



City of Susanville

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

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR SUSANVILLE TRAVEL STOP (SCH #2025011078)

To: Interested Agencies, Organizations, and Parties

Project Title: Susanville Travel Stop

State Clearinghouse No.: 2025011078

Review Period: December 17, 2025 to January 31, 2026

Lead Agency: City of Susanville
66 N Lassen Street
Susanville, CA 96130
Contact: Dan Newton, City Manager (530) 252-5106 (phone) / 530-252-1020 (fax)
E-mail: dnewton@cityofsusanville.gov

Purpose of Notice: In accordance with provisions of the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13, Sections 21000–21177) and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000–15387), the City of Susanville, as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Susanville Travel Stop (project). This Notice of Availability (NOA) provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the project, conclusions of the Draft EIR, information regarding the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

Project Location: The project site will develop approximately 14.15 acres in the southeast corner of a 79.6-acre vacant parcel situated to the southeast of the City of Susanville (Figure 1). The project site is located in the unincorporated area of Lassen County and identified for potential future annexation into the City of Susanville in the City of Susanville General Plan. The project includes the annexation of the 79.6-acre parcel (Assessor's Parcel Number [APN] 107-280-017), located immediately south of Susanville city limits and the Susan River and west of State Route (SR) 36 at the intersection of Skyline Road (Figure 2).

Project Description: The project proposes to construct and operate a full-service travel stop on approximately 14.15 acres of vacant land to the southeast of the City of Susanville (project site). The proposed project includes a travel stop, which would provide professional truck drivers and motorists with 24-hour access to purchase gasoline, diesel, propane, electronic items, snacks, travel items, and food from a combined 13,005-square foot (SF) convenience store and two fast-food options, one with drive-thru. A dog park, Recreational Vehicle (RV) dump station, bioretention basins, truck, RV and automobile parking areas and landscaping/lighting are also proposed, along with a 10-space overnight RV park. Project visitors/customers would include "over-the-road" trucks (i.e., professional long-haul drivers who are on the road for consecutive days or weeks at a time), traveling motorists, and local residents. Primary access to the project site would be provided from State Route (SR) 36 via an existing signalized intersection at SR 36 and Skyline Road but with a new dedicated exit lane southbound and a new northbound dedicated turn lane onto Skyline Road. Ingress/egress

Mendy Schuster
Mayor
Russ Brown
Mayor pro tem

Councilmembers:
Curtis Bortle
Dawn Miller
Patrick Parrish

would be provided via two entry/exit points off Skyline Road, the first for RVs and automobiles and the second for trucks. The Project includes the annexation of the full 79.6 acre parcel, redesignation of the parcel from the City's current land use designation of Light Industrial or Business Park to General Commercial/Shopping Center, and pre-zoning of the site as General Commercial and Shopping Center (C-2) District.

Anticipated Environmental Effects: Based on the analysis included in the Draft EIR, the project would not result in significant and unavoidable impacts. Potentially significant impacts to Biological Resources, Cultural & Tribal Cultural Resources, and Paleontological Resources would be mitigated to less than significant levels. All other impacts would be less than significant.

Opportunity for Public Comment: The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Susanville, City Hall, 66 N Lassen Street, Susanville, CA 96130, during office hours Monday – Friday, 9:00 A.M. to 4:00 P.M.

The Draft EIR is available online at the City of Susanville's website: <https://www.cityofsusanville.gov/209/Planning>.

Agencies and interested parties may provide the City with written comments on the Draft EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5 p.m. on **January 31, 2026**. Please send all comments to:

Contact: Dan Newton, City Manager

Phone: (530) 252-5106

Email: dnewton@cityofsusanville.gov

Responsible agencies that will need to use the EIR when considering permits or other approvals for the project should provide the name of a contact person, phone number, and email address. Comments provided by email should include "Susanville Travel Stop" in the subject line, and the name and physical address of the commenter in the body of the email.

Signature: _____



Date: _____

12/9/2025

Name: _____

Dan Newton

Title: _____

City Manager