

SINGH PETROLEUM PROJECT  
GENERAL PLAN AMENDMENT NO. GPA-20-60  
PREZONE NO. REZ-20-61  
CONDITIONAL USE PERMIT NO. CUP-20-62  
SITE PLAN REVIEW NO. SPR-20-63  
ANNEXATION NO. ANX-20-64

CITY COUNCIL REGULAR MEETING | JULY 8, 2024 | ITEM: 5.1



# SUMMARY

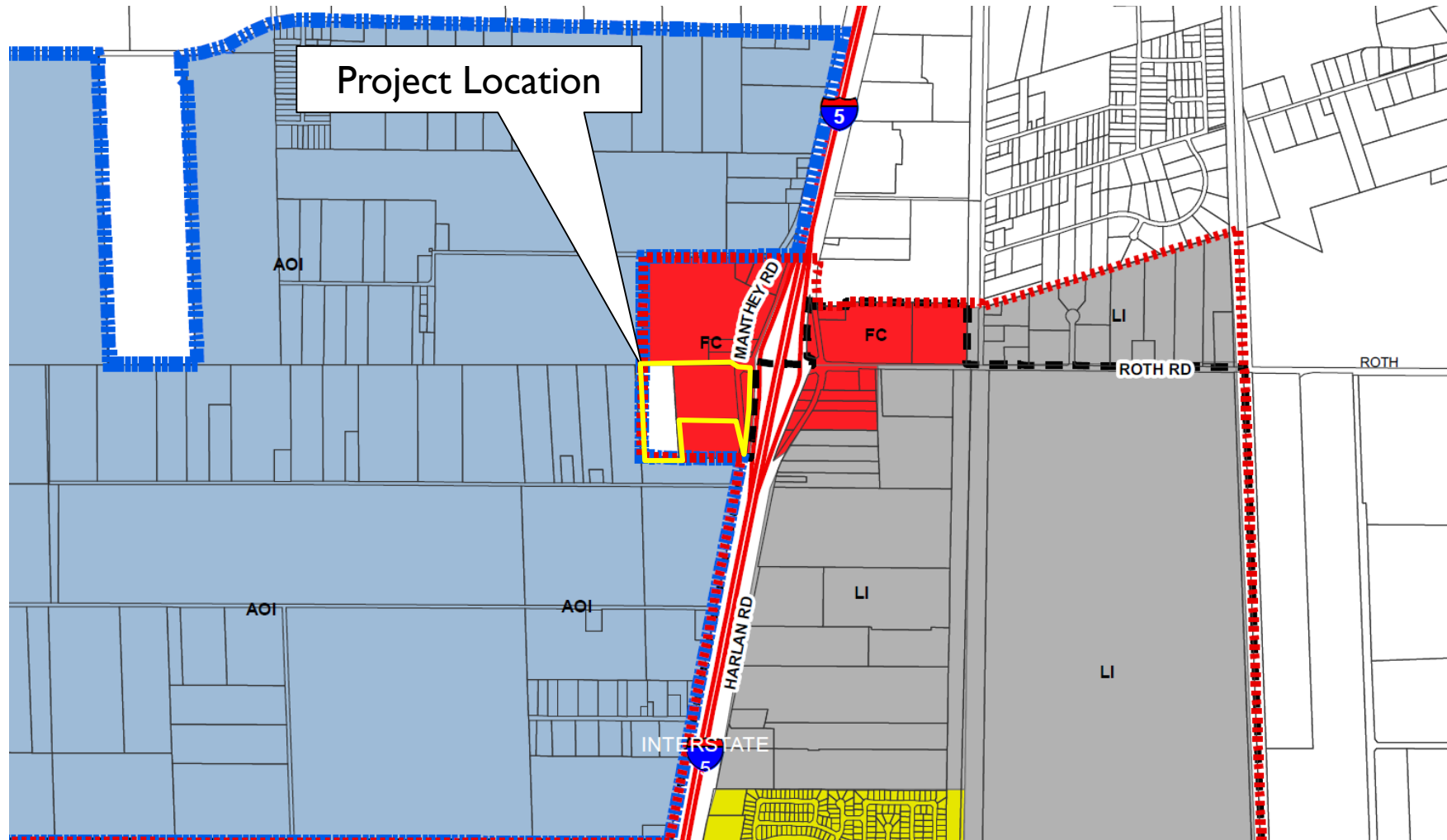


- ❑ The proposal includes a General Plan Amendment, Prezone, Conditional Use Permit, Site Plan Review and Annexation for the development of a regional traveling serving uses to be constructed in 2 phases.
- ❑ The proposed project includes:
  - ❑ 16,668 sq. ft. travel center building that includes 2 quick service restaurants with 1 drive-through
  - ❑ 13,846 sq. ft. 4-bay full-service truck and automobile repair facility
  - ❑ Fueling facilities and canopies for gasoline and diesel

# VICINITY MAP – PROJECT LOCATION

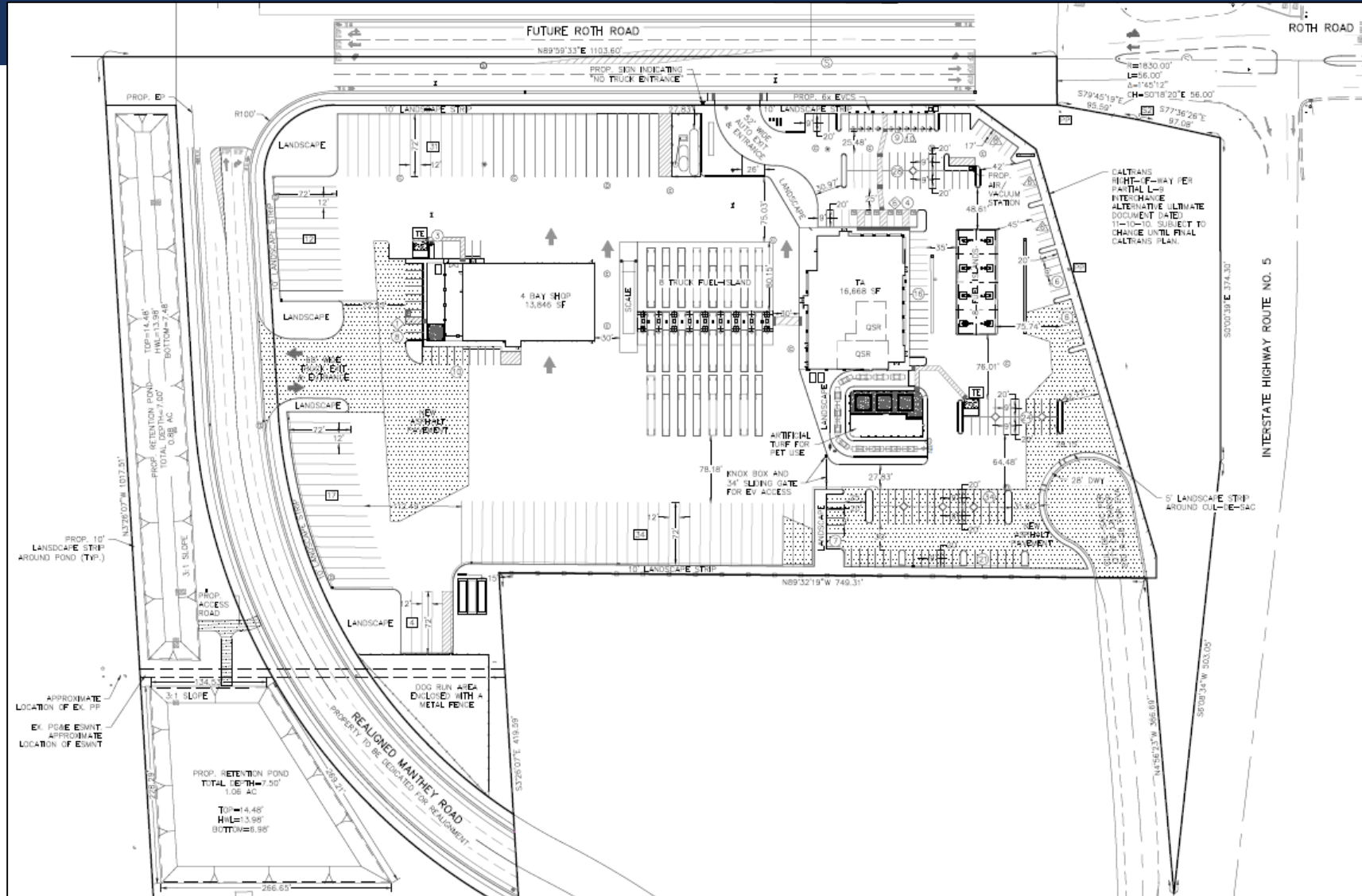


# GENERAL PLAN – FREEWAY COMMERCIAL





# SITE PLAN - PHASE 2



# OFF-STREET PARKING



## ☐ Phase 1:

- ☐ 148 truck/trailer spaces (12' x 72');
- ☐ 163 passenger vehicle spaces; and
- ☐ 10 electric vehicle spaces.

## ☐ Phase 2:

- ☐ 98 truck/trailer spaces (12' x 72' (reduction of 50 spaces));
- ☐ 203 passenger vehicle spaces (increase of 55 spaces); and
- ☐ 10 electric vehicle spaces.

# ROTH RD & I-5 INTERCHANGE



- ❑ On November 13, 2023, the City Council approved a Professional Consulting Services Agreement with Dokken Engineering to complete the Project Initiation Document (PID) for the Roth Road and I-5 Interchange Project.
- ❑ On February 12, 2024, the City Council approved a Cooperative Agreement with Caltrans to complete the PID.
- ❑ The PID is a document to define the scope of work for traffic and environmental studies and review feasible design alternatives for the interchange project. This is the first of many steps necessary to update the interchange.



