

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND
SCOPING MEETING**

Filed Doc #: 39-12222022-419
12/22/2022 08:54:29 AM

Steve J. Bestolarides
San Joaquin County Clerk

DATE: December 22, 2022

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Singh Petroleum Investments Project

LEAD AGENCY: City of Lathrop
Community Development Department, Planning Division
390 Towne Centre Drive
Lathrop, CA 95330

PROJECT PLANNER: Rick Caguiat, Assistant Community Development Director
rcaguiat@ci.lathrop.ca.us
(209) 941-7296

PURPOSE OF NOTICE: This is to notify public agencies and the general public that the City of Lathrop, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Singh Petroleum Investments Project. The City of Lathrop is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Responsible/trustee agencies will need to use the EIR prepared by the City of Lathrop when considering applicable permits, or other approvals for the proposed project.

COMMENT PERIOD: The Notice of Preparation public review period will begin on December 22, 2022 and end on January 20, 2023. Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, January 20, 2023.

Please send your comments/input (including the name for a contact person in your agency) to: Attn: Rick Caguiat, Assistant Community Development Director, at the City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330; or by e-mail to planning@ci.lathrop.ca.us.

SCOPING MEETING: On January 11, 2023, 6:00 PM, the City of Lathrop will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. The scoping meeting will be held in-person at the Lathrop City Council Chambers, located at 390 Towne Centre Drive, Lathrop, CA, 95330. If you have any

questions regarding the scoping meeting, contact Rick Caguiat, Assistant Community Development Director, at (209) 941-7290 or planning@ci.lathrop.ca.us.

PROJECT LOCATION AND SETTING: The proposed Project site is located on Assessor's Parcel Numbers (APNs) 191-250-14 and 191-250-06, located in the northern portion of the City of Lathrop. The proposed Project is located west of Interstate 5 (I-5) and is bordered by Manthey Road and the future extension of Roth Road. Figures 1 and 2 show the Project's regional location and vicinity. Figure 3 provides the APN map.

The Project site is bordered by San Joaquin County land to the north, west, and south, while the Project site borders land located within the current boundaries of the City of Lathrop to the east. The City of Stockton city limits are located approximately 1,000 feet to the northeast of the Project site. The Project site is primarily bounded by undeveloped and residential land to the south, undeveloped land to the west, and agricultural and residential land to the north. An aerial view of the Project site and its surrounding uses is provided in Figure 4.

PROJECT DESCRIPTION: The principal objective of the proposed Project is the approval of the proposed Project that includes development of the 19.63-acre Development Area for regional travel serving uses. Implementation of the project would involve the development of fueling facilities, traveler amenities, and parking facilities for passing motorists and commercial truck operators. The Phase I site plan for the proposed Project is shown in Figure 7 and the Phase II site plan for the proposed Project is shown in Figure 8.

Phase I of the Project will develop 18.61 acres out of the 19.63-acre Development Area. The Phase I area is designed as an interim basis until the future realignment of Manthey Road, future Roth Road, and interchange improvements for I-5 will be constructed. Phase I will account for the future right-of-way (ROW) dedication for these improvements. The 2.79-acre piece of property between Manthey Road and I-5 will not be part of the Phase I Project site and is identified as future ROW for future interchange improvements.

Phase II of the Project includes: (1) the realignment of Manthey Road from the existing configuration to run along the western boundary of the Project site with a new connection to Roth Road, (2) improvement of Roth Road to the north of the Project site, and (3) improvements of the interchange for I-5. No new buildings are proposed as part of the Phase II development. Portions of Phase I site and circulation-related improvements will be removed which will allow the future improvements to be constructed. Additional parking will also be added for the auto portion of the development to incorporate the abandonment of the old Manthey Road.

For more details regarding the operations, signage, landscaping, circulation, and utility improvements, please see the Project Description in the attached Initial Study.

PROJECT APPROVALS: The City of Lathrop is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council of the City of Lathrop certifies the EIR in accordance with CEQA requirements, the City may use the EIR to support the following actions:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- General Plan Amendment from A/G (County) to FC for APN 191-250-06;
- Annexation approval and the annexation of the subject parcels by the City of Lathrop and San Joaquin Local Agency Formation Commission;
- Zoning Amendments and Rezoning for annexation of the Project site;
- Approval of CUP;
- Approval of Site Plan Review;
- Approval of Improvement Plans;
- Approval of Grading Plans;
- Approval of Building Permits;
- Approval of Project Utility Plans.

