

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GRIDER STORAGE PROJECT LOCATED AT 692 GRIDER WAY AT ASSESSOR PARCEL NUMBERS 070-56-047, 070-57-013, 070-14-035, 070-14-010, 070-14-011, AND 070-14-034 39 (APPLICATION NO. P21-0589)

Strategic Land Planning (hereafter "Applicant") requests the annexation of six (6) parcels totaling ±8.76-acres. Four (4) of the properties (APN 070-56-047, 070-57-013, 070-14-035, and 070-14-010) will be used to develop a new ±100,850 square foot 570-unit personal storage facility with 1,200 square-foot caretaker's residential unit located at 692 Grider Way. The proposed personal storage facility requires an Administrative Use Permit (AUP) for processing and will include accompanying drive aisles, parking stalls, landscaping, lighting, and utility services. The proposed annexation also includes two (2) developed parcels (APN 070-14-011 and 070-14-034) adjacent to the Grider Way and Lower Sacramento Road intersection; and

Since the 2040 General Plan, Land Use Map designates the project site as Commercial, the Project includes a request to Prezone the site to Commercial, General (CG) Zone, pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan; and

Per CEQA guidelines, it has been determined that the Project involves potential significant effects on the environment. Still, these effects could be reduced to a less-than-significant level with recommended mitigation measures. A Notice of Intent (NOI) to adopt the CEQA IS/MND was published in The Record on November 15, 2021. Since the review did not require State agency approval, the NOI provided notice of a 20-day public review/comment period on the draft CEQA IS/MND document. Members and other public agencies were allowed to review the draft CEQA IS/MND document. The review/comment period ended on December 6, 2021, with one comment received and incorporated into the final CEQA IS/MND; and

On October 28, 2021, per SMC Section 16.88.025, the Applicant held a neighborhood meeting to present the development proposal and receive feedback. Mailing notice was provided to property owners within 300 feet of the project site at least ten days in advance. City staff attended the meeting along with the Applicant and two members of the public. Questions were raised at the meeting; however, no formal comment on the Project has been submitted to staff in opposition or support; and

On January 27, 2022, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning, at which all times, all interested parties had the opportunity to be

heard. At the meeting, the Planning Commission voted 7-0 to recommend approval to the Stockton City Council; and

On March 22, 2022, the City Council conducted a public hearing on the application, in compliance with SMC Section 16.88.040, at which point all persons wishing to be heard were provided such opportunity; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON AS FOLLOWS:

1. The foregoing recitals are true and correct and are incorporated by this reference.
2. Based on its review of the entire record herein, the City Council proclaims,
 - a. A Mitigated Negative Declaration (MND) was prepared for the project per the California Environmental Quality Act (CEQA).
 - b. The MND identified potential environmental impacts which could occur from the development of the project and, where feasible, the application of mitigation measures that would reduce the impacts to a level of less than significant.
 - c. All other potentially significant effects were identified and paired with feasible mitigation measures to reduce them to less than significant levels.
3. Based on its review of the entire record herein, including March 22, 2022, City Council staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council certifies the Grider Storage Project Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as shown in Exhibit 1.
4. The City Manager is authorized to take all necessary and appropriate steps to carry out the purpose and intent of this resolution.

PASSED, APPROVED, and ADOPTED March 22, 2022.

KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton