

# 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)



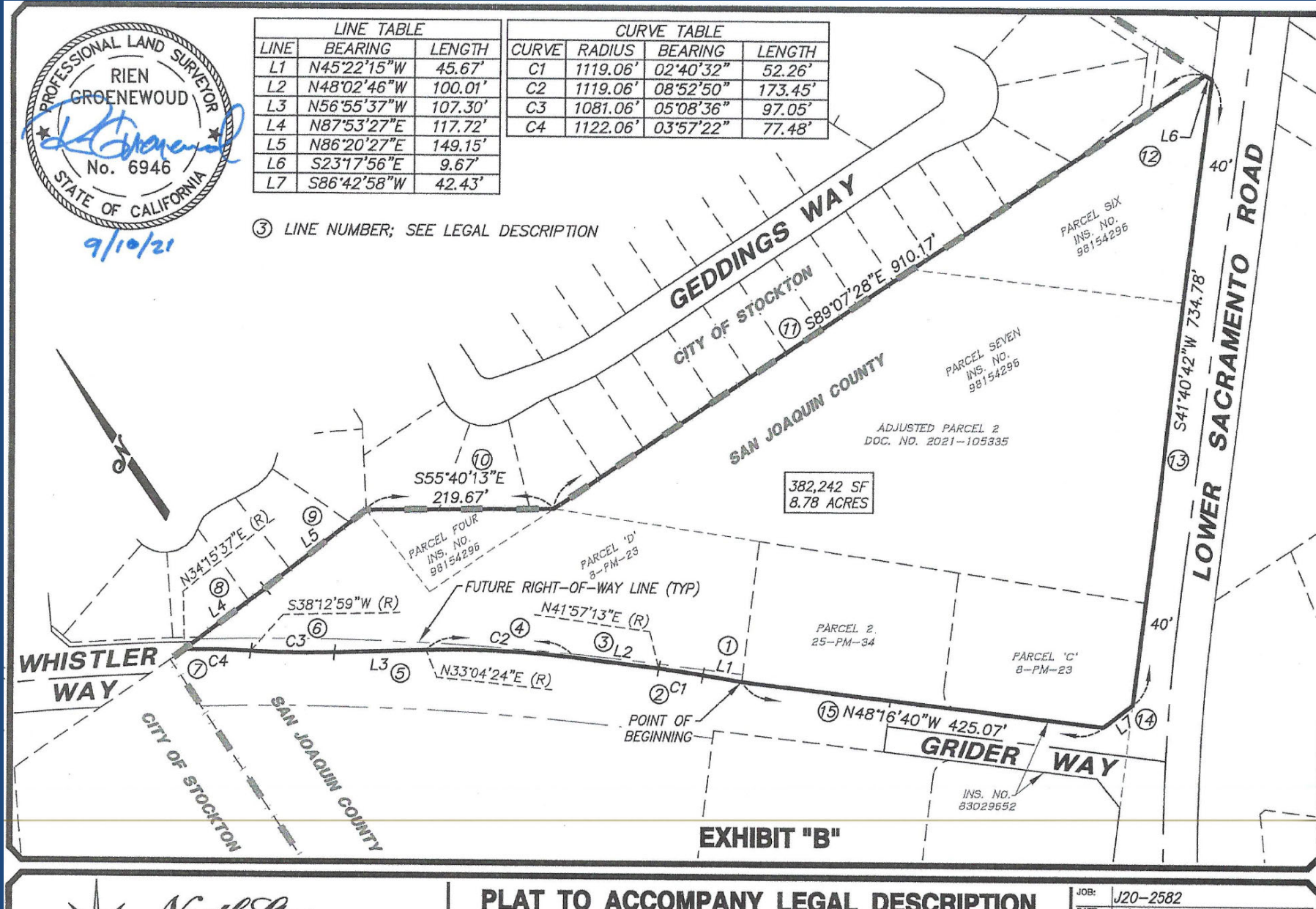


# Current Zoning- County (no City zone)





# Prezone-Commercial General (CG)

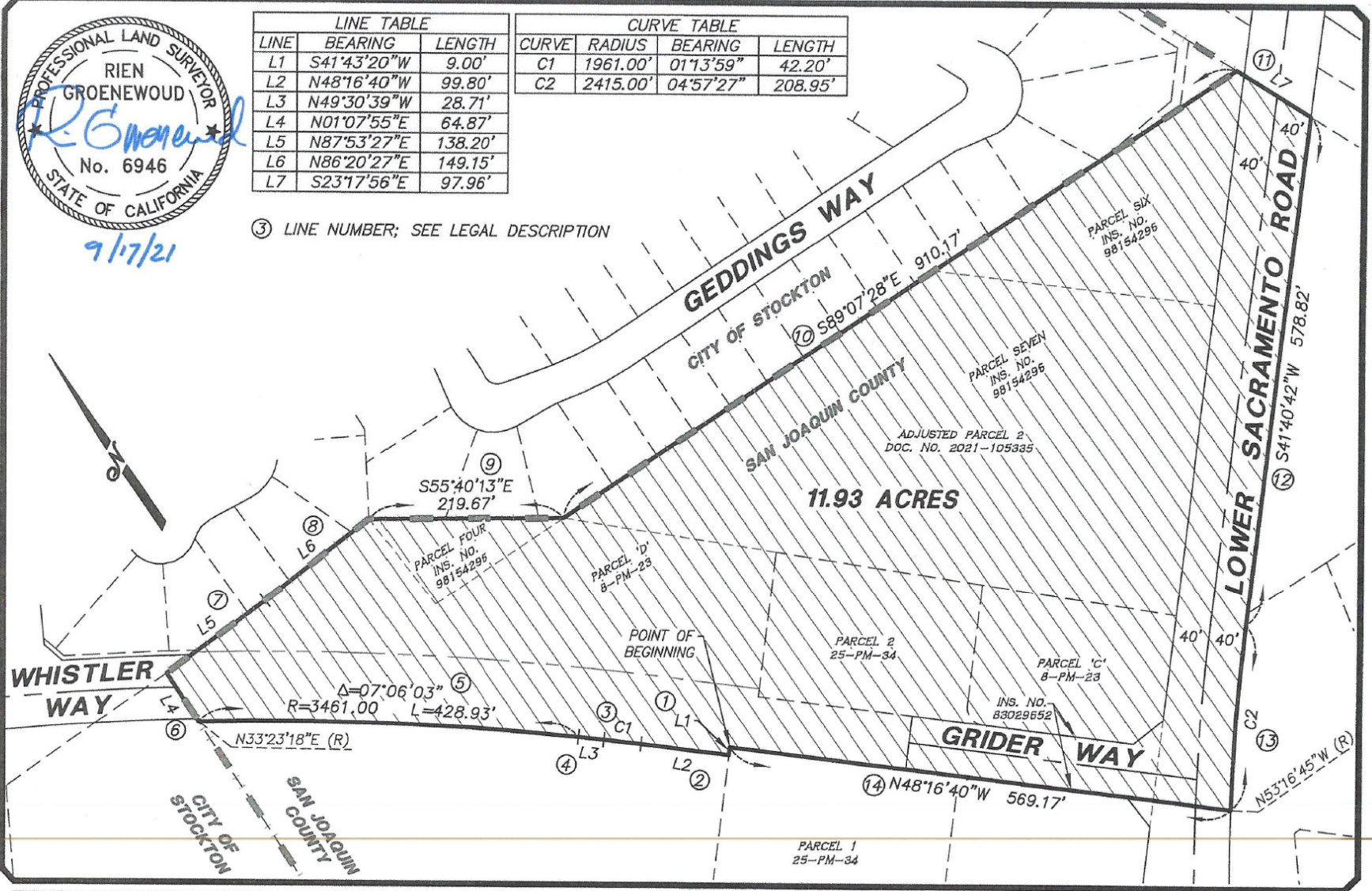


## A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal contains the name "RIEN GROENEWOUD" and the number "No. 6946". A blue ink signature, "R. Groenewoud", is written across the center, overlapping the name and number.

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'

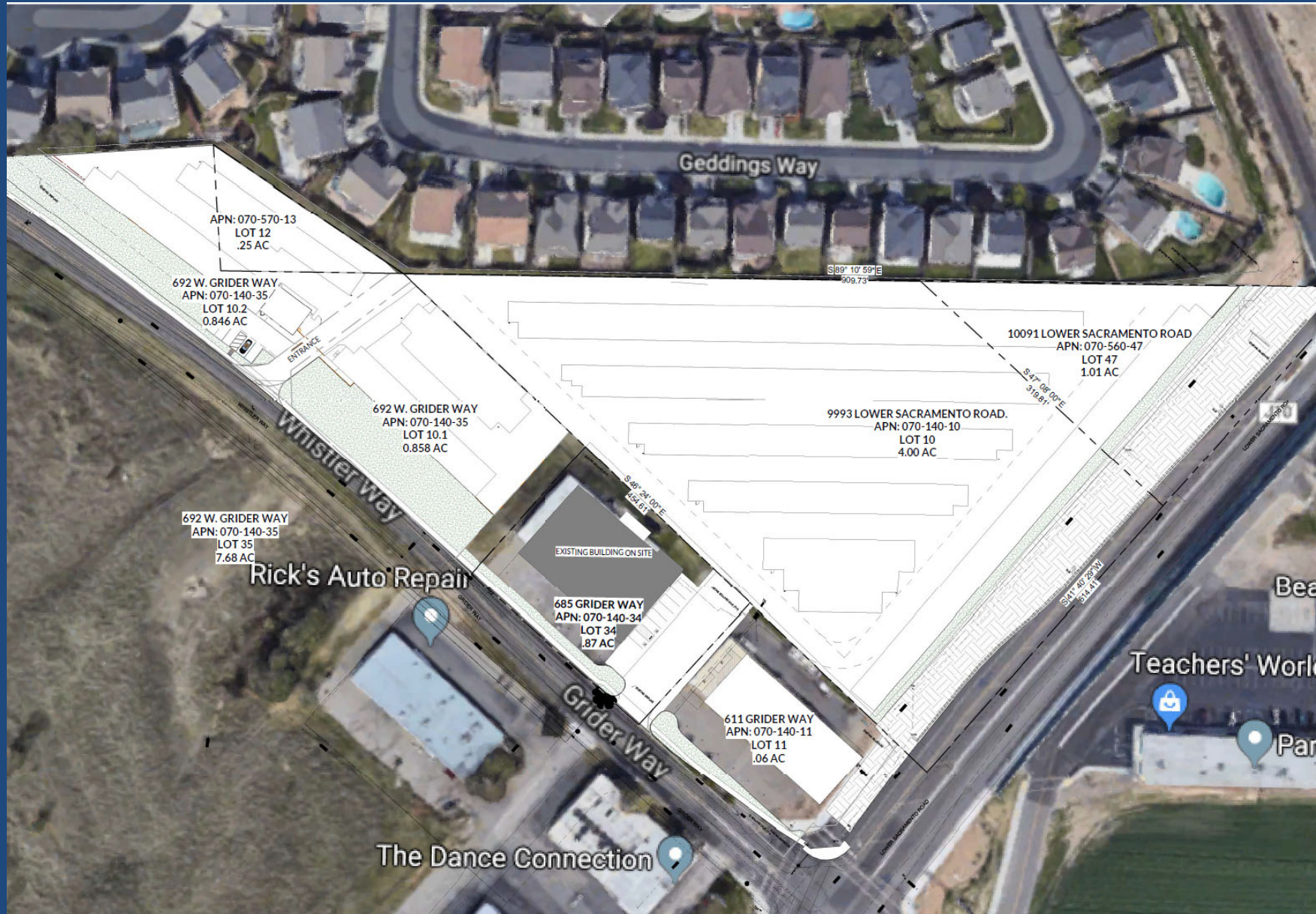
CURVE	RADIUS	BEARING	LENGTH
C1	1961.00'	01°13'59"	42.20'
C2	2415.00'	04°57'27"	208.95'