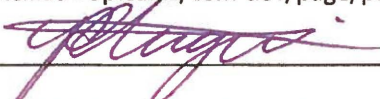
The following agencies may rely on the certified EIR to issue permits or approve certain aspects of the proposed project:

- San Joaquin Local Agency Formation Commission (LAFCo) - Annexation;
- San Joaquin Council of Governments (SJCOG) - Compliance with Airport Land Use Compatibility Plan (ALUCP) and San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Compliance;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits. Additionally, as an industrial development, the Project may be subject to Indirect Source Review (ISR) by the SJVAPCD;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act and water quality certification pursuant to Section 401 of the Clean Water Act;
- Lathrop Manteca Fire District - Plan check of the site plan and roadway improvements for adequate emergency vehicle access and fire flow capabilities.

AREAS OF POTENTIAL IMPACTS: The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

INITIAL STUDY: An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

ADDITIONAL INFORMATION: A copy of the Initial Study is available on the City's website at:
<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Signature:  Date: 12/21/2022

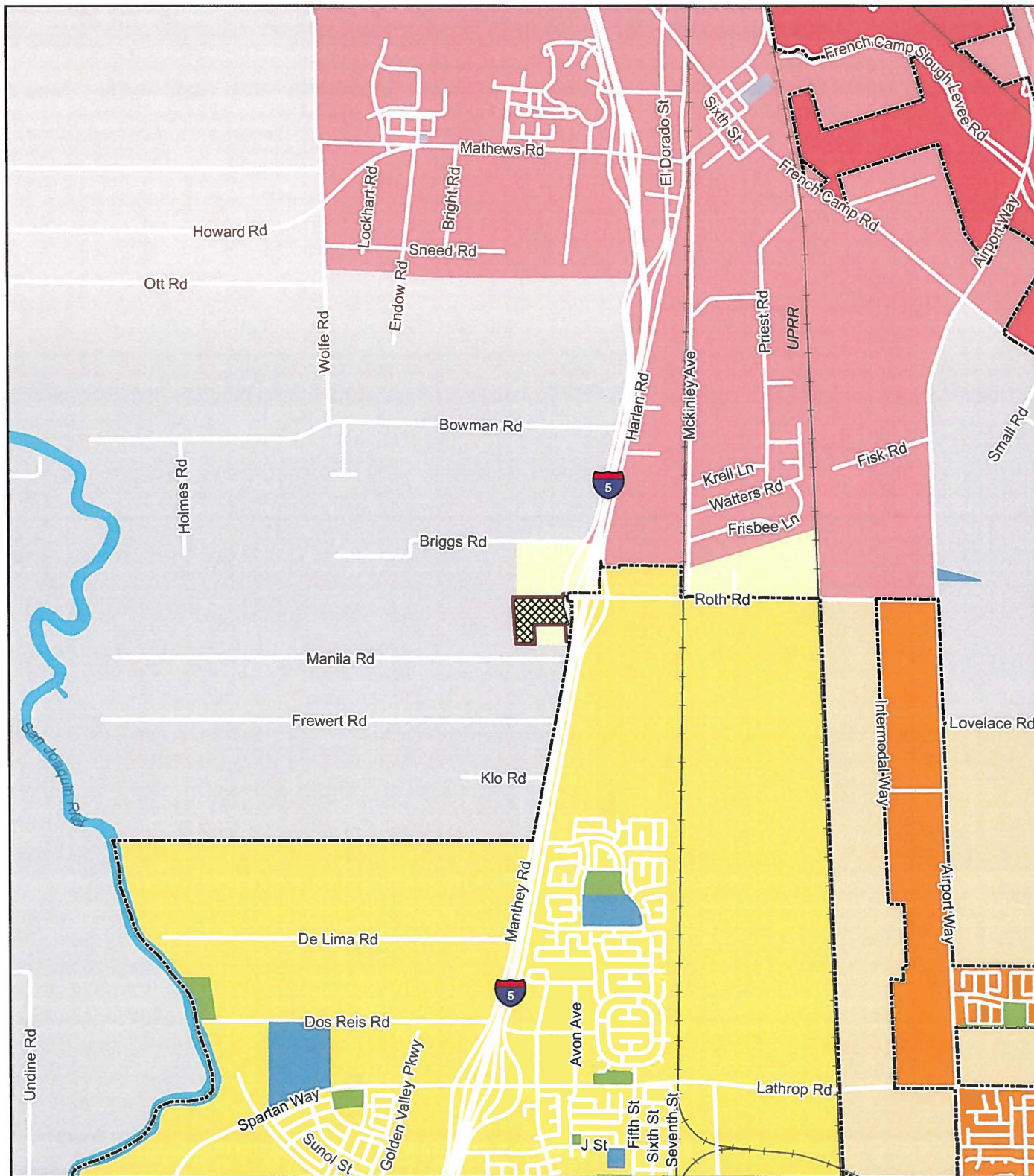
Name/Title: Rick Cagulat, Assistant Community Development Director

Phone/Email: (209) 941-7290; planning@ci.lathrop.ca.us



0 2½ 5
Miles

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



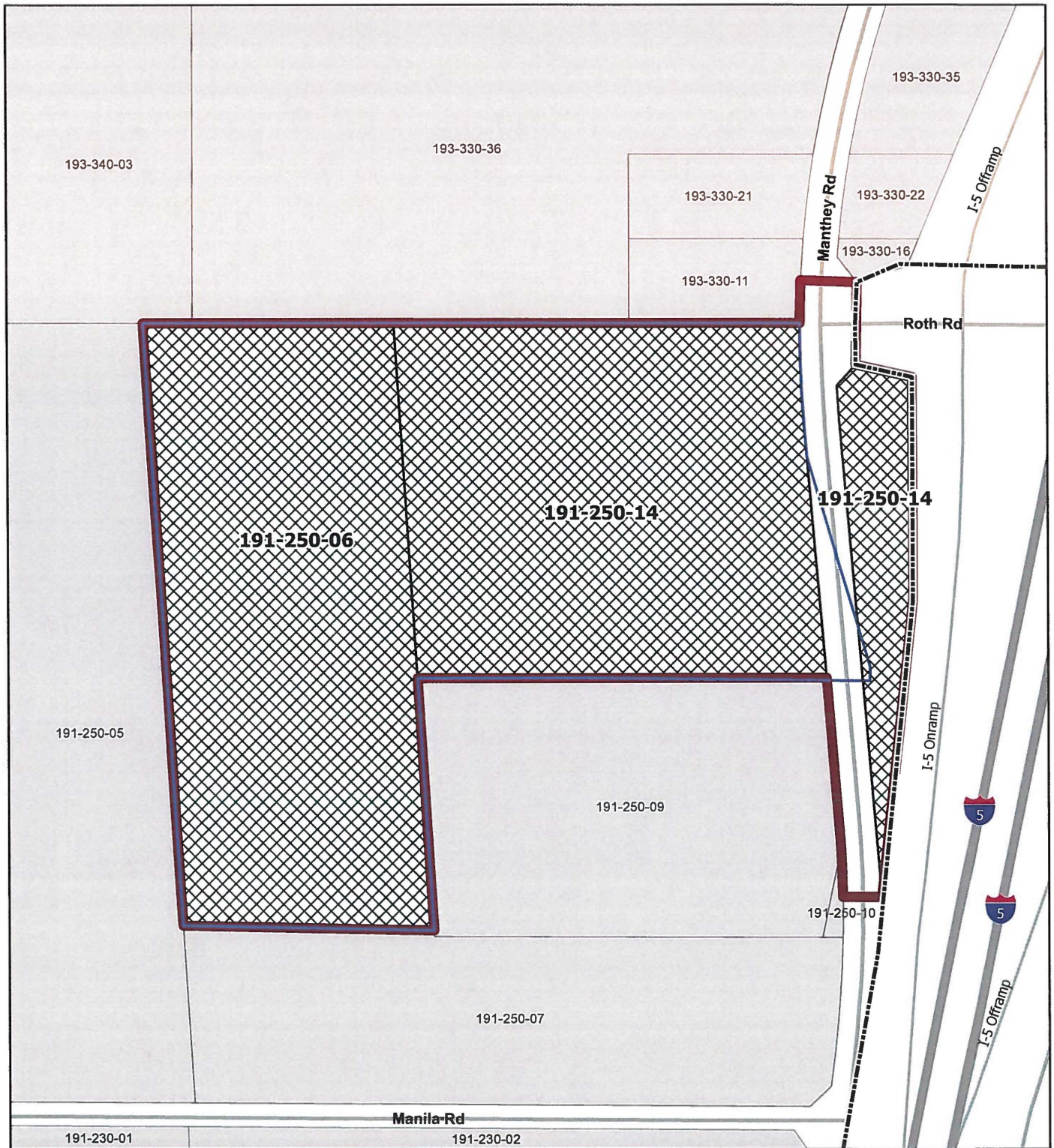
Legend

- | | | |
|--------------------------------|------------------|--------------|
| Project Site / Annexation Area | City of Lathrop | Lathrop SOI |
| Development Area | City of Manteca | Manteca SOI |
| School | City of Stockton | Stockton SOI |
| Park | | |

SINGH PETROLEUM INVESTMENT PROJECT

Figure 2. Vicinity Map





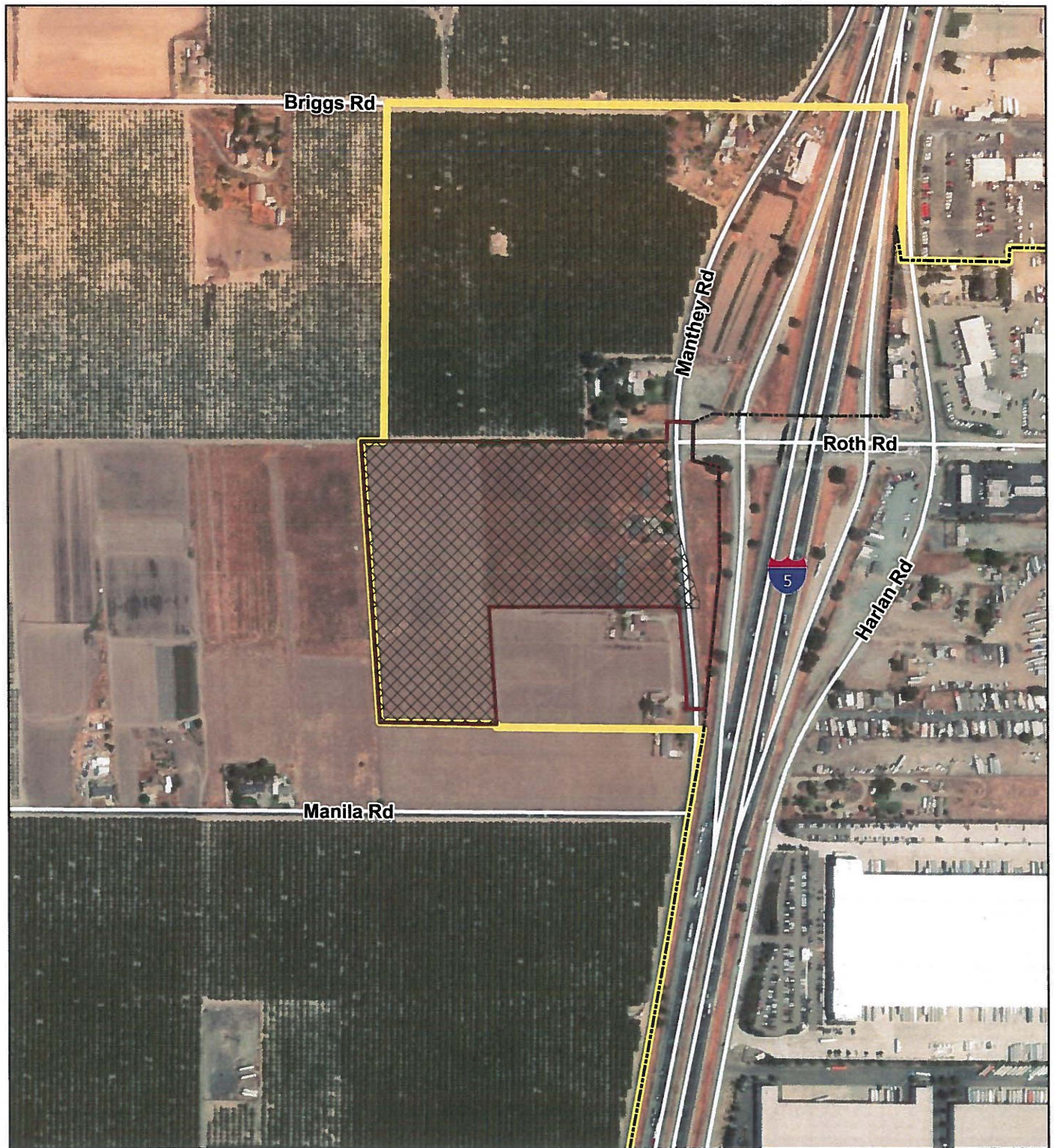
Legend

- Project Site / Annexation Area
- Development Area
- Lathrop City Limits
- Parcels to be Annexed
- Other Assessor Parcels