# ELEVATIONS – FRONT – TRAVEL CENTER



1 EAST ELEVATION

1/8" = 1'-0" NOTE:



2 NORTH ELEVATION

1/8" = 1'-0" NOTE:

# ELEVATIONS – REAR – TRAVEL CENTER

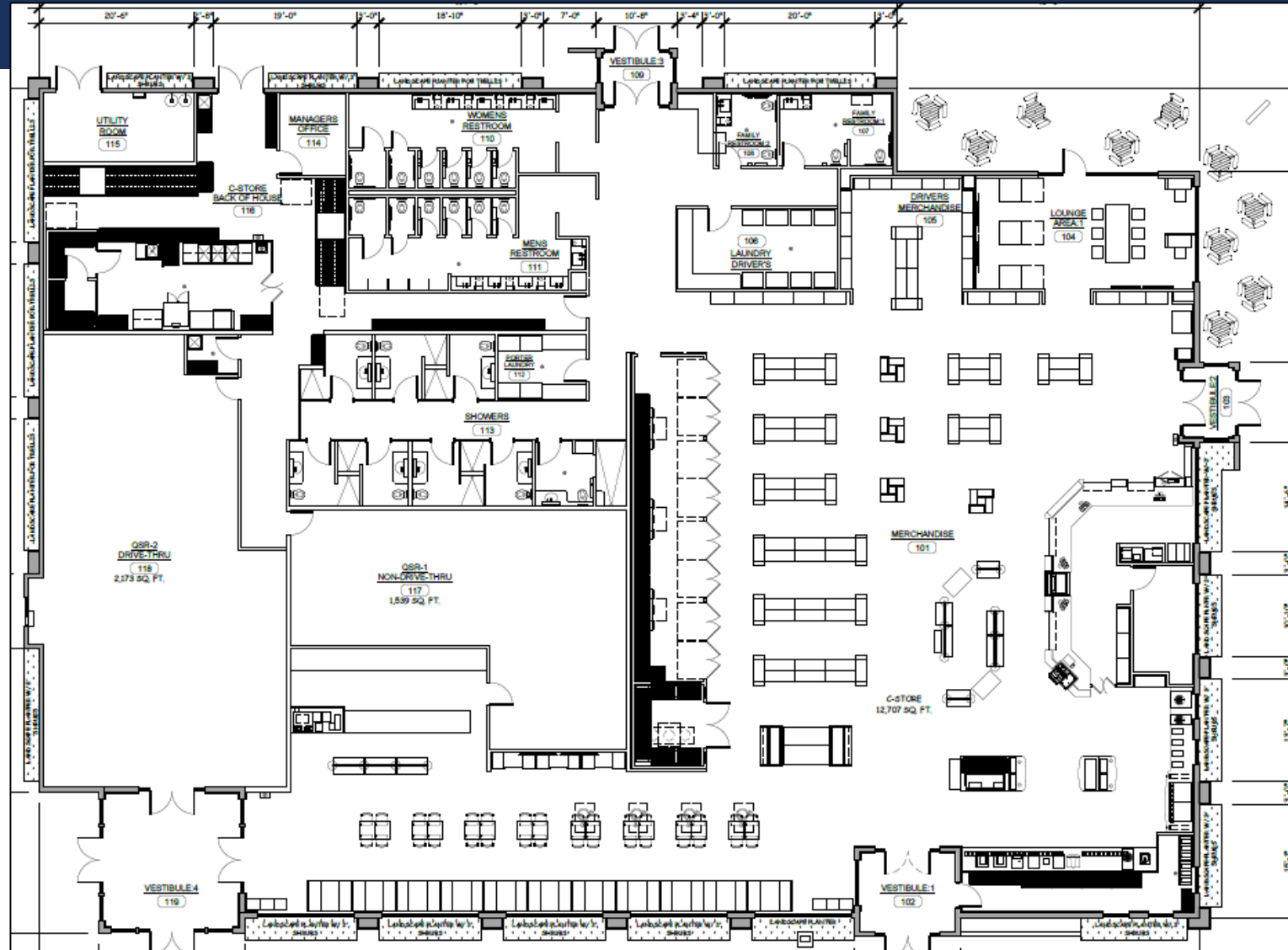


3 WEST ELEVATION  
1/8" = 1'-0" NOTE:



4 SOUTH ELEVATION  
1/8" = 1'-0" NOTE:

# FLOOR PLAN - TRAVEL CENTER



# ELEVATIONS – REPAIR FACILITY



1 NORTH ELEVATION

1/8" = 1'-0" NOTE



2 EAST ELEVATION

1/8" = 1'-0" NOTE



3 SOUTH ELEVATION (ENTRANCE)

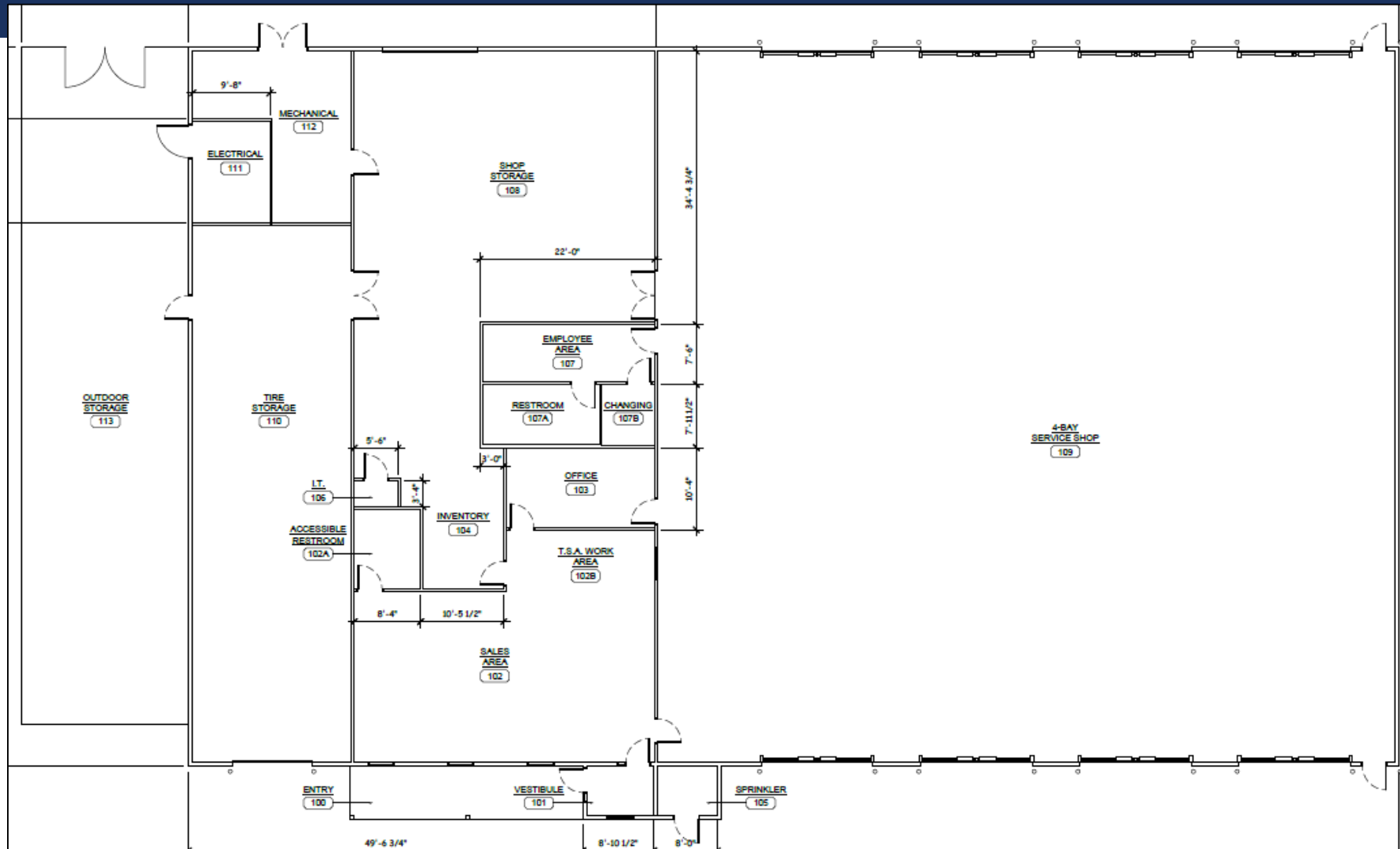
1/8" = 1'-0" NOTE



4 WEST ELEVATION

1/8" = 1'-0" NOTE

# FLOOR PLAN – REPAIR FACILITY

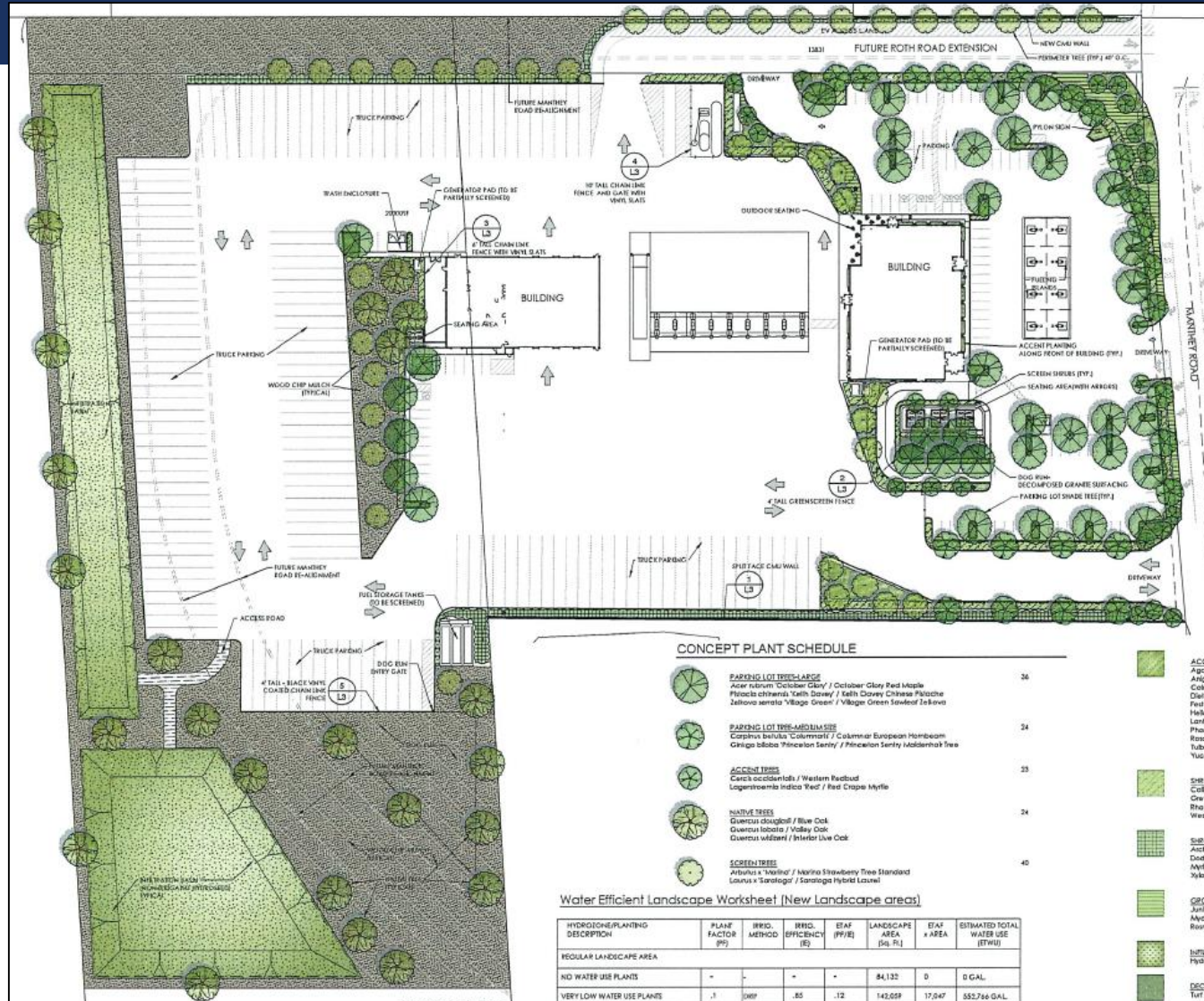


# UTILITIES

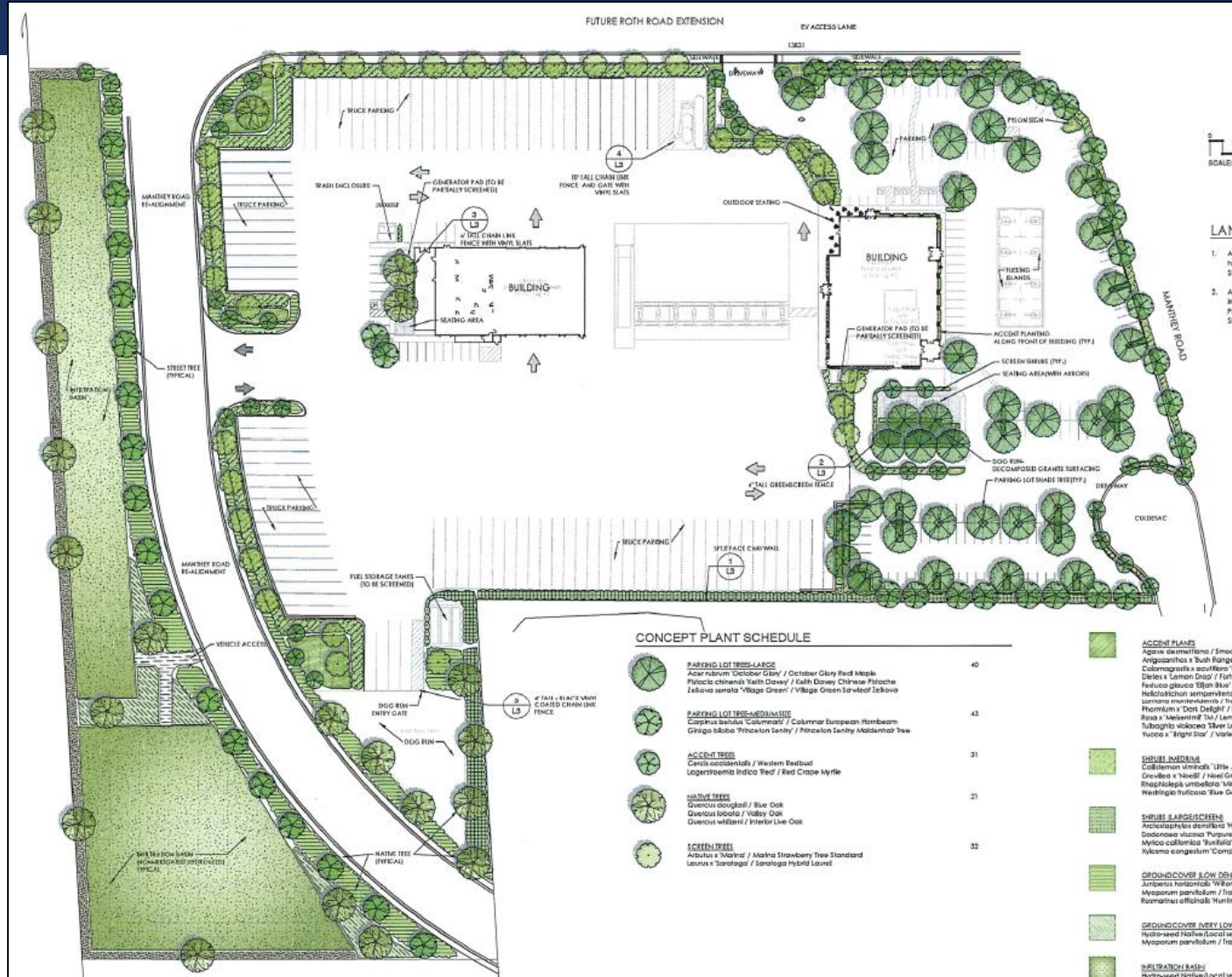


- ❑ Potable water will be supplied to the Project by the City via connection to an existing water line in Harlan Rd and Roth Rd east of I-5.
- ❑ Wastewater will be treated by the Manteca Treatment Facility. The Project will connect to an existing sanitary sewer line in Harlan Rd and Roth Rd east of I-5.
- ❑ A stormwater retention basin, located in the southern and western portion of the project site would retain stormwater from the project.

# LANDSCAPE PLAN – PHASE I



# LANDSCAPE PLAN – PHASE 2

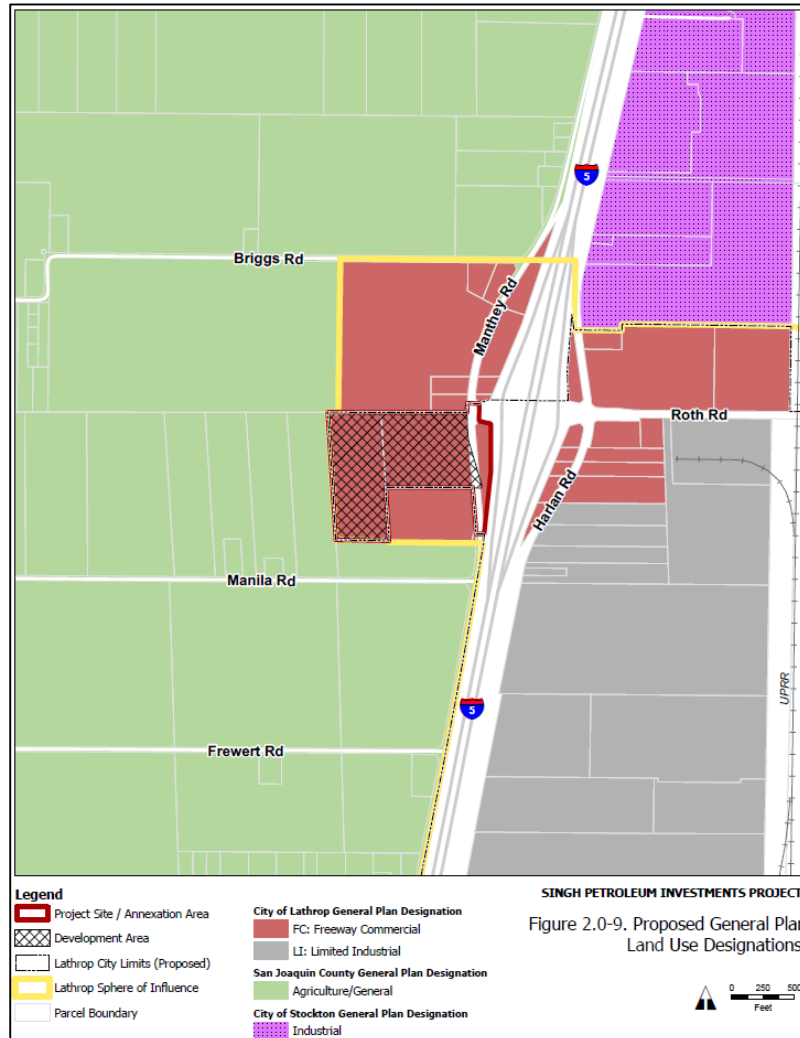




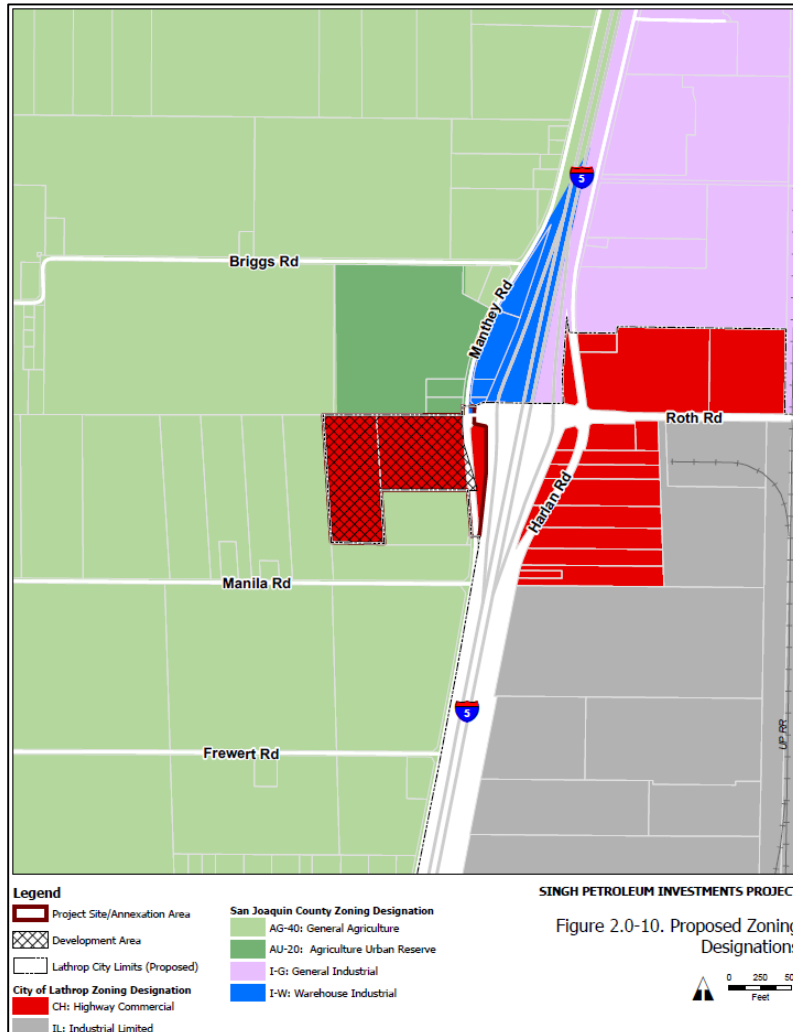
# GENERAL PLAN AMENDMENT



□ General Plan Amendment would modify the General Plan Land Use Map to designate the Project site as FC, Freeway Commercial

