

# 692 Grider Way Annexation Project (P21-0589)

Stockton City Council  
Agenda 16.2  
March 22, 2022

# Location & Description

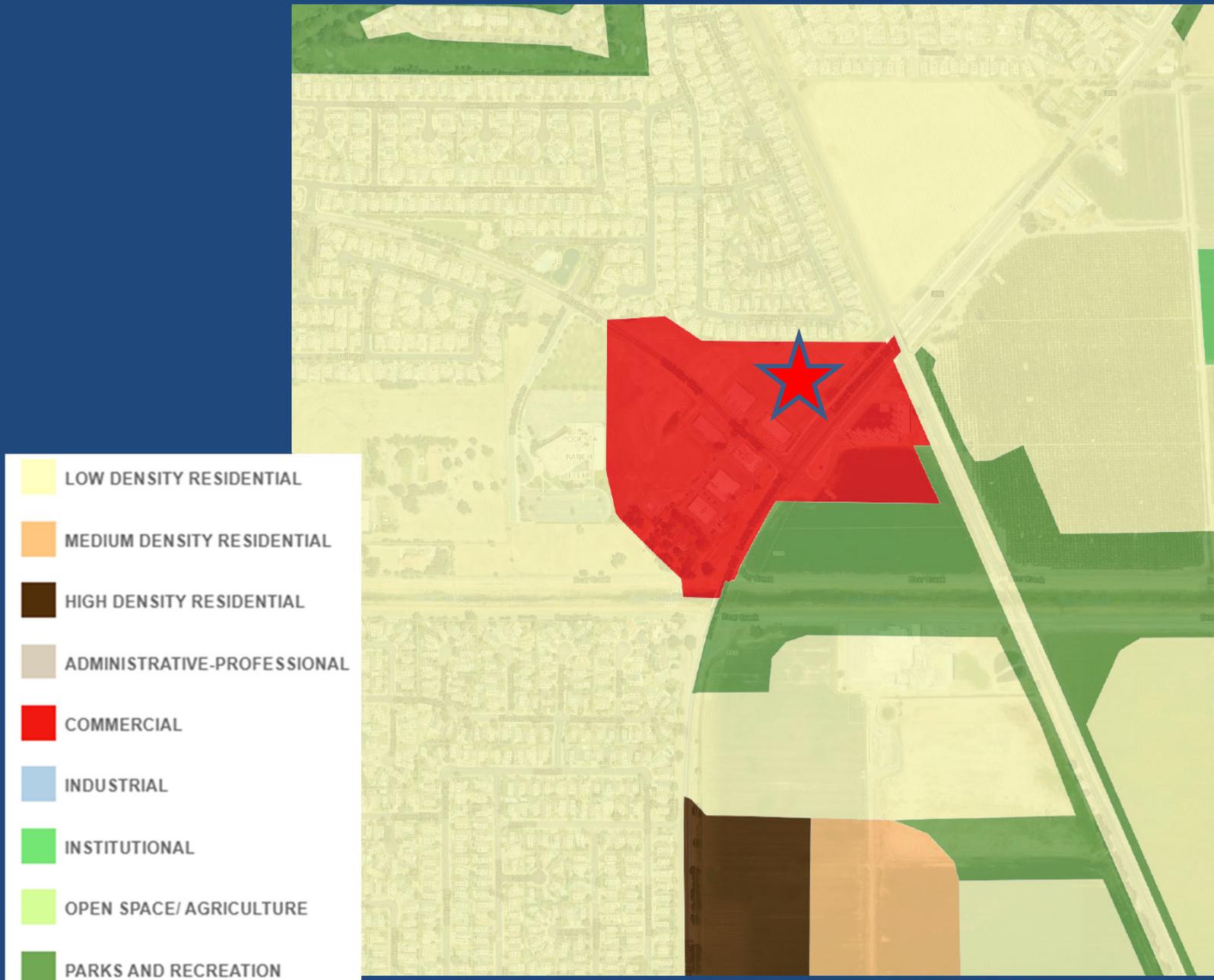


- 692 Grider Way
- Annexation=four vacant and two developed parcels totaling  $\pm 8.76$ ac
- Prezone= County to Commercial General
- A new  $\pm 100,850$ sqft 570-unit personal storage facility with 1,200sqft caretaker unit

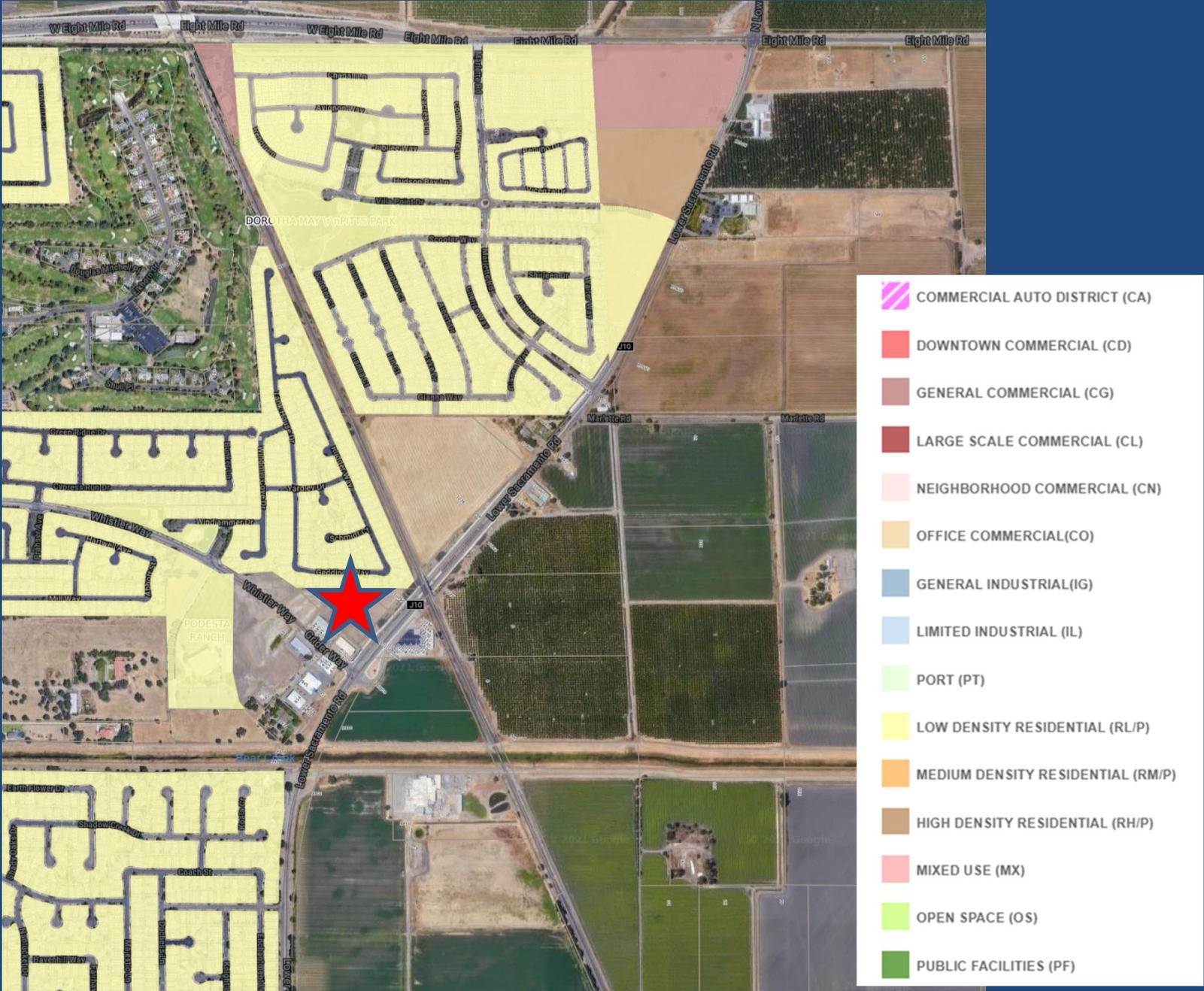
# Background

- Originally approved by the County, but City utility request prompted annexation.
- Neighborhood meeting held and Environmental Document (MND) prepared for public comment.
- The project requires City Council and San Joaquin County Local Agency Formation Commission (LAFCo) approval before construction can begin.
- Planning Commission recommended approval on January 27, 2022.

# General Plan- Commercial (red)



# Current Zoning- County (no City zone)



# Prezone-Commercial General (CG)

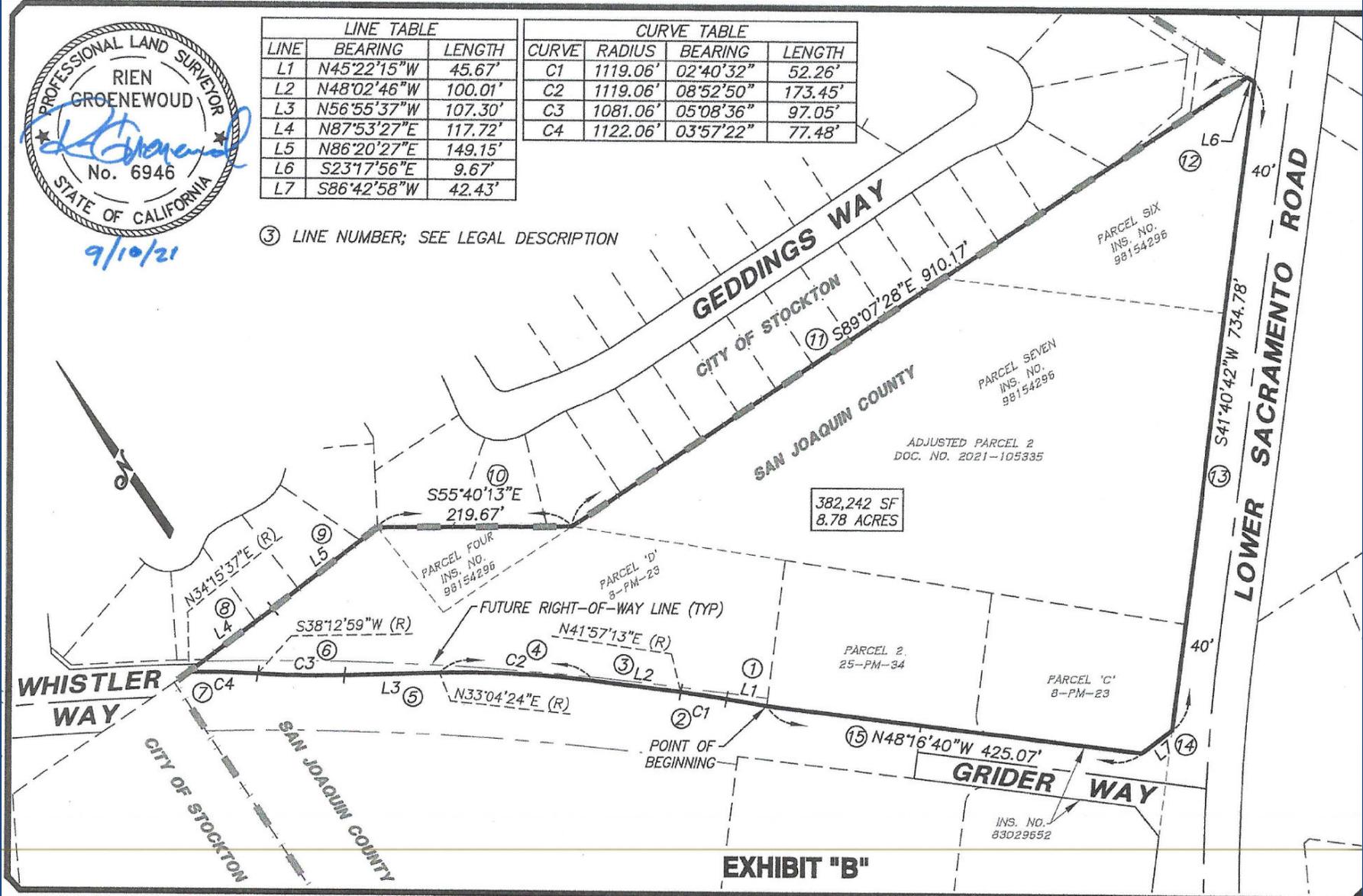


9/10/21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°22'15"W	45.67'
L2	N48°02'46"W	100.01'
L3	N56°55'37"W	107.30'
L4	N87°53'27"E	117.72'
L5	N86°20'27"E	149.15'
L6	S23°17'56"E	9.67'
L7	S86°42'58"W	42.43'

CURVE TABLE			
CURVE	RADIUS	BEARING	LENGTH
C1	1119.06'	02°40'32"	52.26'
C2	1119.06'	08°52'50"	173.45'
C3	1081.06'	05°08'36"	97.05'
C4	1122.06'	03°57'22"	77.48'

③ LINE NUMBER; SEE LEGAL DESCRIPTION



PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB: J20-2582  
DATE: 9/10/21

# Annexation (reference only)

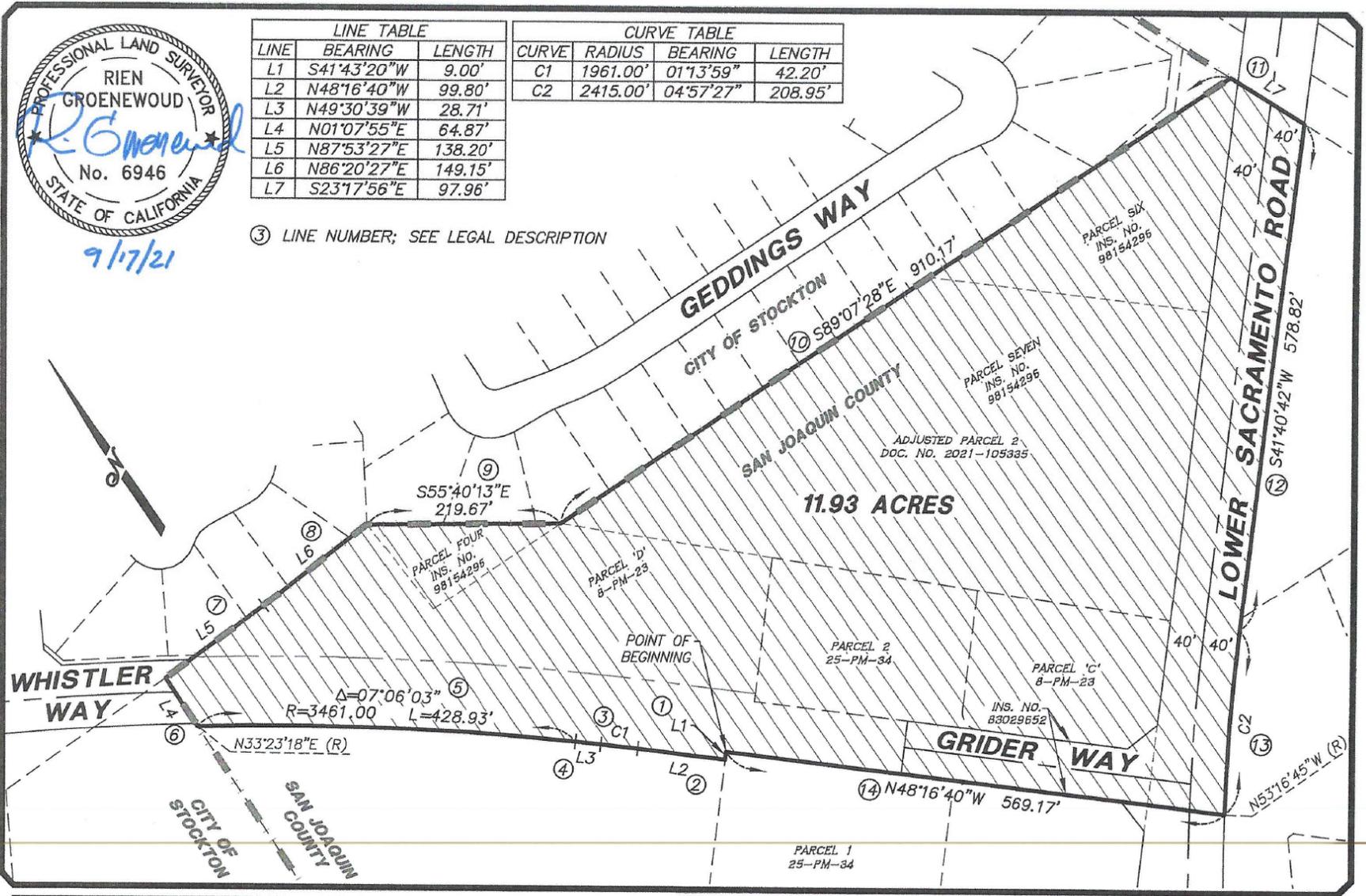


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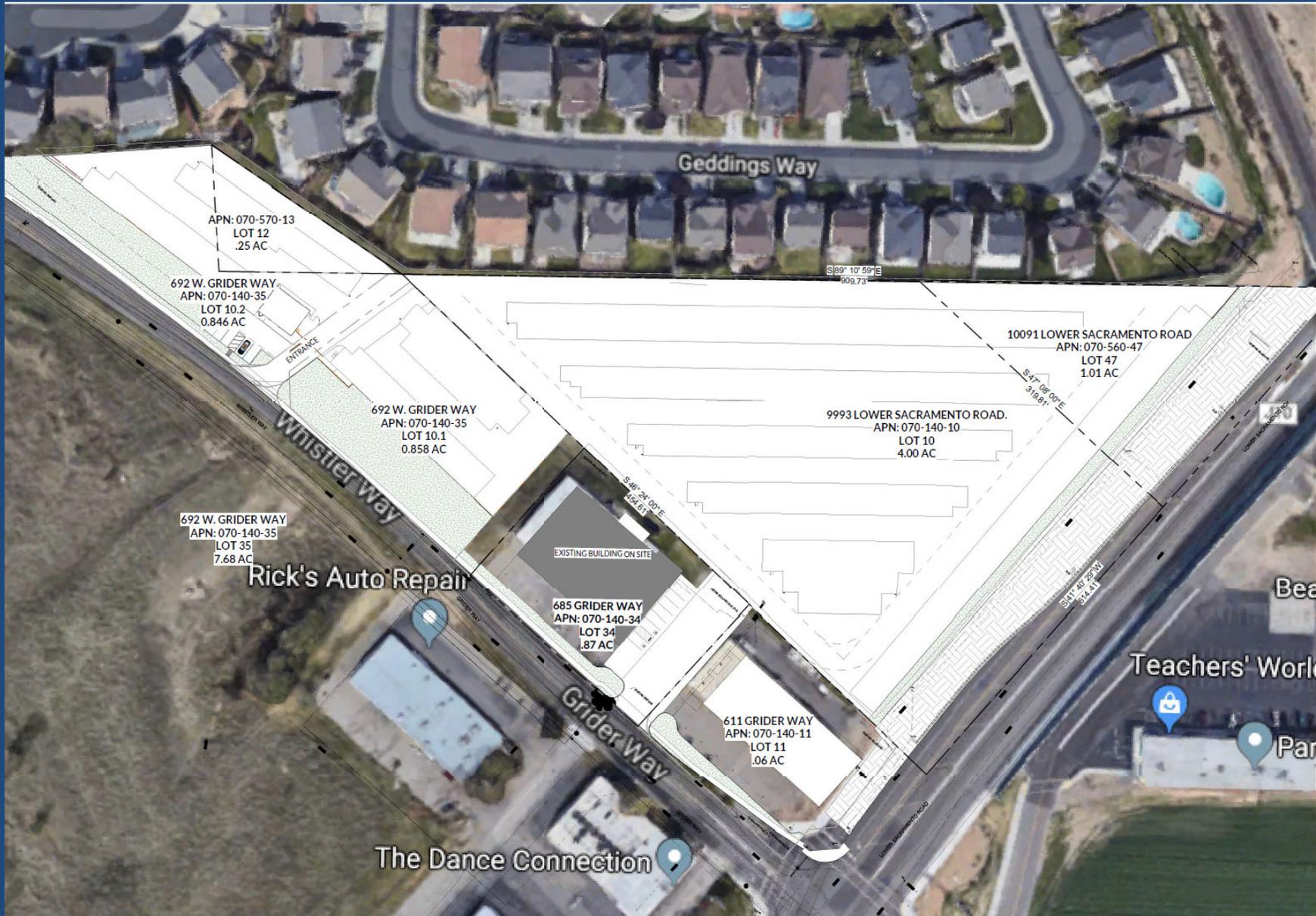
LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°43'20"W	9.00'
L2	N48°16'40"W	99.80'
L3	N49°30'39"W	28.71'
L4	N01°07'55"E	64.87'
L5	N87°53'27"E	138.20'
L6	N86°20'27"E	149.15'
L7	S23°17'56"E	97.96'

CURVE TABLE			
CURVE	RADIUS	BEARING	LENGTH
C1	1961.00'	01°13'59"	42.20'
C2	2415.00'	04°57'27"	208.95'