SINGH PETROLEUM INVESTMENTS PROJECT

Figure 3. Assessor Parcel Map





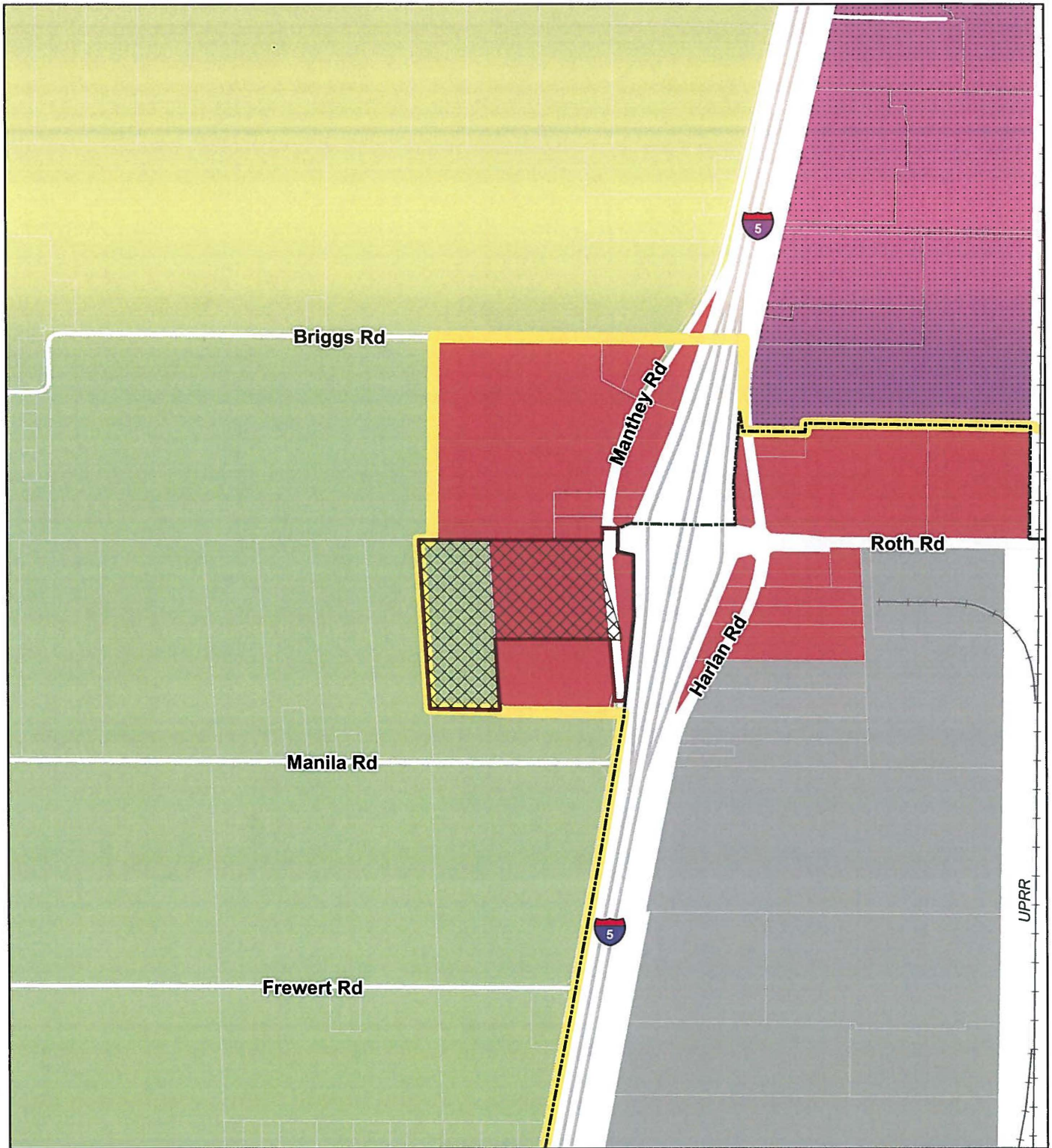
Legend

- Project Site / Annexation Area
- Development Area
- Lathrop City Limits
- Lathrop Sphere of Influence

SINGH PETROLEUM INVESTMENTS PROJECT

Figure 4. Aerial View of Project





Legend

- Project Site / Annexation Area
- Development Area
- Lathrop City Limits
- Lathrop Sphere of Influence
- Parcel Boundary

City of Lathrop General Plan Designation

- FC: Freeway Commercial
- LI: Limited Industrial

San Joaquin County General Plan Designation

- Agriculture/General

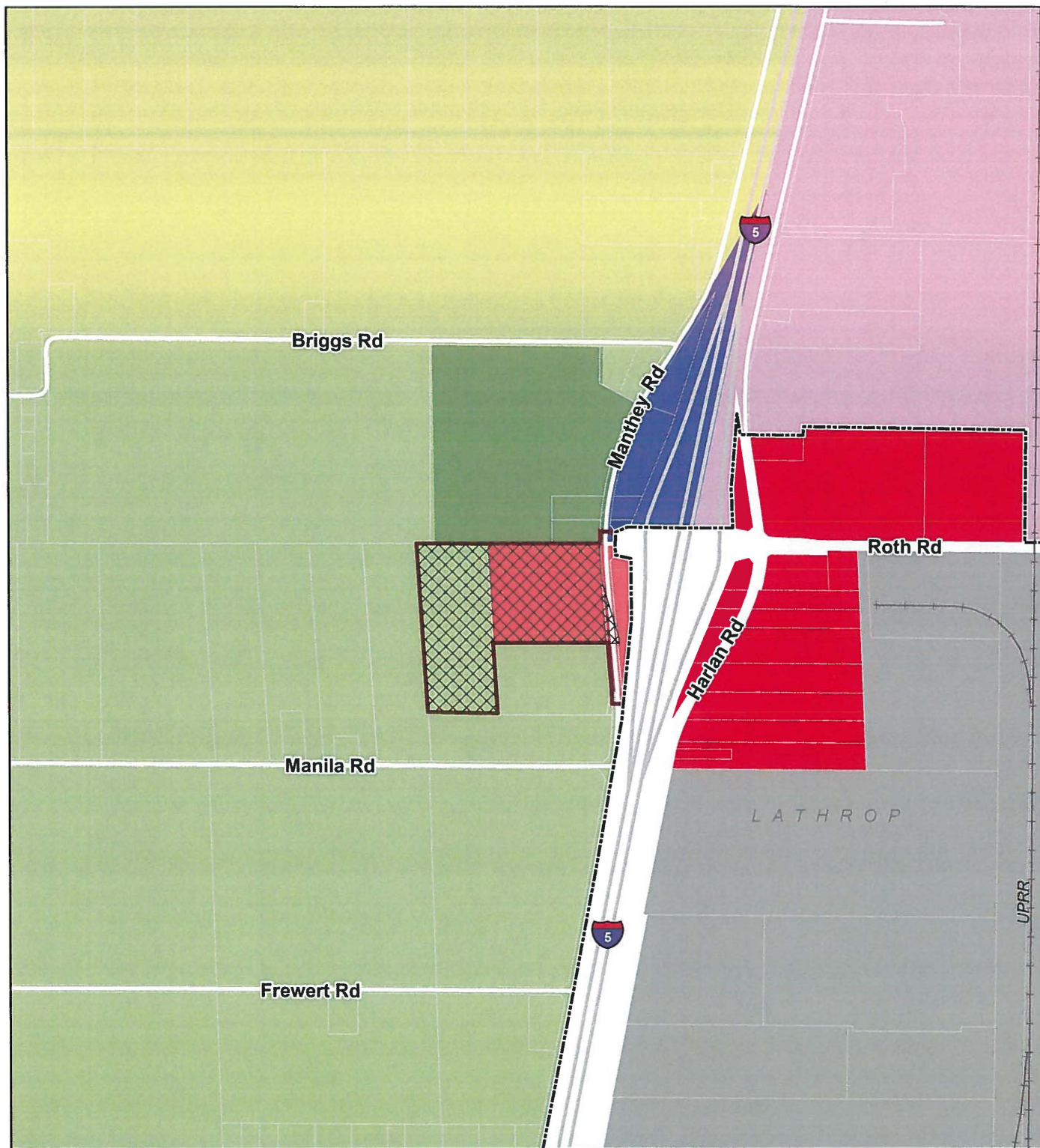
City of Stockton General Plan Designation

- Industrial

SINGH PETROLEUM INVESTMENTS PROJECT

Figure 5. Existing General Plan Land Use Designations





Legend

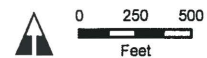
- Project Site/Annexation Area
- Development Area
- Lathrop City Limits
- City of Lathrop Zoning Designation**
- CH: Highway Commercial
- IL: Industrial Limited