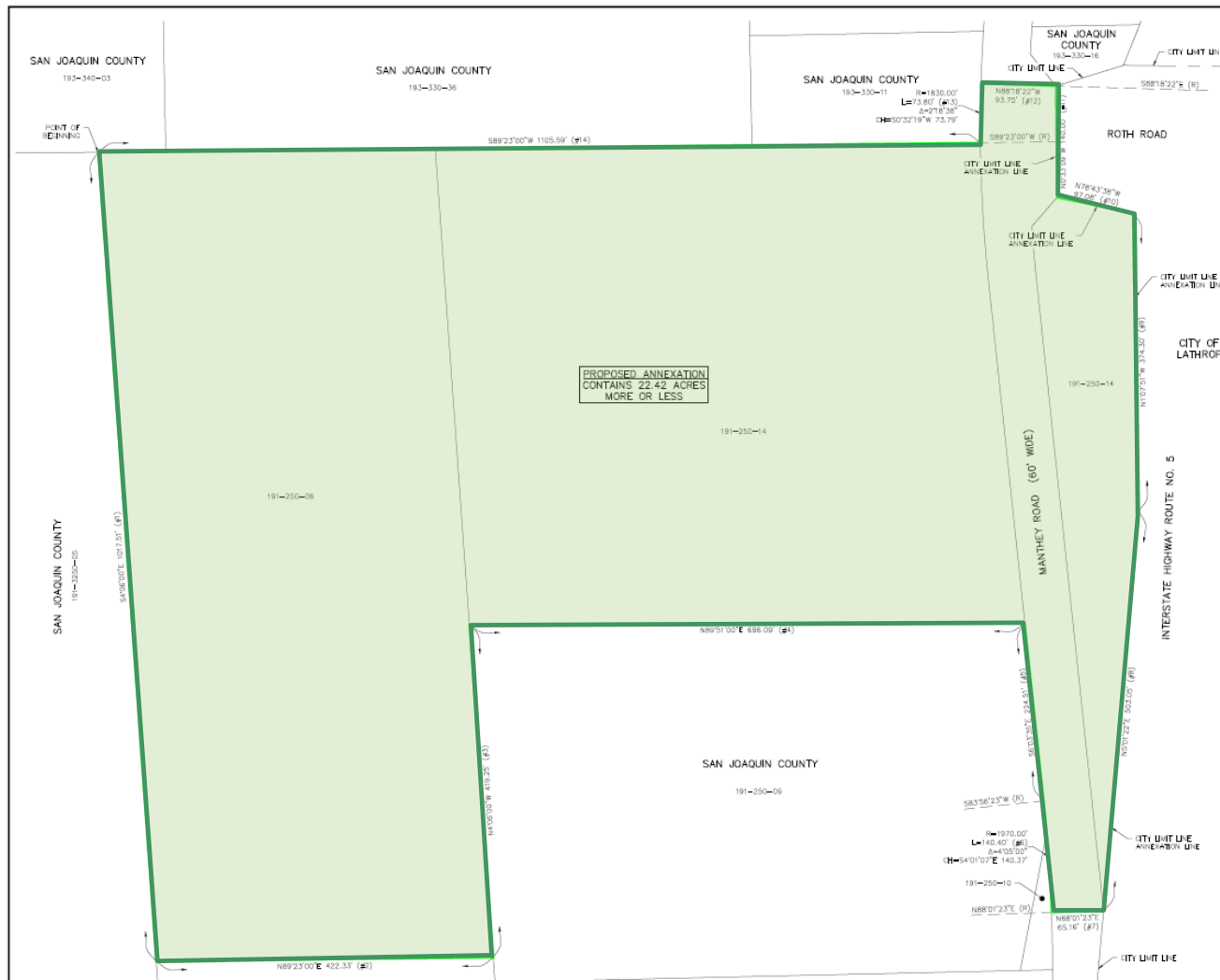


# PREZONE



- ❑ Project site is currently in the planning jurisdiction of San Joaquin County.
- ❑ A Zoning Map Amendment (or PreZone as the area is being annexed) would modify the Zoning Map to designate the Project site as CH, Highway Commercial.
- ❑ The Prezoning of the Project site would take effect upon annexation into the City of Lathrop.

# ANNEXATION



- ❑ Annexation Area – 22.42-acres.
- ❑ Includes Right-of-Way of S. Manthey Road and a portion of Roth Road.
- ❑ Letter from Adjacent Property Owners (Aquino) requesting to be Annexed into the City.

# ENVIRONMENTAL REVIEW



- ❑ Serving as the Lead Agency, the City of Lathrop contracted with the professional environmental consulting firm De Novo Planning Group to prepare an Environmental Impact Report (EIR).
- ❑ Notice of Availability for the Draft EIR was published on February 7, 2024, for a 45-day Public Review Period which closed on March 25, 2024.
- ❑ Written comments were collected during the public review period and incorporated into the Final EIR with responses.

# RENDERING – PHASE I



# PLANNING COMMISSION



- ❑ On May 15, 2024, the Planning Commission held a public hearing on the proposed Singh Petroleum Project.
- ❑ The Planning Commission voted unanimously (5-0) to adopt Resolution No. 24-6 through 24-10, recommending the City Council to Certify the Final Environmental Impact Report (FEIR) and Approve the Singh Petroleum Project.

# RECOMMENDATION



□ Planning Commission and staff recommend the following actions:

- 1. Hold a Public Hearing;**
- 2. Adopt a Resolution** Certifying the Final Environmental Impact Report (FEIR) (SCH# 2022120596), CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Measures/Monitoring Plan for the Singh Petroleum Project;
- 3. Adopt a Resolution** Approving a General Plan Amendment of APN: 191-250-06 to FC, Freeway Commercial;

# RECOMMENDATION



4. **Introduce and Conduct First Reading of an Ordinance** for Zoning Map Amendment relating to Pre-Zoning of the Subject Annexation Area;
5. **Adopt a Resolution** to Approve a Conditional Use Permit and Site Plan Review for the Development of a Travel Plaza on the Subject Properties ; and
6. **Adopt a Resolution** to Direct Staff to File an Annexation with the San Joaquin Local Agency Formation Commission for the Annexation of 22.42-acres.