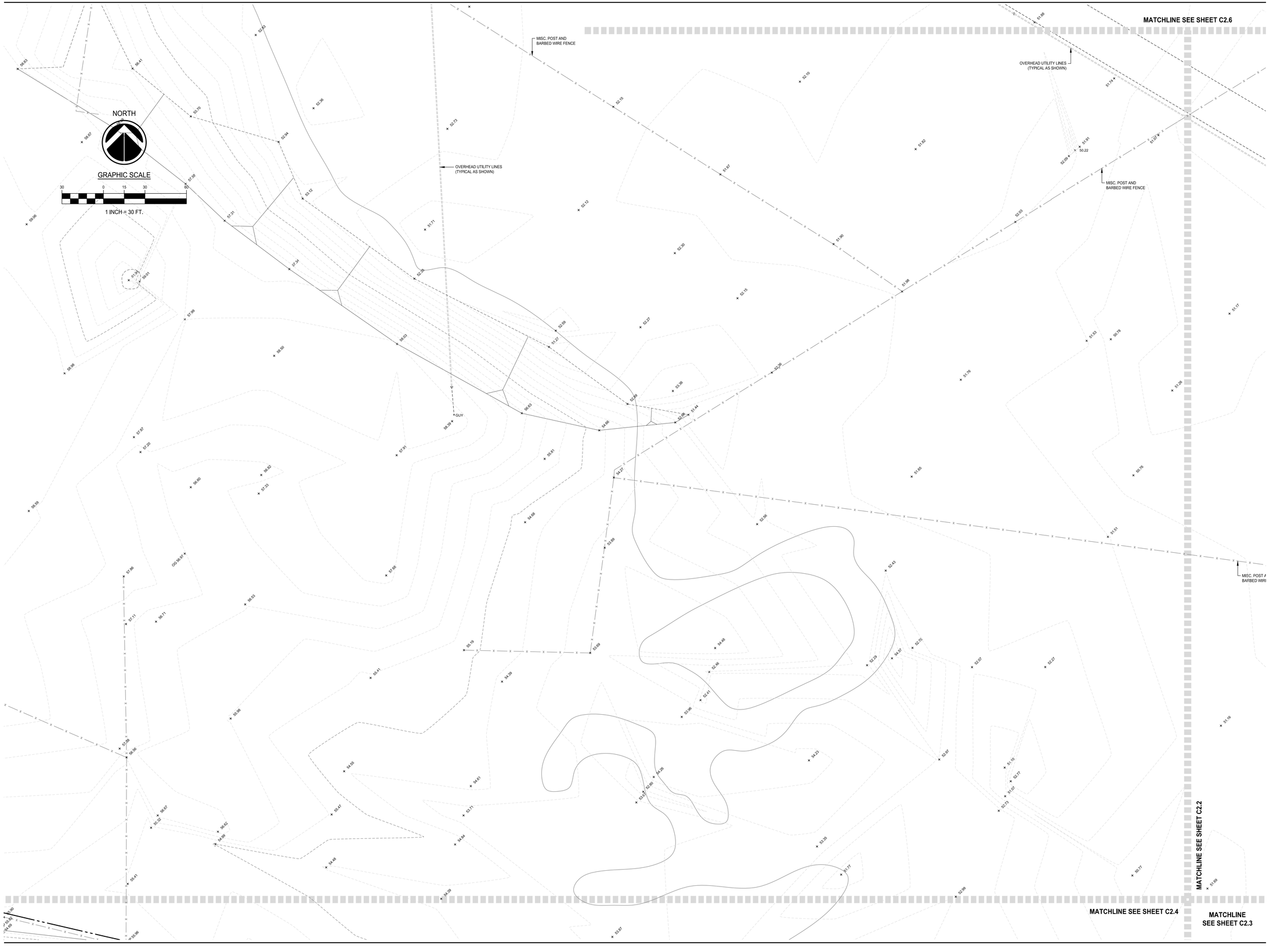
Sheet Title
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Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
C2.4

OF 6

Project No: 19294



10/17/2024 10:11:18 AM J:\Jobs\2019\19294\Dwg\TOPO.dwg

Project
SUSANVILLE TRAVEL STOP

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

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LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

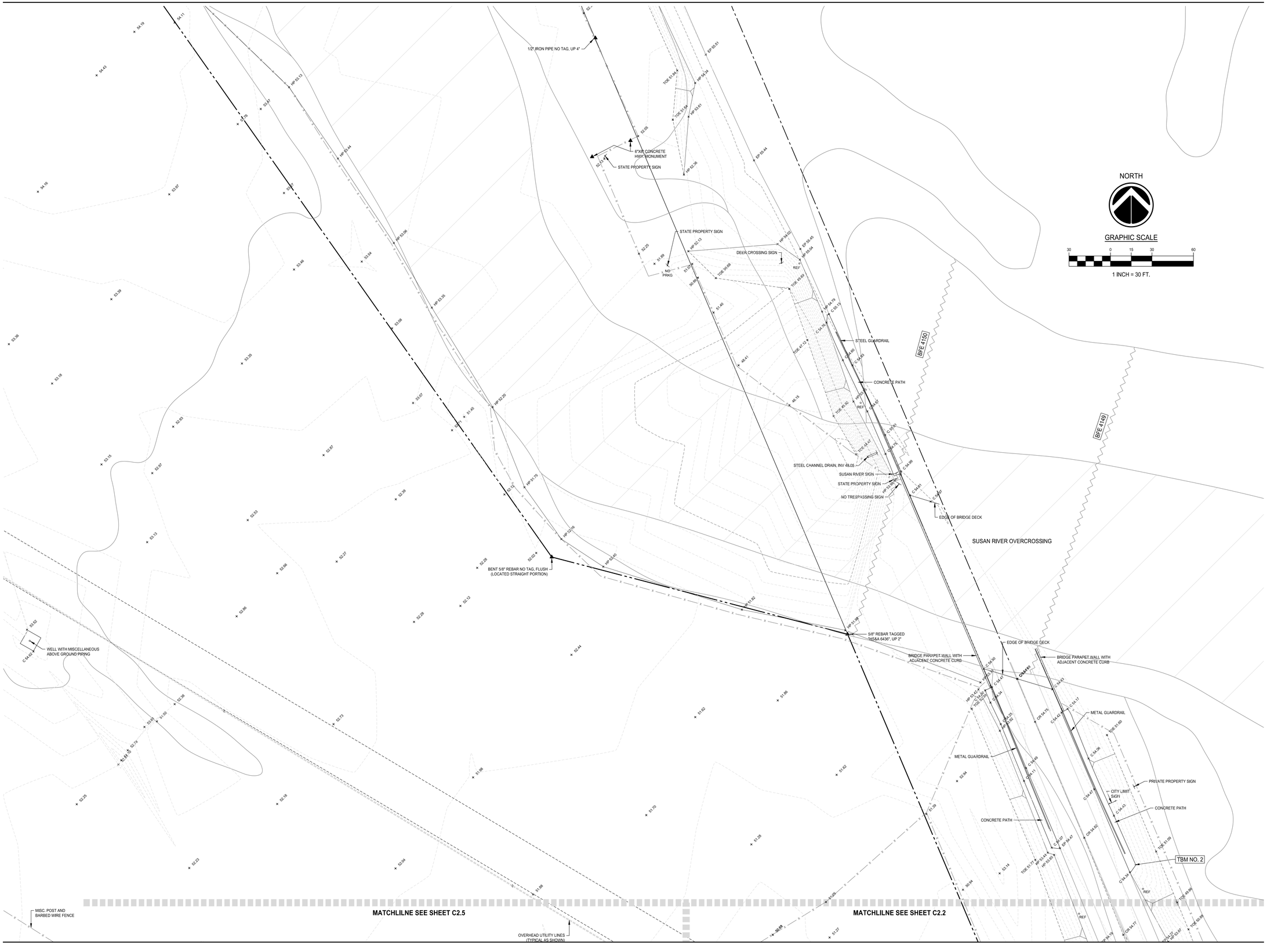
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TOPOGRAPHIC SURVEY

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

Sheet Number
C2.5

OF 6

Project No: 19294



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10/17/2024 10:11:23 AM

Project
SUSANVILLE TRAVEL STOP

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

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LICENSED LAND SURVEYOR
Ronald D. Snow
No. 6859
STATE OF CALIFORNIA

Description	Release Date

No.	Revision	Date

Drawn by: RDS

Reviewed by: BRM

Sheet Title
TOPOGRAPHIC SURVEY

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

Sheet Number
C2.6

OF 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

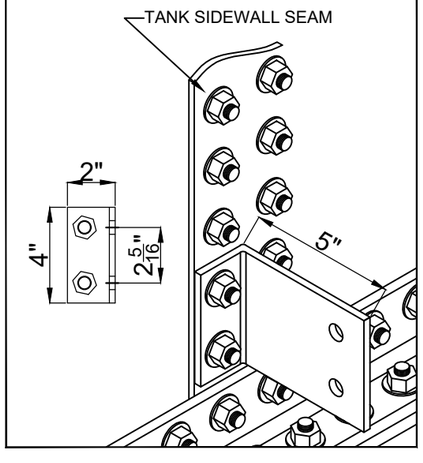
- ☐ COLOR MATCH

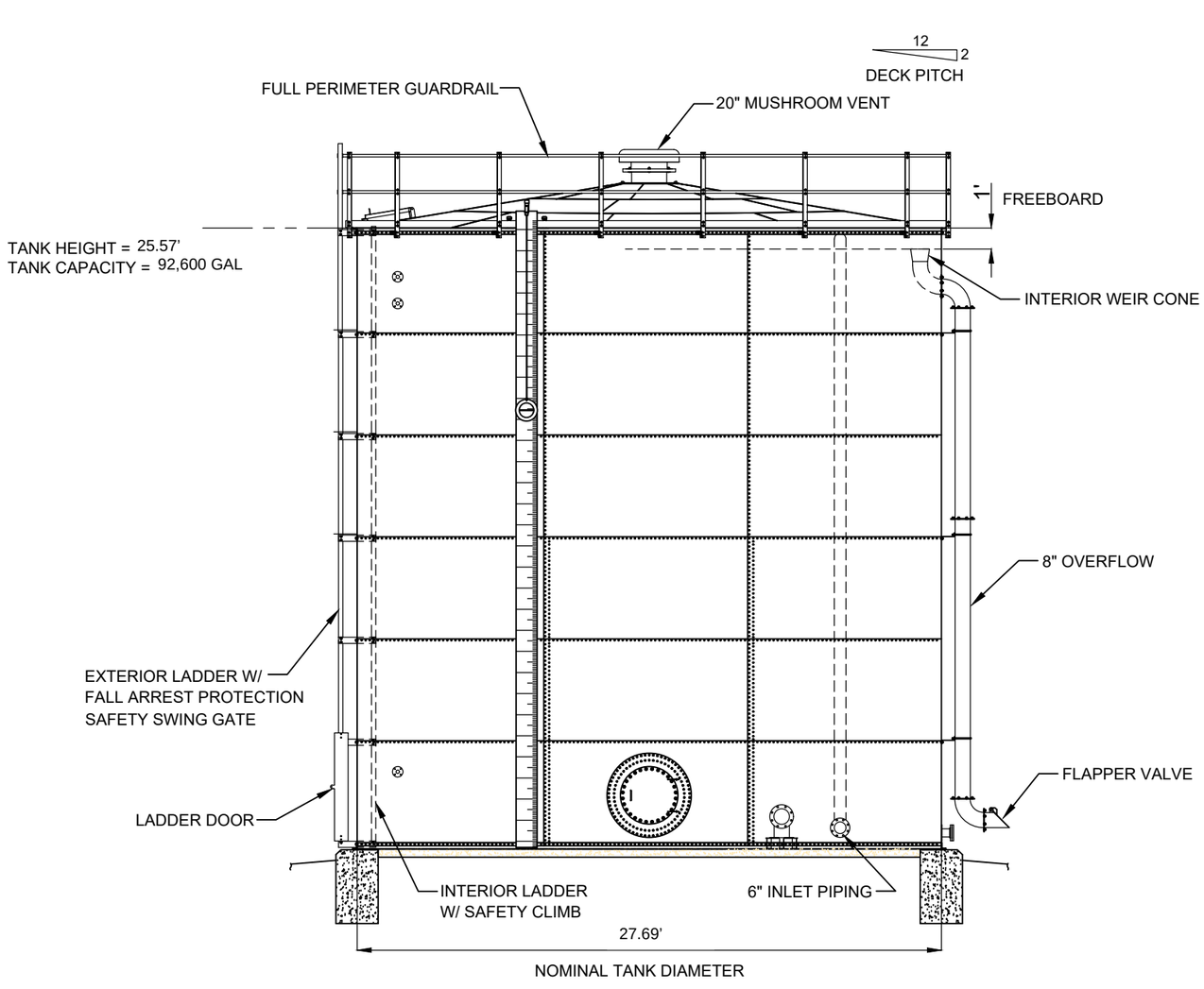
TANK SIDEWALLS SHEETS AND
SIDEWALL APPURTENANCES TO BE

- ☐ 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





ELEVATION VIEW

TANK 1 STANDARD

