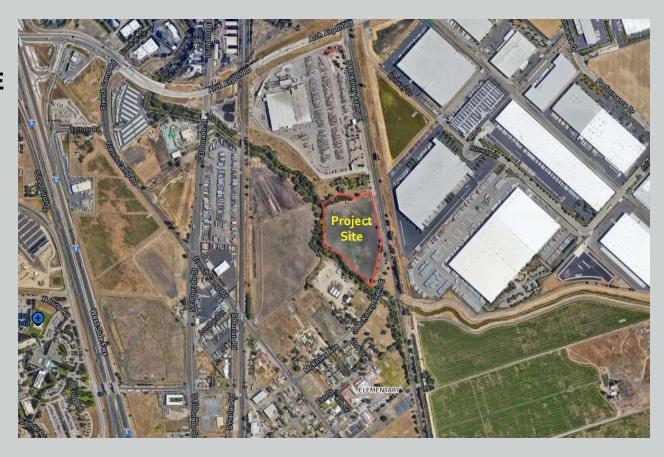
MITIGATED NEGATIVE DECLARATION & PREZONING REQUESTS FOR A PROPOSED INDUSTRIAL DEVELOPMENT AT 6505 SOUTH MCKINLEY AVENUE (APN 193-020-34)

City Council Meeting June 3, 2025 Agenda Item 16.2

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

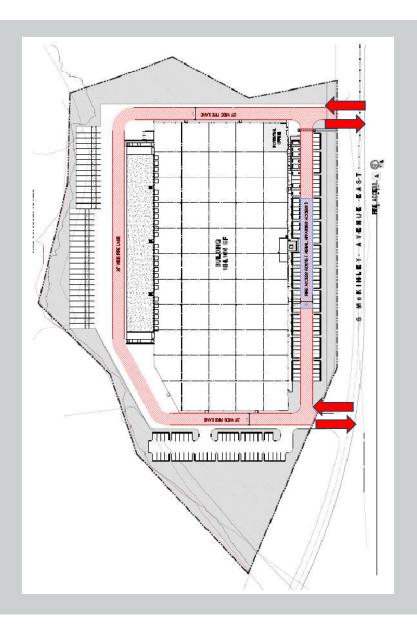
PUBLIC REVIEW OF THE DOCUMENT

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

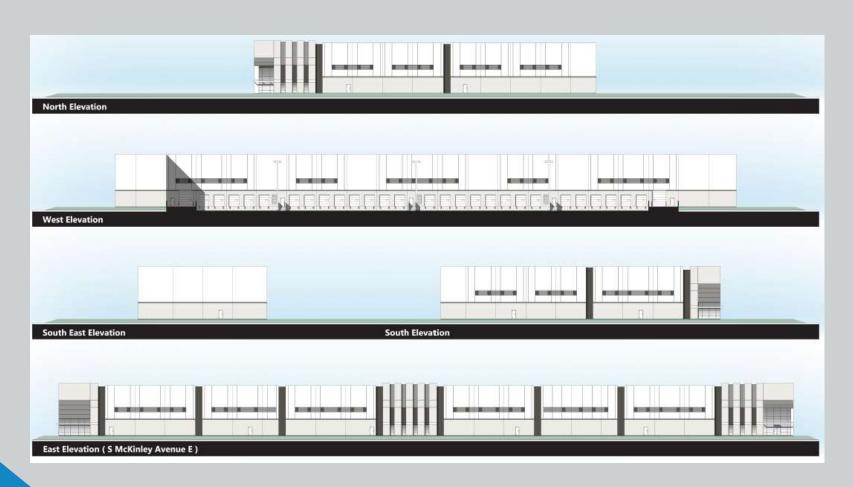
SITE PLAN

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 Prezoning 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.