

CITY COUNCIL

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City Clerk

John R. Della Monica Jr.
Community Development
Director

Community Development Department

Notice of Intent to Adopt a Mitigated Negative Declaration

To:

San Joaquin County Clerk
44 N. San Joaquin Street, Second Floor, Suite 260,
Stockton, CA 95202

Filed Doc #: 39-04082025-067

Tue Apr 08 08:49:05 PDT 2025

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: samanthat1



From:

City of Lodi Community Development Department
221 W Pine Street, Lodi, CA 95240
Attn: Cynthia Marsh, Deputy Director/City Planner
209-333-6711
Lead Agency

SUBJECT: Filing of Notice of Intent in compliance with Section 15072 of the CEQA Guidelines.

Project Title: Maverik Fueling Station - PL2023-040 & -041 (Annexation and Zoning)

Project Applicant: Maverik

Project Location: 4872 East Kettleman Lane Lodi, California 95240 (unincorporated San Joaquin County), Assessor's Parcel Number (APN) 061-020-15

Project Description: The Maverik Lodi project proposes an 8.81 acre mixed commercial use development, including a convenience store with fueling areas and small-scale commercial center with restaurants (sit down and quick serve restaurants), coffee, grocery, and pharmacy. Only the gas station and convenience store development is proposed at this time. The commercial center is included in this environmental analysis to evaluate potential environmental effects associated with annexing the parcel into the City of Lodi; however, no development is proposed on the remainder parcel at this time. Future development of this parcel will require a separate review process. The project is currently vacant agricultural land with street lighting along East Kettleman Lane and some existing curb and gutter along the north frontage of the parcel which are not in their ultimate locations. Additional site improvements include, but are not limited to grading, landscaping, hardscape, and irrigation. The parcel is proposed to be zoned General Commercial within the City of Lodi with annexation.

Public Review: This is to advise all interested agencies and members of the public that the Initial study and Mitigated Negative Declaration (IS/MND) will be available for review for 30-days, April 7, 2025 through May 7, 2025, at the Community Development Department public counter located at 221 W Pine Street, Lodi, CA

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95240, tel. 209-333-6711. The IS/MND is also available digitally at <https://www.lodi.gov/1263/Environmental-Other-Plans-Projects>.

Comments on the IS/MND may be submitted at the Community Development Department public counter, or by email to Cynthia Marsh at cmarsh@lodi.gov

Signature (Public Agency):

John R. Della Monica Jr., Community Development Director

Date: April 7, 2025

Authority cited: Section 21083, Public Resources Code; Reference: Sections 21091, 21092, 21092.2, 21092.4, 21092.3, 21092.6, 21098 and 21151.8, Public Resources Code.