



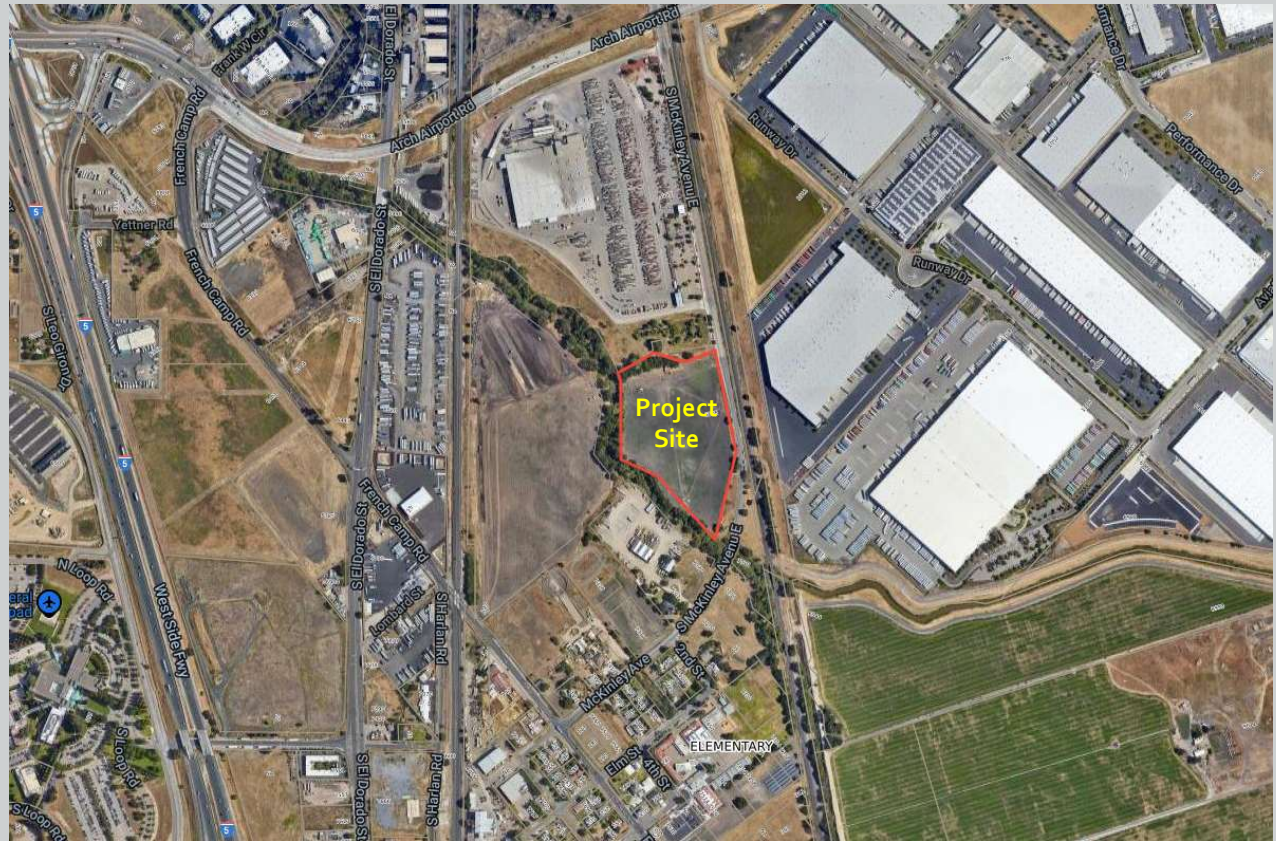
**MITIGATED NEGATIVE DECLARATION
& PREZONING REQUESTS FOR A
PROPOSED INDUSTRIAL
DEVELOPMENT AT 6505 SOUTH
MCKINLEY AVENUE (APN 193-020-34)**

City Council Meeting
Agenda Item 16.1
July 15, 2025

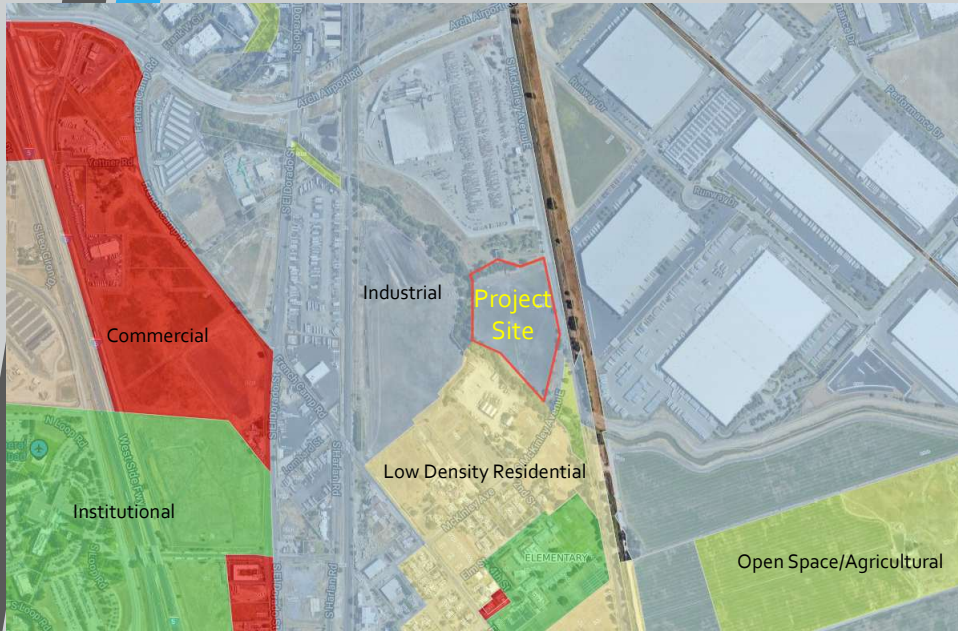
LOCATION

6505 S MCKINLEY AVE

The Project site is located just south of Arch Airport Road, due west of I-5.



GENERAL PLAN & ZONING



GENERAL PLAN

Designation of Industrial, which supports Industrial land uses.



ZONING

No current zoning. Site will be pre-zoned to Industrial, Limited (IL) zoning.

PROJECT ENTITLEMENTS

PC Approval

Design Review Approval for
New Construction

PC Recommendations to City
Council for Annexation and
CEQA Document

3/27/25 PC Hearing

4/10/25 Approved
with Conditions of Approval

City Council Consideration

CEQA Document

Pre-Zoning of Site to IL

City Services Plan and Filing
Application for Annexation into
City

LAFCo Consideration

LAFCo Hearing

Site is Annexed into City of
Stockton

PREZONING

- PROJECT SITE HAS NO CITY ZONING
Proposal is for Industrial, Limited (IL) Zoning
- PROJECT IS CONSISTENT WITH THE GENERAL PLAN
General Plan designation is Industrial, and IL Zoning is consistent with this designation.
- PC RECOMMENDATION TO CITY COUNCIL
The PC recommended approval. With Council's approval, the application can be submitted to LAFCo for annexation to Stockton

ENVIRONMENTAL CLEARANCE

● MITIGATED NEGATIVE DECLARATION

EVALUATES IMPACTS SUCH AS:

- + Biological Resources
- + Cultural Resources
- + Geology & Soils
- + Noise, etc.