FLUID SOLUTIONS, LLC
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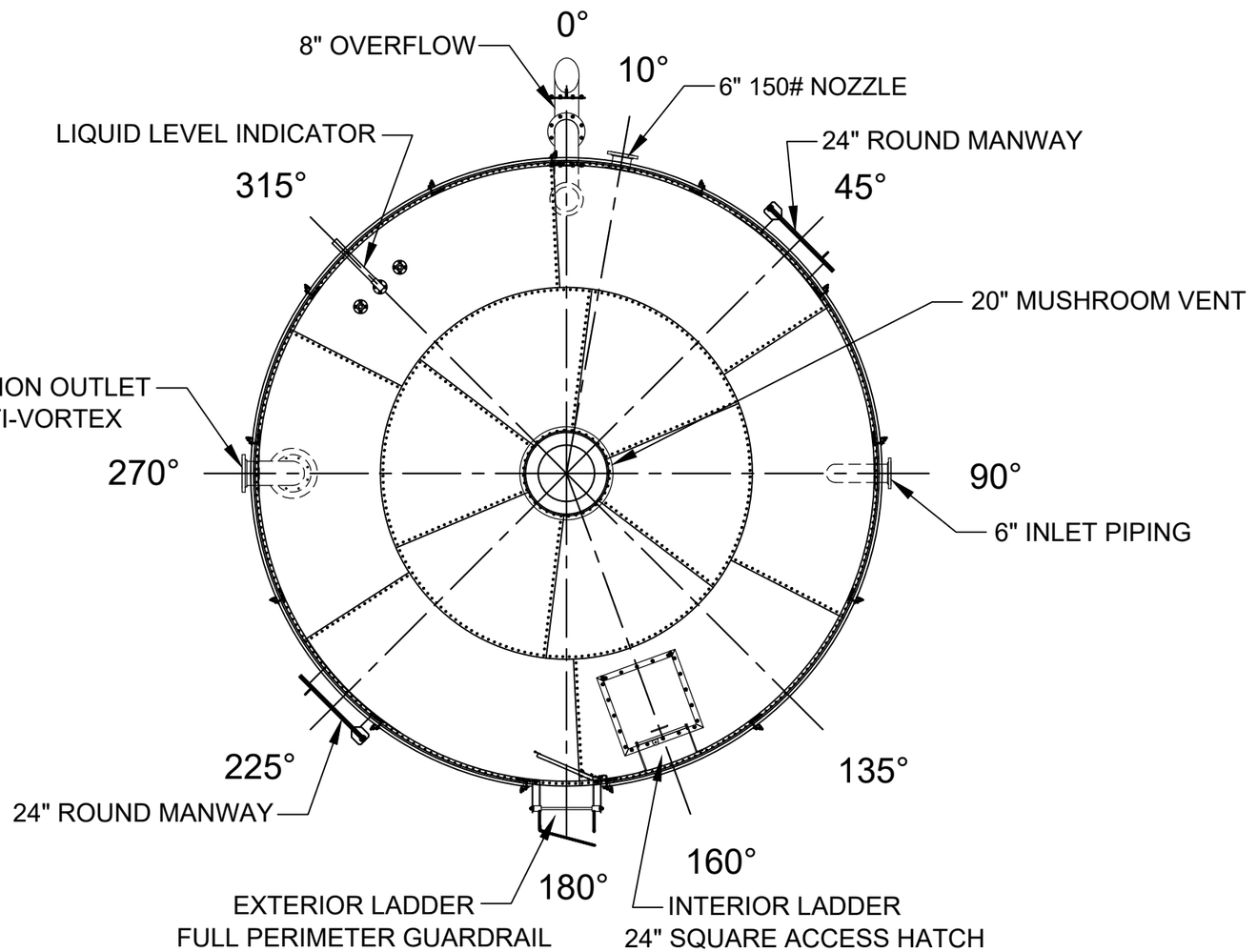
Love's
A NEW TRAVEL STOP

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UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL ± 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: - -	PRE-SUBMITTAL 01	REV. 0
APPROVED BY: - -		

PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION



PLAN VIEW

TANK 1 STANDARD

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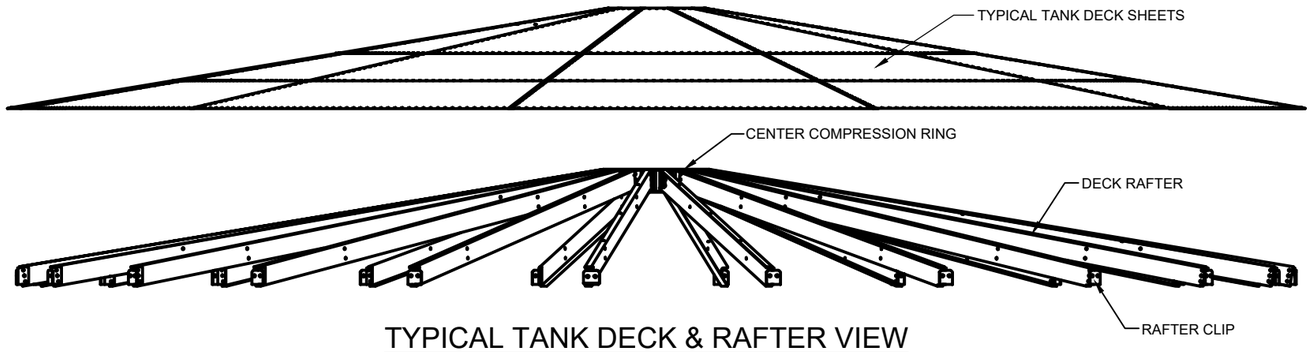
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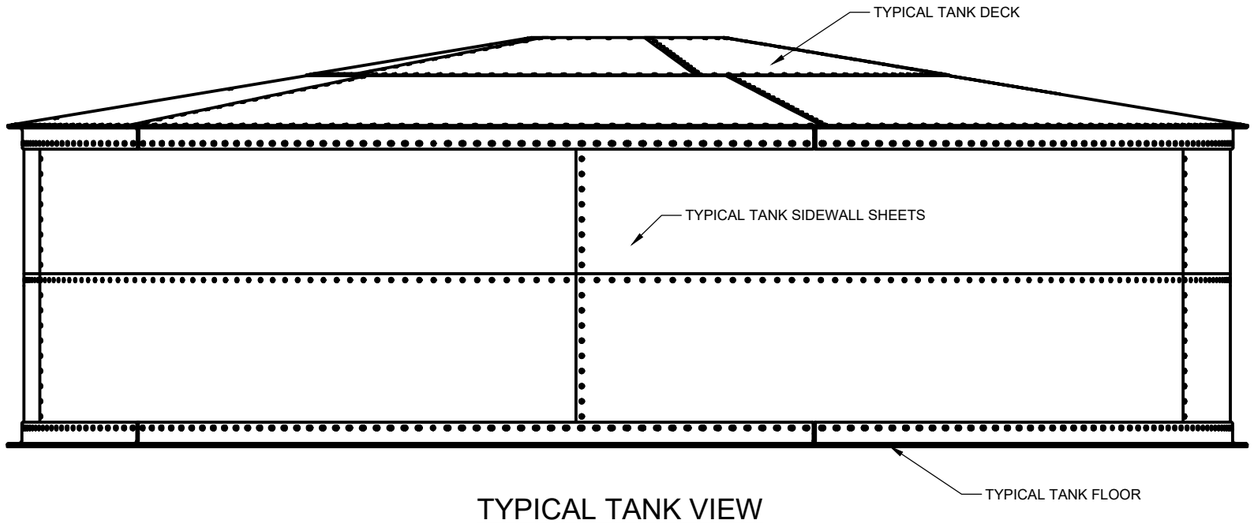
UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL ± 1/16 ONE PLACE DECIMAL ± 0.060 TWO PLACE DECIMAL ± 0.030 THREE PLACE DECIMAL ± 0.010	ISSUED FOR SUBMITAL:	-
	ISSUED FOR MANUFACTURING:	-
	ISSUED FOR CONSTRUCTION:	-
	PROJECT MANAGER:	-

