

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Maverik Lodi

Lead Agency: City of Lodi

Contact Name: Cynthia Marsh

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Project Location: Lodi San Joaquin
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project site is located in unincorporated San Joaquin County. The proposed project annex the 8.61-acre parcel into the City of Lodi. The project would rezone the 8.61-acre parcel to be zoned General Commercial. Upon annexation the parcel would be subdivided into two lots. On one 3.59 acre parcel a convenience store with fueling areas is proposed. The proposed convenience store would be approximately 5,982 square ft with a total of 20 fuel dispensers. A conceptual layout for the 5.02 acre remainder parcel includes commercial buildings one of approximately 14,637 square ft, a building of 5,050 square ft, and a building of 5,303 square ft. The proposed commercial center would also include a parking area. The proposed commercial center will not be developed as part of the Maverik Lodi Project. The proposed commercial center is conceptual for the purpose of displaying potential development capabilities for purposes of processing the annexation into the City of Lodi. Future development of the remainder parcel will require a separate review process.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative (ISMND) Declaration identified potentially significant impacts for the following California Environmental Quality Act (CEQA) issue areas: Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Transportation, Tribal Cultural Resources.

The ISMND includes mitigation measures that would sufficiently reduce impacts related to the issue areas listed above to a less than significant level.

The ISMND determined that the project would not result in any impacts that would remain significant and unavoidable after implementation of all feasible mitigation measures. Specific mitigation measures to reduce potential impacts are discussed in their respective chapters.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified at this time.

Provide a list of the responsible or trustee agencies for the project.

Caltrans District #10, Fish & Game Region #2, Native American Heritage Commission, Regional WQCB #5, Toxic Substances Control