● NOTICE OF AVAILABILITY

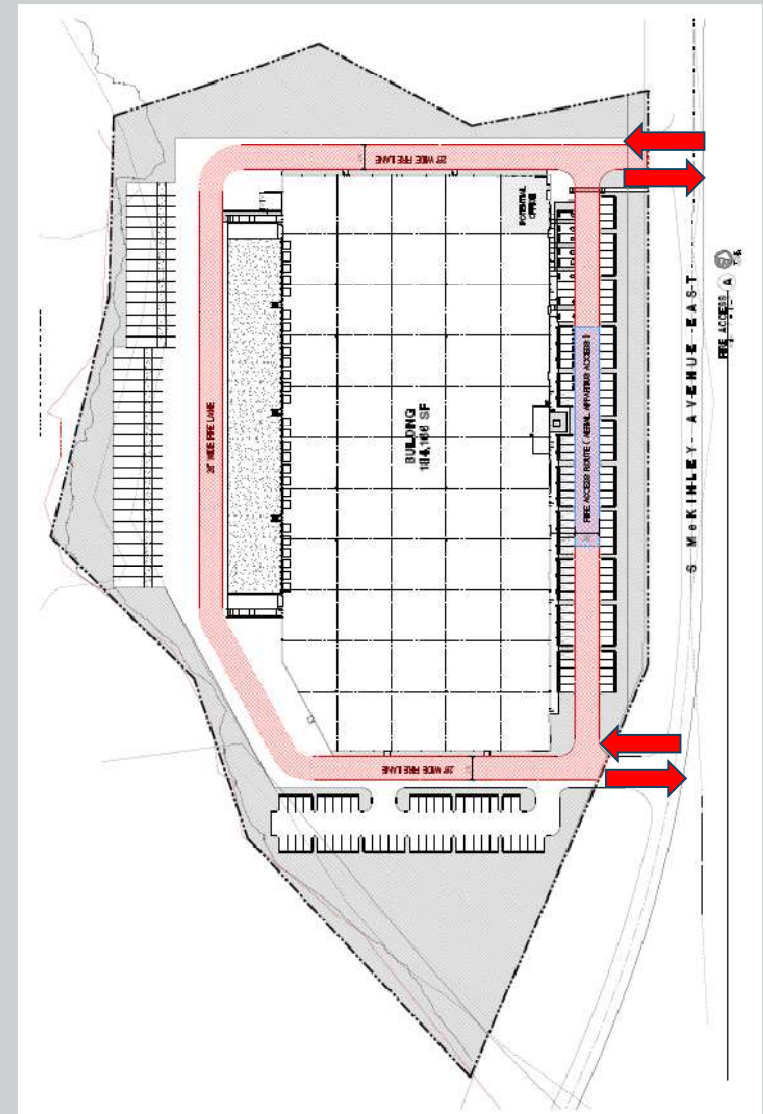
PUBLIC REVIEW OF THE DOCUMENT

- + Ran from August 30, 2024, through September 29, 2024
- + 3 Public Comments received