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	REV. 0	
APPROVED BY: - -			

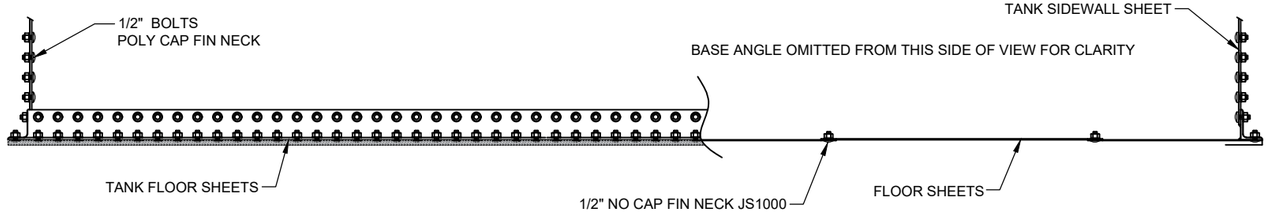
PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION



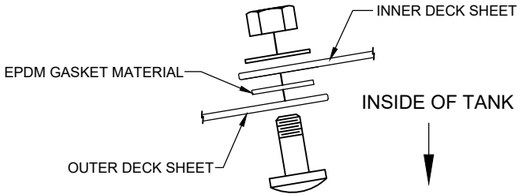
TYPICAL TANK DECK & RAFTER VIEW



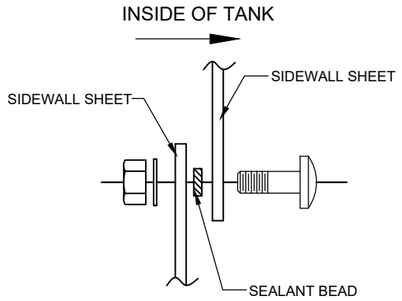
TYPICAL TANK VIEW



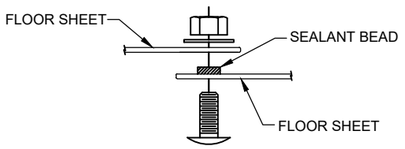
TYPICAL TANK BASE ANGLE & FLOOR VIEW



DECK EXPLODED VIEW



SIDEWALL VIEW



FLOOR EXPLODED VIEW

TANK 1 STANDARD

FLUID SOLUTIONS, LLC
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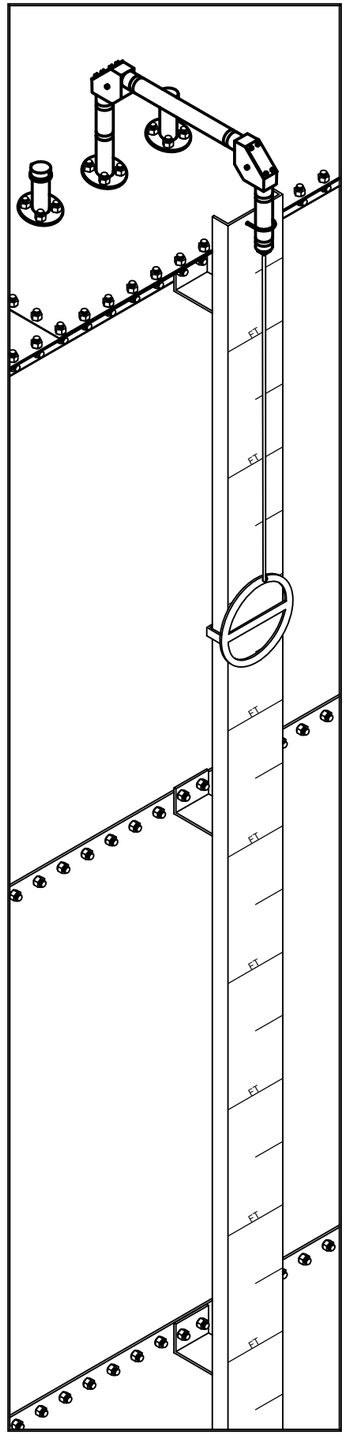
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UNLESS OTHERWISE SPECIFIED TOLERANCES: FRACTIONAL ± 1/16 ONE PLACE DECIMAL ± 0.060 TWO PLACE DECIMAL ± 0.030 THREE PLACE DECIMAL ± 0.010	ISSUED FOR SUBMITAL:	-
	ISSUED FOR MANUFACTURING:	-
	ISSUED FOR CONSTRUCTION:	-
	PROJECT MANAGER:	-

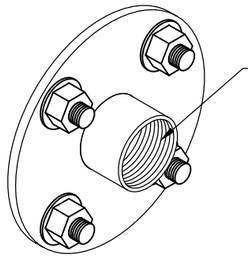
TYPICAL PRE-SUBMITTAL DETAILS TANK ASSEMBLY		JOB #:	PER-SUBMITTAL
		COVERAGE:	-
		TANK SIZE:	-
CUSTOMER:	-	FINISH:	-
LOCATION:	TYPICAL ALL SITES	SCALE:	
DRAWN BY:	-	SHEET 1 OF 1	DO NOT SCALE THIS DRAWING
CHECKED BY:	-	PRE-SUBMITTAL 03	REV. 0
APPROVED BY:	-		

PRELIMINARY DESIGN NOT APPROVED FOR CONSTRUCTION

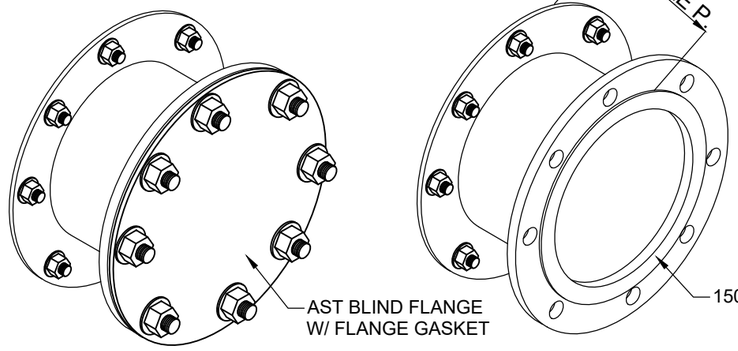


LIQUID LEVEL INDICATOR

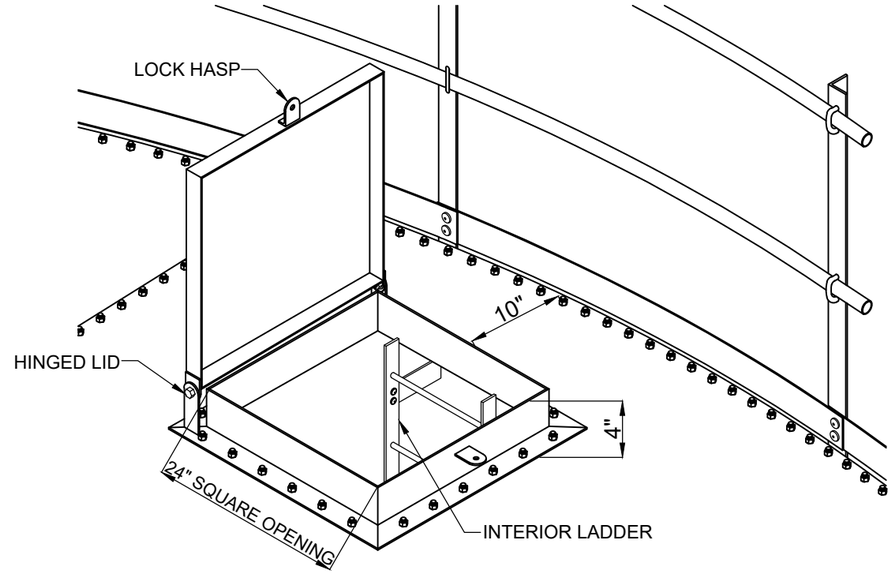
GAUGE BOARD STYLE



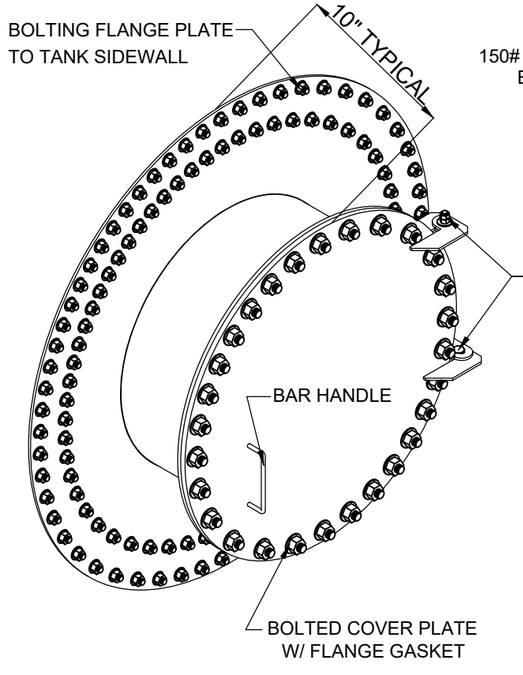
COUPLER



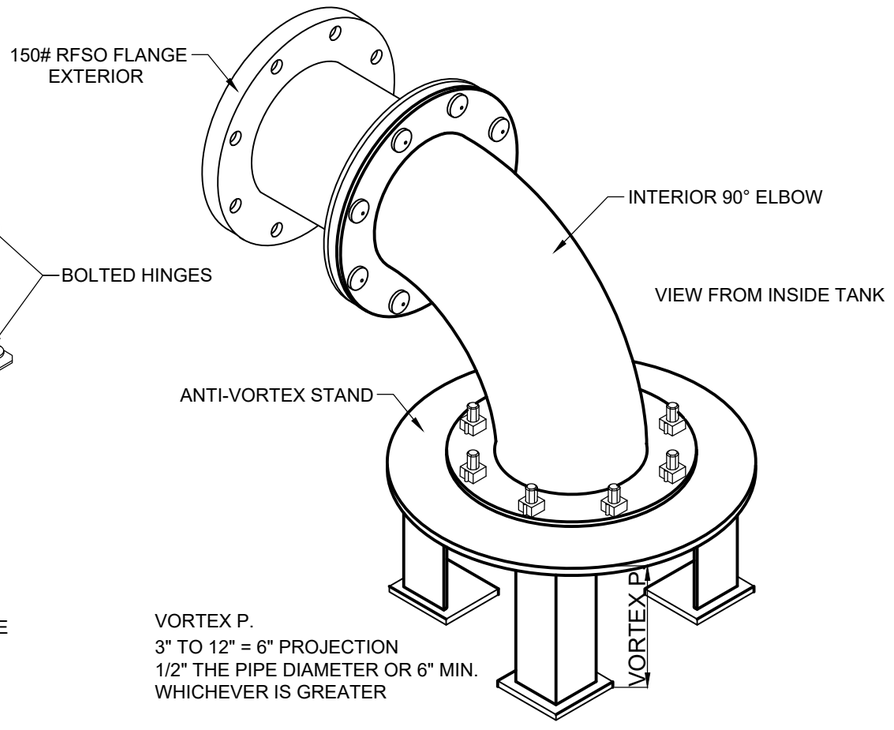
150# NOZZLE



24" SQUARE ACCESS HATCH



24" ROUND MANWAY



SUCTION OUTLET

TANK 1 STANDARD

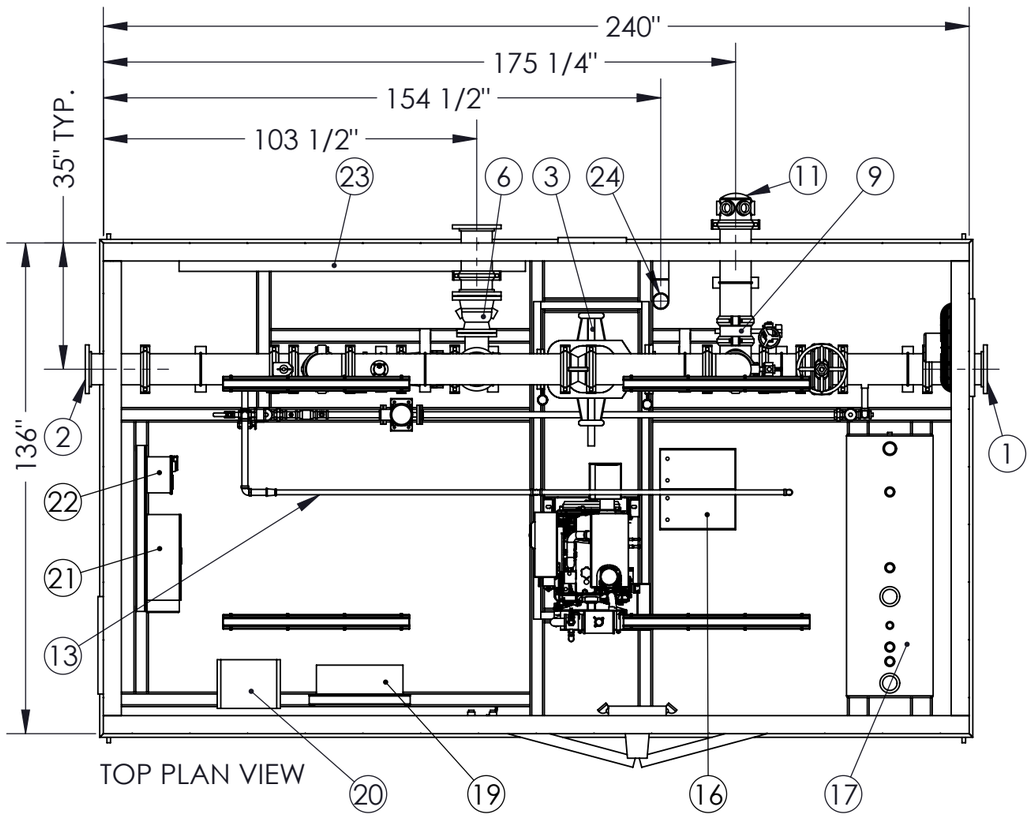
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Love's
A NEW TRAVEL STOP

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	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	REV. 0
APPROVED BY:	-	-		

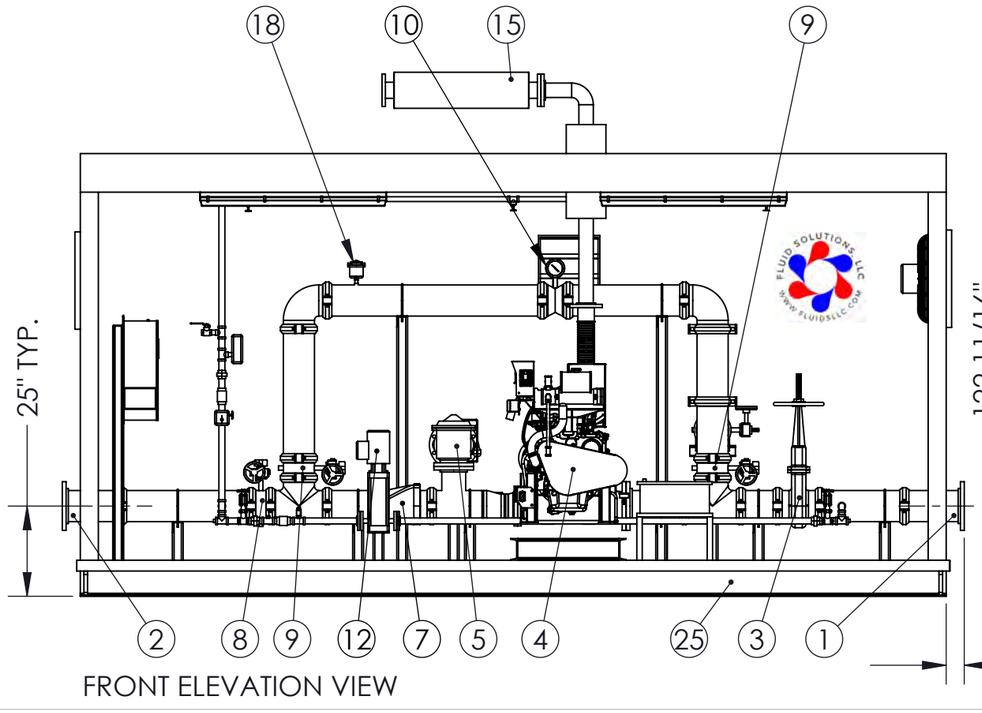


TOP PLAN VIEW

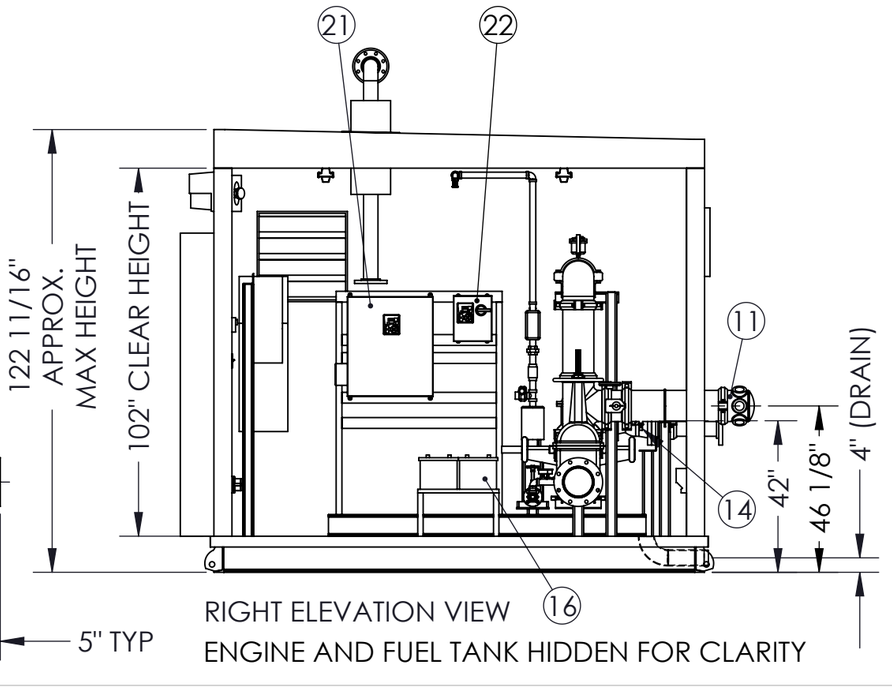
NOTES:
1) ANCHOR BOLT HOLES AVAILABLE ONLY UPON CUSTOMER REQUEST.
2) ONLY MAIN STRUCTURAL SUPPORTS ARE SHOWN ON DRAWING. ADDITIONAL CROSS MEMBERS ARE REQUIRED TO SUPPORT PIPING, PUMP CONTROLLER, OR ANY OTHER APPLICABLE COMPONENTS. IF THERE IS A DRAIN OR ANY OTHER OBSTRUCTION IN THE FLOOR THAT SHOULD 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	WASTECONE 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



FRONT ELEVATION VIEW



RIGHT ELEVATION VIEW
ENGINE AND FUEL TANK HIDDEN FOR CLARITY

APPROXIMATE DRY SYSTEM WEIGHT: 24,000 LBS

REV	DESCRIPTION	BY DATE
B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021

ALL DIMENSIONS +/- TOLERANCE OF 1/2"

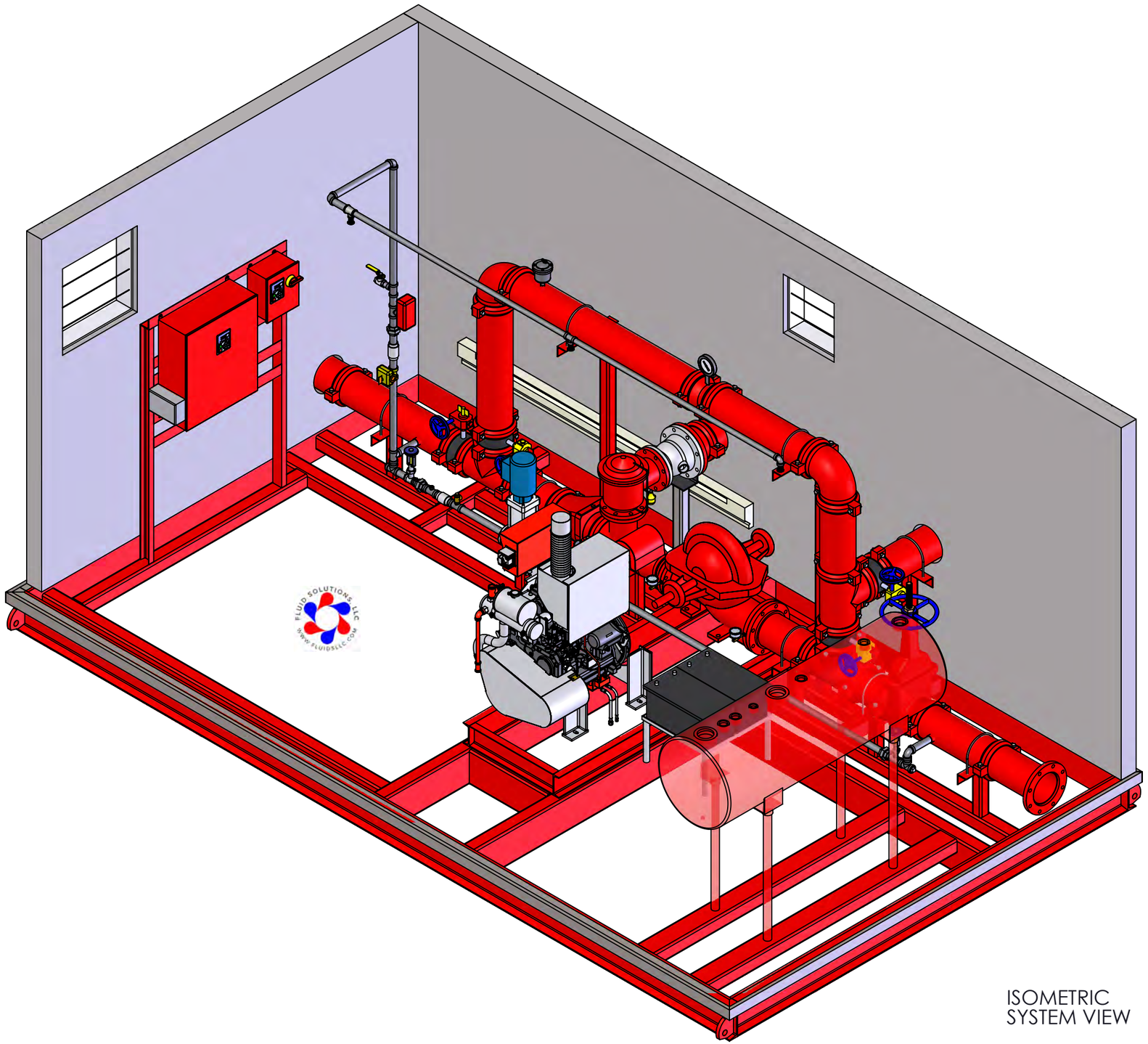
LOVES 1000 / 1250 GPM TANK FED SYSTEM

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	DWG
1:42	A1-1



ISOMETRIC
SYSTEM VIEW

REV	DESCRIPTION	BY DATE
B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021

ALL DIMENSIONS +/- TOLERANCE OF 1/2"