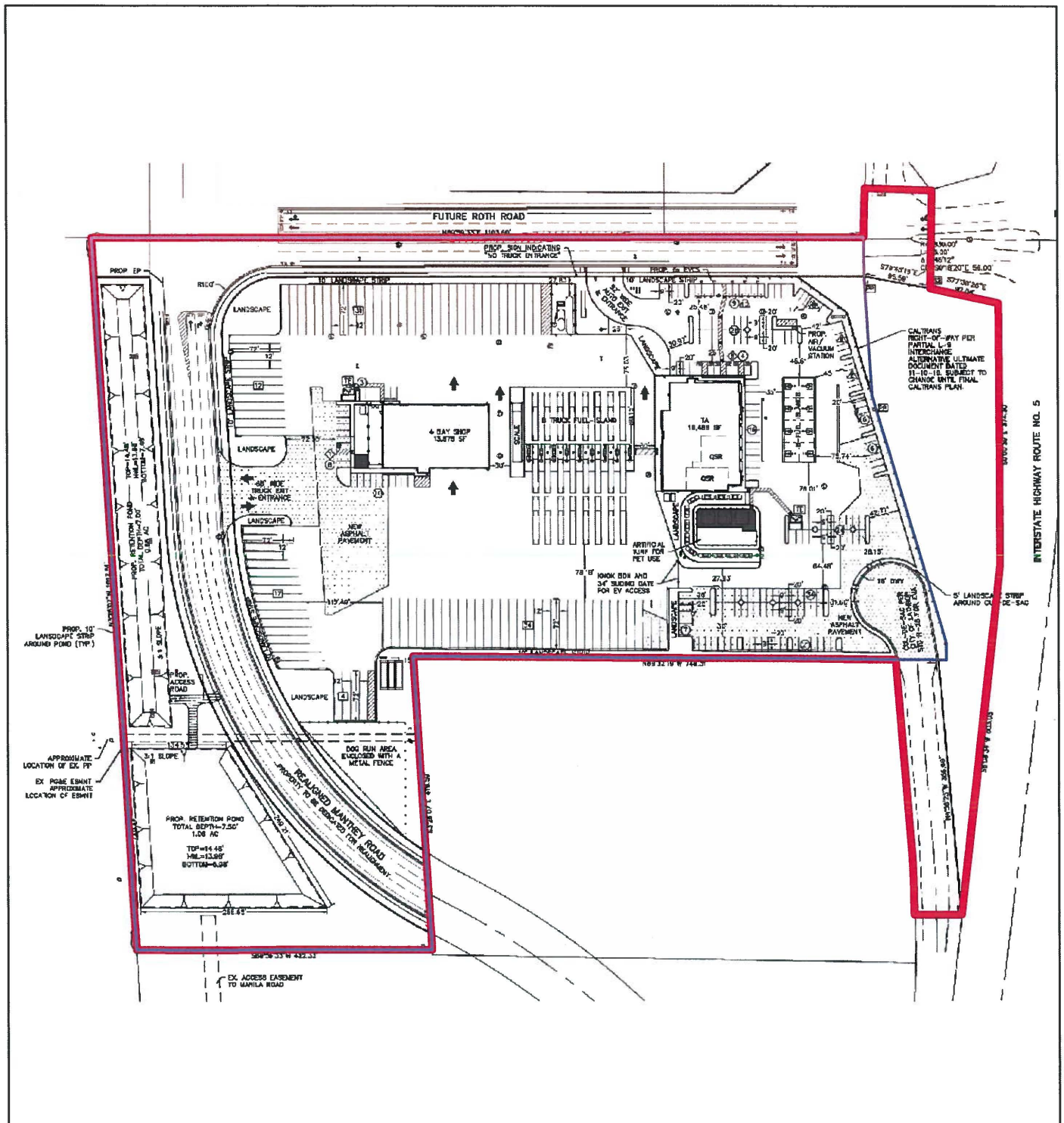
San Joaquin County Zoning Designation

- AG-40: General Agriculture
- AU-20: Agriculture Urban Reserve
- C-FS: Freeway Service Commercial
- I-G: General Industrial
- I-W: Warehouse Industrial

SINGH PETROLEUM INVESTMENTS PROJECT

Figure 6. Existing Zoning Designations



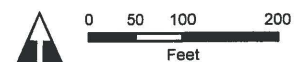


SINGH PETROLEUM INVESTMENT PROJECT

Figure 8. Site Plan Phase II - Buildout

Legend

- Project Area/Annexation Area
- Development Area





Legend

- Project Site / Annexation Area
- Development Area
- Lathrop City Limits (Proposed)
- Lathrop Sphere of Influence
- Parcel Boundary