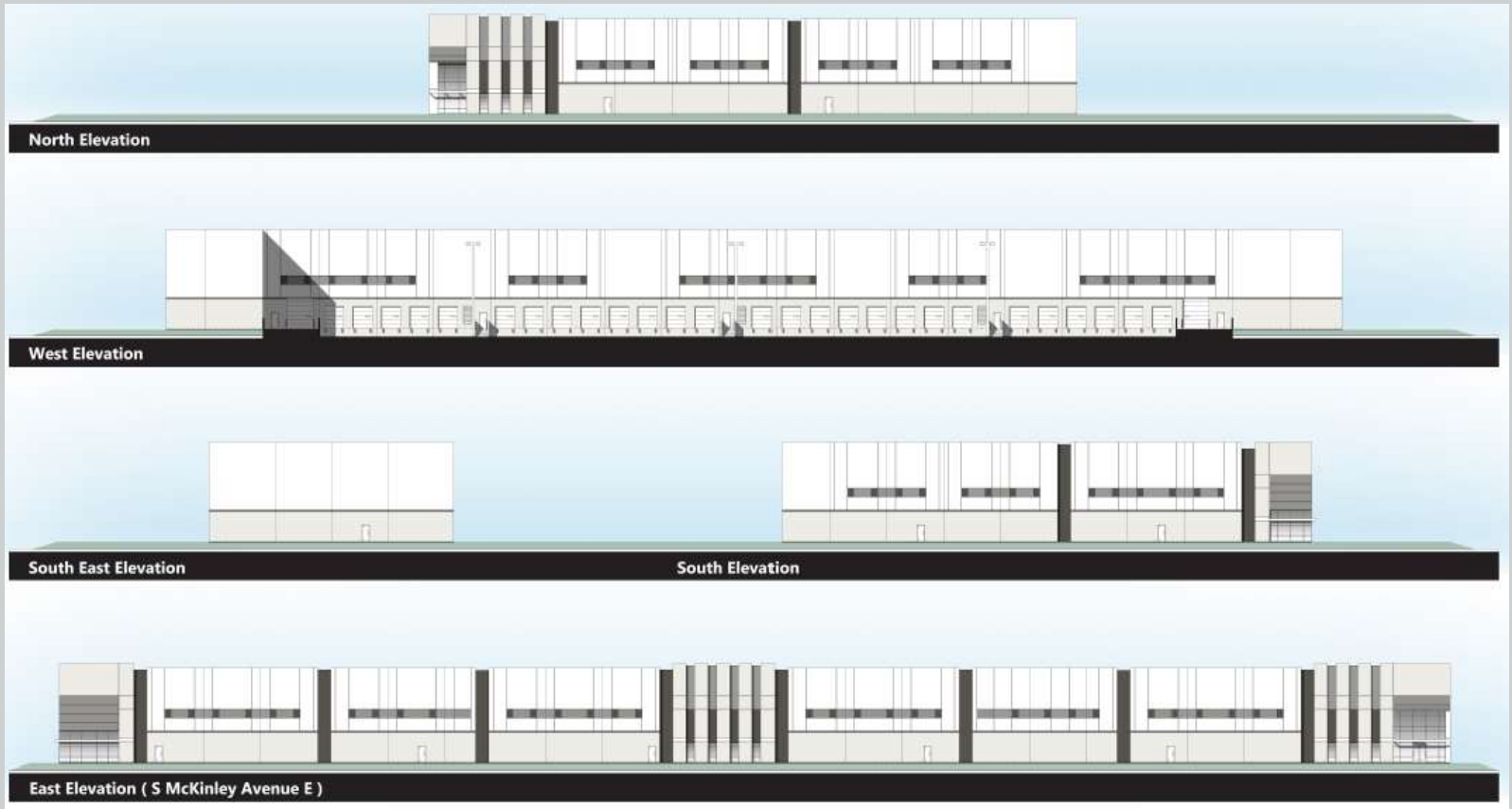
SITE PLAN

Includes:

- + 9.5 Acre Site
- + 184,166 SF Warehouse Building
- + 151 Parking Stalls (Guest & Employee)
- + 42 Truck Trailer Parking Stalls
- + Landscaping throughout



BUILDING ELEVATIONS



PUBLIC COMMENTS



CEQA PROCESS

PUBLIC REVIEW OF THE DOCUMENT

- + Posted from August 30, 2024 through September 29, 2024
- + 3 Public Comments received



PLANNING COMMISSION HEARING

3/27/2025 Public Hearing

- + Commission spoke to adopted Warehouse Ordinance applicability, applicability with AB 98, and additional mitigation measures

4/10/2025 Public Hearing

- + Project approved with added conditions for perimeter trees and truck idling



NOTICING

Noticed in the Record and mailers – 5/15/2025

RECOMMENDATION

- ▶ **Adopt a Resolution** Certifying a Mitigated Negative Declaration for the Project
- ▶ **Adopt an Ordinance** For the Pre-zoning of Assessors Parcel Number 193-020-34 to Industrial, Limited (IL)
- ▶ **Adopt a Resolution** Authorizing the filing of an annexation application with the San Joaquin Local Agency Formation Commission
- ▶ **Authorize the City Manager** To take appropriate and necessary actions to carry out the purpose and intent of the approved resolutions and ordinance