③ LINE NUMBER; SEE LEGAL DESCRIPTION



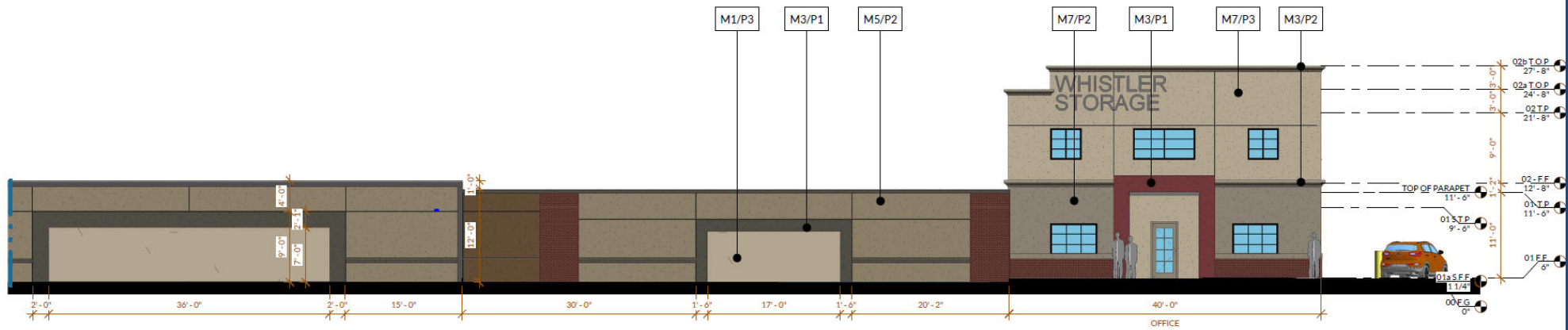


# Site Plan with Surrounding Uses



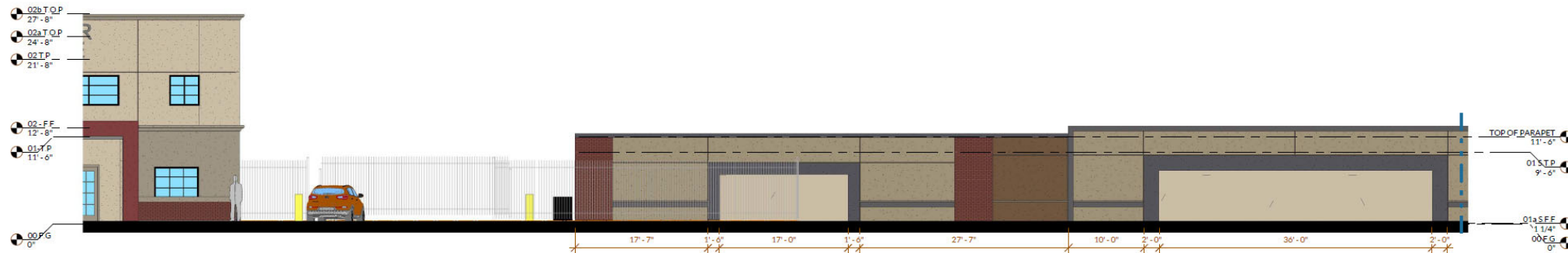


# Design Elevations



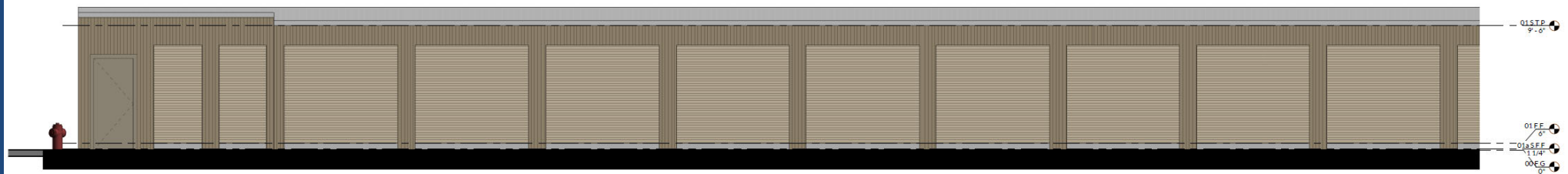
ELEVATION - GRIDER WAY - BLDG. J - 1.2

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)