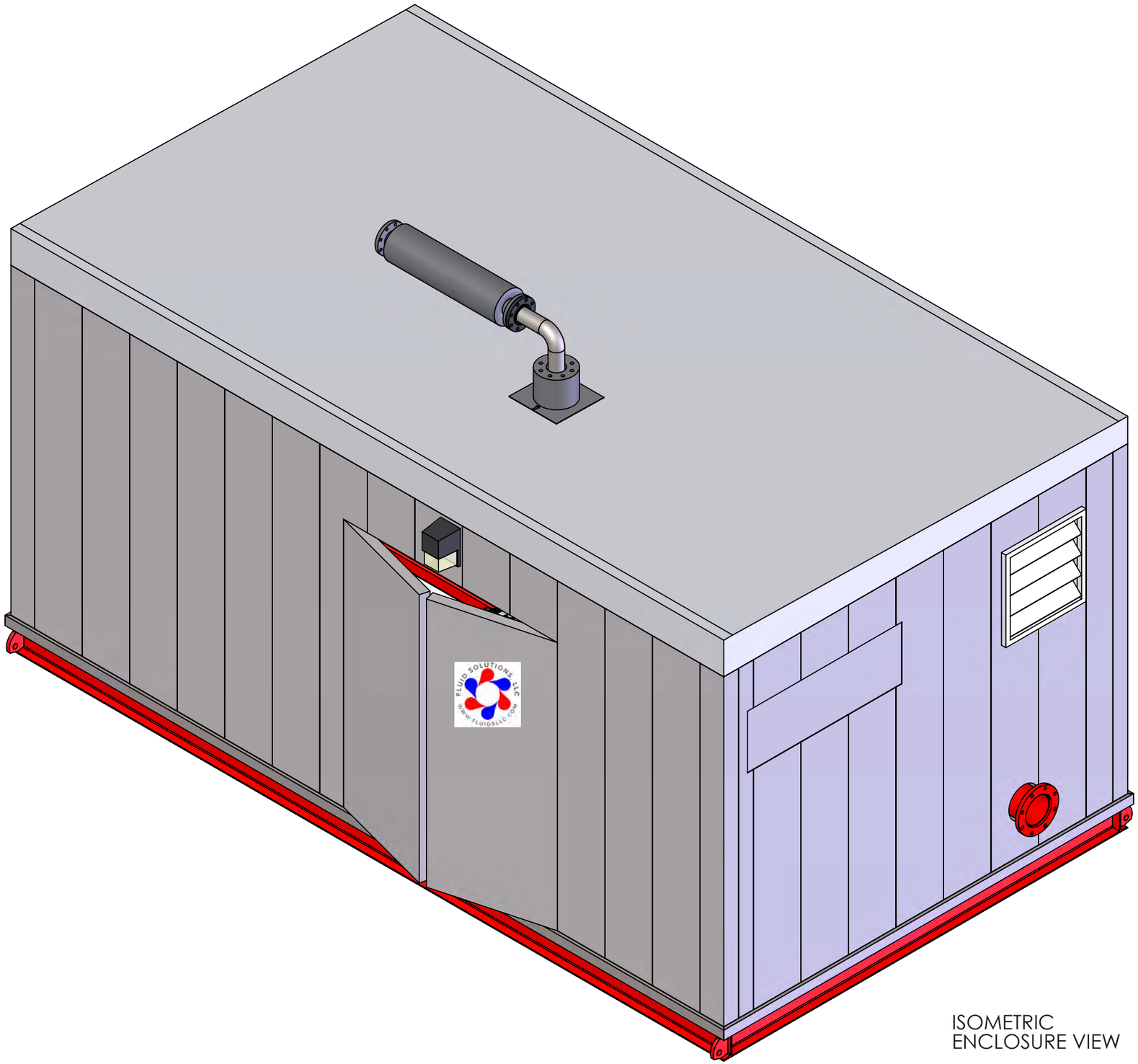
LOVES 1000 / 1250 GPM TANK FED SYSTEM

DRAWN BY: JRD	ENG. BY: JRD	CHECKED BY: MDT

DATE: 7/27/2021

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SCALE	DWG
1:26	A2-1



ISOMETRIC
ENCLOSURE VIEW

REV	DESCRIPTION	BY DATE
B	INCLUDED SUCTION AND DISCHARGE LABELS IN BOM	JRD 8/17/2021
A	UPDATED TO STANDARD SIZE	JRD 8/5/2021

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

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SCALE	DWG
1:26	A2-2

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.**

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. *[Source: New Policy]*	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. [Source: Goal 3.3]	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. *[Source: Existing Policy 3.3-B]*	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. *[Source: Existing Policy 3.3-C, modified]*	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. *[Source: Existing Policy 3.3-D and Existing Programs 3.3-D-2 and 3.8-H-8, modified]*	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**.

Policy	Project	Consistency status
development of Susanville and its surroundings. *[Source: Existing Goal 3.6]*		
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. *[Source: Existing Goal 3.7, modified]*	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. *[Source: Existing Policy 3.8-E and Existing Program 14.62, modified]*	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. *[Source: New Policy]*	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. *[Source: Existing Policy 14.ab]*	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. *[Source: Existing Policy 3.8-G]*	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**.

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. *[Source: Existing Policy 3.8-H]*	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. *[Source: Existing Program 3.8-H-5]*	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. *[Source: New Policy]*	The project includes prezoning 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. *[Source: New Policy]*	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**.

Policy	Project	Consistency status
engagement and intent of the annexation. *[Source: New Policy]*		
LUD-10.4: Tribal Consultation. The City shall consult the Susanville Indian Rancheria prior to any formal application submittal of annexations. *[Source: New Policy]*	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. *[Source: New Policy]*	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. *[Source: New Policy]*	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. [Source: New Policy]	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.**

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.**

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.**

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.**

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**

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.**

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
Susanville Love's Travel Stop

Standard	Description of Project	Compliance
17.36.050(A) Minimum Building Site: 10,000 sq. ft.	The project is proposed on a 14.15-acre portion of a 79.6-acre parcel.	Complies
17.36.050(B) Minimum Lot Width Interior: 65 ft; Corner: 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
17.36.050(C) Yard Setbacks Front: 10 Interior side: none Corner side:10 Rear: 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
17.36.050(D) Maximum Structural Height: 40 ft	Proposed convenience store height is approximately 23 ft with projections up to 25 ft. Fuel canopy height is approximately 20 ft.	Complies
17.36.050(J) Outdoor Trash Storage 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)
17.96.050 Outdoor Lighting: 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)
17.96.080 Pedestrian Access: 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

17.100 Parking Fast-food: 101 required (1 space/ 50SF for 5,062 SF) Retail: 40 required (1 space / 200 SF for 7,943 SF Total required: 141 spaces.	Provided: 141 spaces.	Complies
Drive-Through Stacking: six stacking spaces/ window (120 LF) Service Station Stacking: 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
Loading Spaces: 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

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.

<u>Orderly and Harmonious Development Analysis</u>
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.

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

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

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.

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

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.

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.

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

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.

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 (*Lepidium* latifolium) and cheatgrass (*Bromus tectorum*).	**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-gallong and 24-inch box containers. Shrubs are from one- and five-gallon containers.	**Complies.** The project complies because proposed trees are planted from 15-gallong and 24-inch box containers and proposed shrubs are planted from a variety of one- and five-gallon containers.

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		

Architecture & Site Plan Review Analysis
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.

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

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.

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.

PC RESOLUTION NO. 26-1203
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUSANVILLE RECOMMENDING THE CITY COUNCIL AMEND THE ZONING ORDINANCE MAP TO PREZONE APN# 107-280-017 AS GENERAL COMMERCIAL/SHOPPING CENTER

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

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

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

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Susanville hereby makes the following findings based on the analysis and findings provided in the staff report dated April 15, 2026 and May 6, 2026 and all attachments incorporated here-in by reference:

SECTION 1. The Environmental Impact Report prepared for the Project evaluated environmental impacts associated with the Project including pre-zoning of APN: 107-280-017.

The EIR determined that impacts would be less than significant or mitigated to less-than-significant levels with implementation of mitigation measures and preparation of a Mitigation Monitoring and Reporting Program. Accordingly, consistent with Public Resources Code Section 21081(a), the Planning Commission makes general findings and findings regarding each significant adverse environmental effect of the Project as set forth in Exhibit B (Findings of Fact), attached hereto and incorporated by reference. Additionally, consistent with Section 21081(a)(3) the Planning Commission makes findings with respect to alternatives studies in the EIR as set forth in Exhibit B. Pursuant to CEQA Guidelines Section 15091(d), a Mitigation Monitoring and Reporting Program has been prepared as set forth in Exhibit C, attached hereto and incorporated herein by reference, to ensure that all feasible mitigation measures which serve to reduce environmental impacts of the Project are fully implemented.

Therefore, the Planning Commission finds that the environmental effects of the amendment have been adequately analyzed pursuant to CEQA.

SECTION 2. Findings. The Planning Commission hereby makes the following findings in support of recommending City Council approval of the Zoning Map Amendment:

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 26-6543, 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.

APPROVED: _____
Mendy Schuster, Chair

ATTEST: _____
Heidi Whitlock, City Clerk

The foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Susanville, held on the 6th of May 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Heidi Whitlock, City Clerk

Agenda Item No. 13.A.
Standard Workflow

City Council Agenda Item

Submitted By: Jolene Arredondo, Deputy City Manager

Action Date: May 6, 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

Agenda Item No. 15.A.

Susanville City Council Agenda Item

Submitted By:	Heidi Whitlock, City Clerk
Action Date:	May 6, 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. 260506.Future.Items.List

LAST THREE MONTHS (2/04/2026 to current)

BUSINESS FROM THE FLOOR	
2/4/2026	Request made to have/ask the Honey Lake Valley Recreation Authority perform a full audit of the financials
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. *Heard on 4/1/2026 and bringing back again as well.*
4/15/2026	Request made to bring back CC Member civic contribution item

Completed List Items	
2/18/2026	Request to bring back an item related to Council Members' civic contributions 3/4/2026 completed