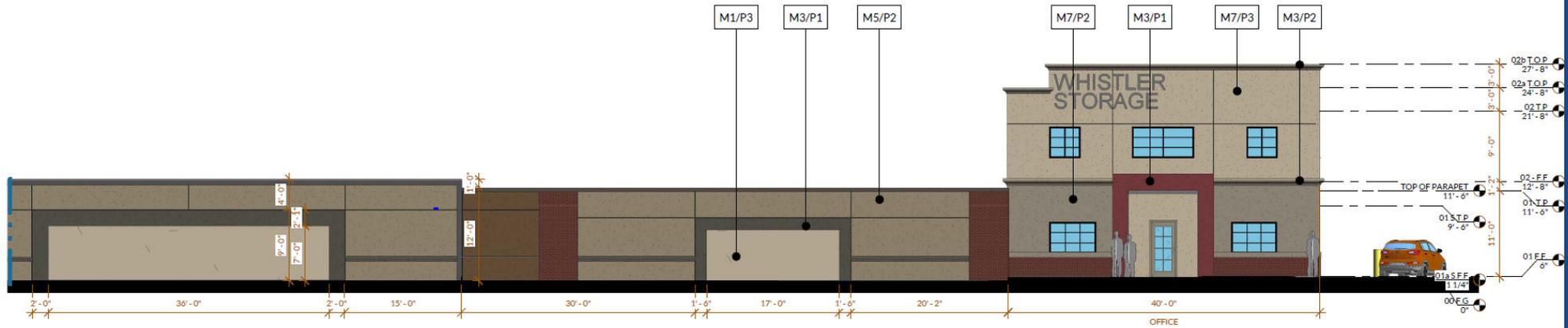
③ LINE NUMBER; SEE LEGAL DESCRIPTION



# Site Plan with Surrounding Uses

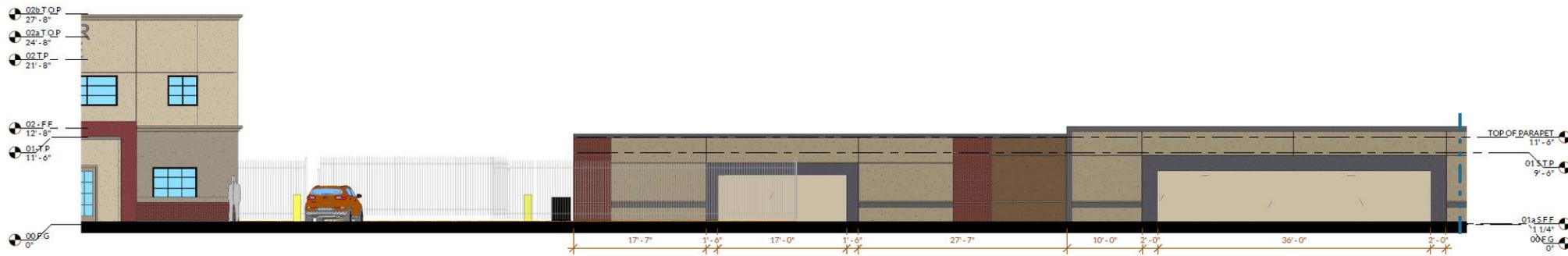


# Design Elevations



ELEVATION - GRIDER WAY - BLDG. J - 1.2

SCALE: 1/8" = 1'-0"



ELEVATION - GRIDER WAY - BLDG. A - 1.1

SCALE: 1/8" = 1'-0"



ELEVATION - TYP. INTERIOR

SCALE: 1/4" = 1'-0"

# Renderings



L. SAC. RD. - ARIEL VIEW



3 WHISTLER WAY - SOUTHBOUND



5 WHISTLER WAY - NORTHBOUND

# Environmental Review

- A mitigated negative declaration (MND) prepared and made available online and at the City offices.
- Since no state approval is required, a 20-day public comment review period was conducted.
- Staff received one MND comment (tribal). Staff is confident in the proposed MND measures and process addresses the comments and concerns.

# Conclusion

- The Project is consistent with General Plan and Development Code.
- The Project was reviewed by applicable agencies and departments.
- Conditions of Approval and Mitigation Measures will be enforced at the time of construction.
- Planning Commission recommended approval on January 27, 2022.
- The project requires City Council and LAFCo approval before construction can begin.

# Recommendation

Staff recommends the City Council:

- Adopt a Resolution to Certify the Project's environmental report; and
- Adopt a Resolution to approve the Annexation and Rural Fire Detachment; and
- Adopt an Ordinance to Prezone the project site to Commercial, General (CG)