City of Lathrop General Plan Designation

- FC: Freeway Commercial
- LI: Limited Industrial

San Joaquin County General Plan Designation

- Agriculture/General

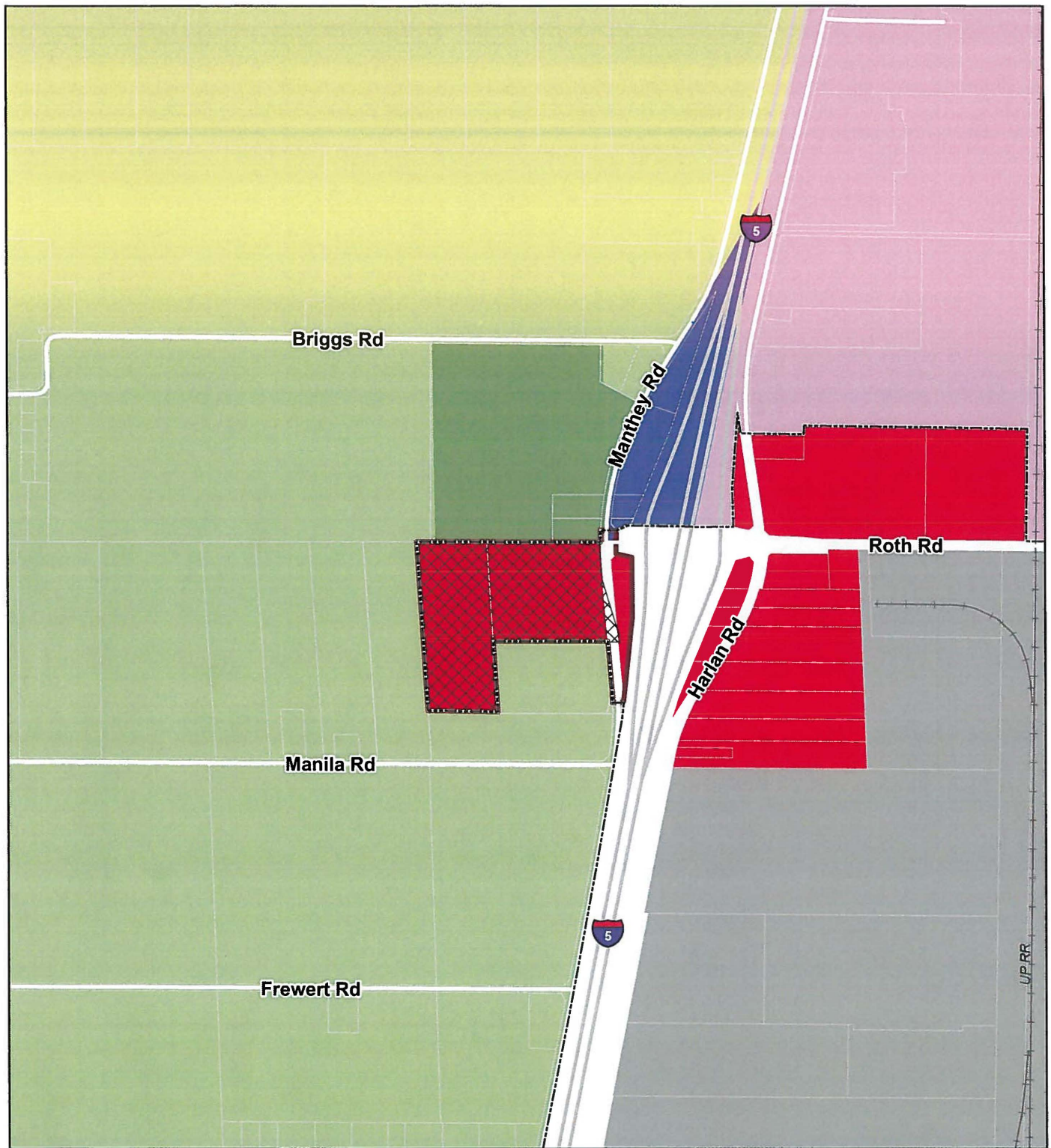
City of Stockton General Plan Designation

- Industrial

SINGH PETROLEUM INVESTMENTS PROJECT

Figure 9. Proposed General Plan Land Use Designations





Legend

- Project Site/Annexation Area
- Development Area
- Lathrop City Limits (Proposed)
- City of Lathrop Zoning Designation**
- CH: Highway Commercial
- IL: Industrial Limited

- San Joaquin County Zoning Designation**
- AG-40: General Agriculture
- AU-20: Agriculture Urban Reserve
- I-G: General Industrial
- I-W: Warehouse Industrial

SINGH PETROLEUM INVESTMENTS PROJECT

Figure 10. Proposed Zoning Designations

