

NOTICE OF AVAILABILITY

SINGH PETROLEUM INVESTMENTS - DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY

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PROJECT TITLE: Singh Petroleum Investments

PROJECT LOCATION: The Project site includes two distinct planning boundaries defined below. The following terms are used to describe the planning boundaries within the Project site: (1) Project Site (or Annexation Area) – totals 22.42 acres and includes the whole of the Project, including the proposed 19.63-acre Development Area, and 2.79 acres of land along Roth Road and Manthey Road; and (2) Development Area – totals 19.63 acres and is intended for the development of a travel center and associated circulation and parking improvements over two phases.

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. The Project site is comprised of flat land with ruderal grasses, fallow ground, a few trees (located primarily along the northern and eastern boundary of the Project site), the footprint from a previously demolished abandoned structure, and impervious area. The footprint of the abandoned structure is approximately 1,430 square feet (sf) and the impervious area is approximately 2,500 sf.

The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: Implementation of the Project would involve the development of fueling facilities, traveler amenities, and parking facilities for passing motorists and commercial truck operators. The proposed Project includes the following amenities:

- Fueling facilities offering 8 truck fuel islands and 8 car fuel islands;
 - Fuel tanks for both trucks and auto will be above ground with chain link fencing with privacy slats around the tanks.
- 246 truck/trailer spaces, 351 passenger vehicle spaces, 4 fueling and gas/diesel spaces, 18 electric vehicle spaces; and 16 ADA spaces;
- A 13,875-sf full service 4 bay truck repair shop;
- A 16,499-sf building that will include the following:
 - Office space;
 - Restroom facilities, 8 showers;
 - Laundry facility with 12 sets of washer/dryer;

- Retail convenience store that will offer everyday products from truck accessories, toiletry supplies and a number of products for quick shopping needs for traveling and commuter customer base;
- Dog run area enclosed with a metal fence
- Two (2) quick service restaurants, one with a drive-thru option.
- Seating area for patrons to dine.

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.

See Chapter 2.0 of the Draft EIR for the complete Project Description.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Air Quality and Cumulative Air Quality. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on February 7, 2024 and end on March 25, 2024 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on March 25, 2024 and should be submitted to the attention of Rick Caguiat, Community Development Director, City of Lathrop, Community Development Department, 390 Towne Centre Drive, Lathrop, CA 95330; or by e-mail to planning@ci.lathrop.ca.us. Copies of the Draft EIR are available for review at the City of Lathrop Community Development Department (390 Towne Centre Drive, Lathrop). The Draft EIR also may be reviewed at the City of Lathrop's website:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>