

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION FOR AN INDUSTRIAL PROJECT LOCATED AT 6505 SOUTH MCKINLEY AVENUE (APN 193-020-34) (APPLICATION NO. P23-0125)

On May 10, 2023, the Applicant, GO Industrial, submitted a request to develop industrial uses on a legal parcel totaling approximately 9.84-acres located west of South McKinley Avenue south of Arch Airport Road (Project). The proposed project intends to develop the site with one building of 181,166 square feet, parking lot areas, landscaping, lighting, drainage facilities, with loading and service area; and

The Mitigated Negative Declaration (MND) addresses environmental impacts associated with the proposed Project that are known to the City, and that were raised during the review process. The MND discussed impacts associated with; Aesthetics and Visual Resources; Agricultural Resources; Air Quality; Biological Resources; Cultural Resources/Tribal Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Noise; and Transportation. After analysis, mitigation measures were applied to lessen any significant impacts that resulted from the prezone and annexation request; and

On August 30, 2024, a Notice of Intent (NOI) was distributed for public review and comment, to evaluate the Mitigated Negative Declaration for the Project. The City's NOP period closed on September 30, 2024, however the City extended the review period by another 30 days to October 20, 2024; and

A total of four (4) written communications were received during the review period, from:

- Central Valley Regional Water Quality Control Board, September 30, 2024
- Mitchell M. Tsai Law Firm representing Carpenters Local Union #152, September 30, 2024
- Adams Broadwell Joseph & Cardozo representing the San Joaquin Residents for Responsible Development, September 17, 2024
- Blum Collins & Ho representing the Golden State Environmental Justice Alliance, September 25, 2024 (comments withdrawn on November 15, 2024)

In accordance with CEQA Guidelines sections 15071 through 15075 the Planning Commission must consider the Mitigated Negative Declaration before acting on the Project. An approval recommendation is presented, and the Planning Commission is requested to make a recommendation to the City Council to adopt the Mitigated Negative Declaration; and

On March 17, 2025, a public notice for the subject application was published in the

local newspaper in accordance with the Stockton Municipal Code (SMC) Section 16.88.030; and

On March 27, 2025, the Planning Commission 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; and

At the March 27, 2025, public hearing, and prior to acting on this request, the Planning Commission considered and recommended adoption of a Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA), and recommended the Project be continued to the April 10, 2025, public hearing with additional Conditions of Approval added related to truck idling and buffering to sensitive receptors with trees; and

On April 10, 2025, the Planning Commission 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 PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOW:

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 Planning Commission makes the following recommended findings to City Council.
 - a. A Mitigated Negative Declaration was prepared for the Project, in accordance with the California Environmental Quality Act (CEQA).
 - b. The Mitigated Negative Declaration identified environmental impacts which could occur from development of the Project, and, where feasible, application of mitigation measures that would reduce the impacts to a level of less than significant.
 - c. The Planning Commission finds that the Mitigated Negative Declaration for the Project has been completed in accordance with the requirements of the California Quality Act (CEQA), CEQA Guidelines, and Stockton Municipal Code (SMC) Section 16.88.040 (Environmental Determination).
 - d. The Planning Commission finds the Mitigated Negative Declaration was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete Mitigated Negative Declaration in full compliance with the requirements of CEQA and CEQA

Guidelines.

- e. The Planning Commission finds that the Mitigated Negative Declaration has been presented to it, that the Planning Commission has reviewed the Mitigated Negative Declaration and has considered the information contained in the Mitigated Negative Declaration prior to acting on the proposed Project, and that the Mitigated Negative Declaration reflects the Planning Commission's independent judgement and analysis.
- f. The Planning Commission hereby recommends, pursuant to CEQA Guidelines section 15074, and in support of adoption of the Project, the City Council adopt the Mitigated Negative Declaration, attached as Exhibit 1 and incorporated herein.
- g. The Planning Commission hereby recommends that, upon approval of the Project by the City Council, the Community Development Department shall file a Notice of Determination with the County Clerk of San Joaquin County and State Office of Planning and Research pursuant to CEQA section 15075.
- h. Pursuant to CEQA section 15072, the documents and other materials that constitute the record of proceedings upon which the Planning Commission's decision is based are located in and may be obtained from, the Office of the City Clerk at 425 N. El Dorado Street, 1st Floor, Stockton, CA 95202; the City Clerk is the custodian of records for all matters before the City Council.

Based on its review of the entire record herein, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission recommends that the City Council adopt the Mitigated Negative Declaration for the McKinley Industrial Project.

PASSED, APPROVED, and ADOPTED April 10, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission