

**MEMORANDUM**

October 1, 2024

TO: Nancy Arroyo, Real Property Agent  
Economic Development Department

FROM: Nicole D. Moore, LEED-AP, Contract Planner  
Community Development Department

SUBJECT: **CEQA NOE 48-24 – ABANDONMENTS FOR WESTLAKE VILLAGES**

The Community Development Department received a request to review the above-referenced project for conformity with the Stockton General Plan and make an environmental determination pursuant to the California Environmental Quality Act (CEQA). The City of Stockton's Economic Development Department received a request from Eight Mile Development Inc. for the abandonment of three (3) waterline easements which include 1) a 10' Waterline Easement Abandonment at APN 066-050-60; 2) a 10' Waterline Easement Abandonment at APN 066-410-19 and 3) a 10' Public Utility Easement Abandonment at APN 066-520-22. See Exhibits A and B for more information.

In accordance with Government Code §65402, the Community Development Department determines the proposed property sale is neutral in regard to conformity with the Stockton General Plan. Future development of the subject parcels shall be under the jurisdiction of the City of Stockton.

Concerning the California Environmental Quality Act (CEQA) determination, the Community Development Department concludes the project is Categorically Exempt under CEQA Guidelines and is granted a 'general rule exemption' under Section 15061(B)(3) since there is no possibility that the activity in question would have significant effect on the environment and the activity is no subject to CEQA. The project is also not subject to any of the exceptions to the use of a Categorical Exemption listed at CEQA Guidelines §15300.2.

Upon approval by City Council, the Economic Development Department is advised to complete the attached Notice of Exemption (**Attachment C**) and file it with the San Joaquin County Clerk Office to initiate a 35-day statute of limitations on court challenges. Please retain a copy of the original posted notice within the project file in the Economic Development Department project file.

By:



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Nicole D. Moore, LEED-AP, Contract Planner**Attachments**

Attachment A: Request and Project Location  
Attachment B: Draft Notice of Exemption

**MEMORANDUM**

October 1, 2024

TO: Nicole Moore, Contract Planner  
Community Development Department

FROM: Nancy Arroyo, Real Property Agent I  
Economic Development Department

SUBJECT: **ABANDONMENTS FOR WESTLAKE VILLAGES**

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Please provide the appropriate environmental review for the above-referenced project as described below:

Project Title: Westlake Villages Waterline Easement Abandonments

Applicant: Eight Mile Development Inc.

Description/Location: Three (3) Waterline Easement Abandonments at Westlake Villages

- 10' Waterline Easement Abandonment (APN 066-050-60)
- 10' Waterline Easement Abandonment (APN 066-410-19)
- 10' Public Utility Easement Abandonment (APN 066-520-22)

Also, please make the required determination as to conformity to the General Plan in accordance with Section 65402 of the Government Code. If you have questions regarding this request, please contact me at extension 8506.



NANCY ARROYO, REAL PROPERTY AGENT I  
ECONOMIC DEVELOPMENT DEPARTMENT

Attachment

**EXHIBIT A**  
**10' WATERLINE EASEMENT ABANDONMENT**  
**APN 066-050-60**  
**LEGAL DESCRIPTION**

A 10-foot-wide easement for a waterline, as described in that certain Easement Deed filed as Document Number 2021-168726, San Joaquin County Records, being a portion of Adjusted Lot 5, as shown on that certain Lot Line Adjustment filed as Document Number 2020-045104, San Joaquin County Records, lying in a portion of Section 2, Township 2 North, Range 5 East, Mount Diablo Base and Meridian, in the City of Stockton, County of San Joaquin, State of California. The centerline of which being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Adjusted Lot 5; thence along the Westerly line of said Adjusted Lot 5, South 11°33'57" West 166.73 feet to the **POINT OF BEGINNING** of this description; thence leaving said Westerly line, South 78°26'03" East 5.00 feet; thence North 11°33'57" East 148.67 feet; thence South 78°22'48" East 20.19 feet to the beginning of a curve, concave to the North, having a radius of 360.00 feet, a central angle of 7°38'39", and a chord bearing and distance of South 82°12'07" East 47.99 feet; thence along the arc of said curve, a distance of 48.03 feet to the beginning of a compound curve, concave to the North, from which a radial line bears North 3°58'34" East, having a radius of 1874.00 feet, a central angle of 3°19'03", and a chord bearing and distance of South 87°40'58" East 108.49 feet; thence along the arc of said curve, a distance of 108.51 feet; thence South 89°20'29" East 30.14 feet; thence South 44°20'29" East 33.63 feet; thence South 89°20'29" East 107.76 feet; thence North 45°39'31" East 36.89 feet to the beginning of a non-tangent curve, concave to the North, from which a radial line bears North 2°03'26" West, having a radius of 2052.00 feet, a central angle of 7°42'20", and a chord bearing and distance of North 84°05'24" East 275.76 feet; thence along the arc of said curve, a distance of 275.97 feet; thence North 80°14'14" East 262.82 feet; thence South 9°45'46" East 80.97 feet; thence South 55°15'27" East 109.34 feet; thence North 79°44'33" East 43.11 to a point on the Easterly line of said Adjusted Lot 5, being the **POINT OF TERMINUS**.

Containing a net area of 0.30 acre more or less.

Subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit B attached hereto and made a part hereof.

Prepared by:

*Robert F. Christensen*

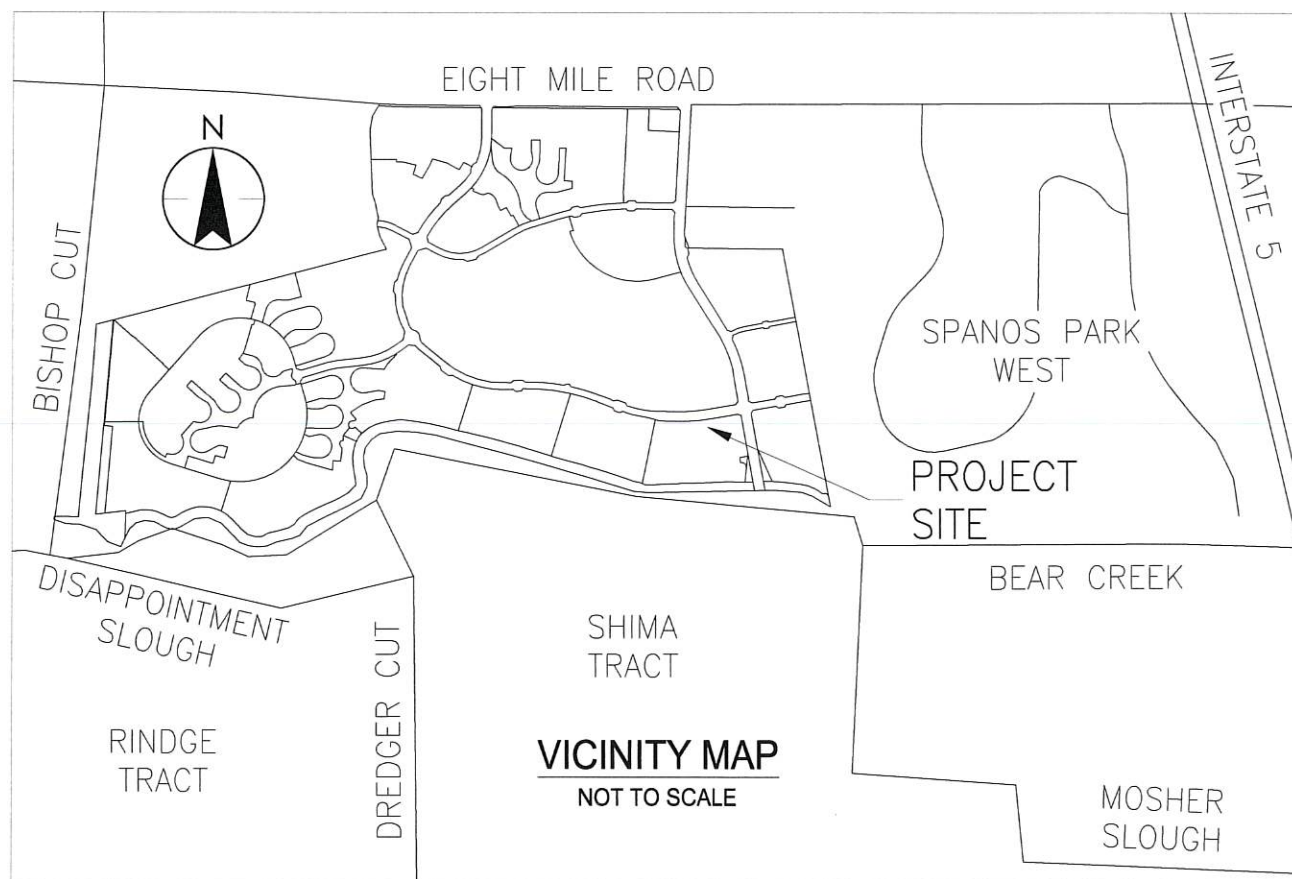
Robert F. Christensen LS 9677

*07/01/2024*

Date



4775A

**EXHIBIT B**BASIS OF BEARINGS:

AS SHOWN ON THE LOT LINE ADJUSTMENT FILED  
AS DOCUMENT NUMBER 2020-045104, SJCR

PROPERTIES OWNED BY:

LODI UNIFIED SCHOOL DISTRICT, A  
CALIFORNIA PUBLIC SCHOOL DISTRICT

REFERENCES:

- (R1) DOCUMENT NUMBER 2020-045104, SJCR  
(R2) DOCUMENT NUMBER 2021-168726, SJCR

LEGEND:

APN ASSESSORS PARCEL NUMBER  
M&P MAPS AND PLATS  
POB POINT OF BEGINNING  
SJCR SAN JOAQUIN COUNTY RECORDS  
WLE WATERLINE EASEMENT



SHEET 1 OF 2

REV. NO.	REV. DATE	REV. BY

DIGITIZED

DWG. BY NRS

SCALE

CK. BY ROB NTS

10' WATERLINE EASEMENT ABANDONMENT  
PORTION OF APN: 066-050-60

**CITY OF STOCKTON**  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY

CITY ENGINEER

DATE

DRAWING NO.

4775A



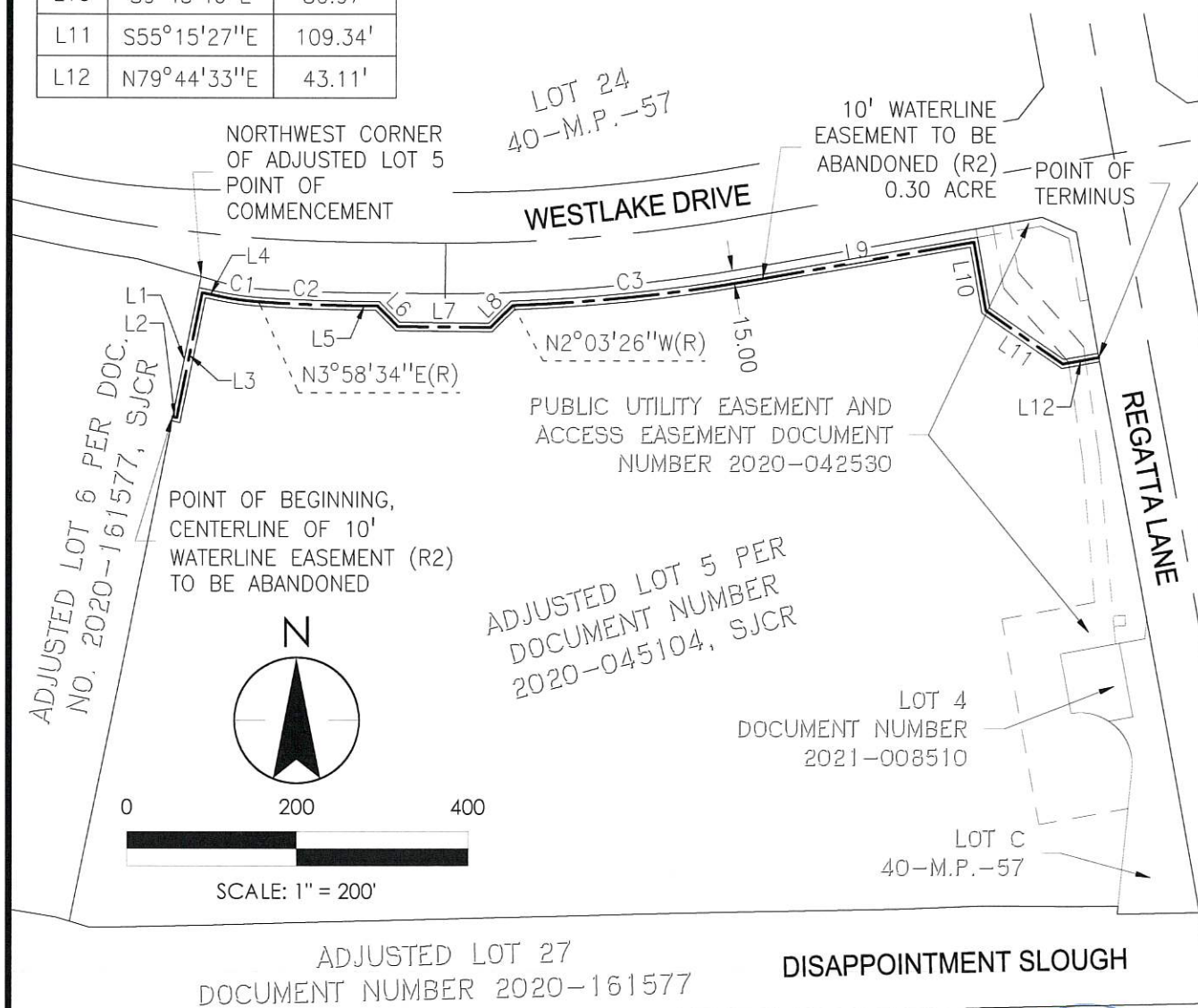
## EXHIBIT B

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S11°33'57"W	166.73'
L2	S78°26'03"E	5.00'
L3	N11°33'57"E	148.67'
L4	S78°22'48"E	20.19'
L5	S89°20'29"E	30.14'
L6	S44°20'29"E	33.63'
L7	S89°20'29"E	107.76'
L8	N45°39'31"E	36.89'
L9	N80°14'14"E	262.82'
L10	S9°45'46"E	80.97'
L11	S55°15'27"E	109.34'
L12	N79°44'33"E	43.11'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CH.BEARING	CHORD
C1	7°38'39"	360.00'	48.03'	S82°12'07"E	47.99'
C2	3°19'03"	1874.00'	108.51'	S87°40'58"E	108.49'
C3	7°42'20"	2052.00'	275.97'	N84°05'24"E	275.76'



SHEET 2 OF 2

REV. NO.	REV. DATE	REV. BY
DIGITIZED		
DWG. BY NRS	SCALE	
CK. BY ROB	1" = 200'	

10' WATERLINE EASEMENT ABANDONMENT  
PORTION OF APN: 066-050-60

CITY OF STOCKTON  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY *[Signature]*  
CITY ENGINEER  
DATE 7/15/24  
DRAWING NO. 4775A

**EXHIBIT A**  
**10' WATERLINE EASEMENT ABANDONMENT**  
**APN 066-410-19**  
**LEGAL DESCRIPTION**

A portion of the 10-foot-wide water line public utility easement, shown as Parcel 4, as described in that certain Easement Deed filed as Document Number 2019-044192, San Joaquin County Records, being a portion of the Northerly 10 feet of Lot 19, as shown on that certain map for Westlake Villages, Unit NO. 5 - Village D, filed in book 43 of maps and plats, at page 79, San Joaquin County Records, lying in a portion of Section 2, Township 2 North, Range 5 East, Mount Diablo Base and Meridian, in the City of Stockton, County of San Joaquin, State of California, being more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 19; thence along the Easterly line of said Lot 19, South 2°54'08" West 10.00 feet; thence leaving said Easterly line, North 87°05'52" West 80.33 feet to a point on the Easterly line of the 10' Public Utilities Easement that was dedicated with the Westlake Villages, Unit No. 5 - Village D Subdivision Map; thence along said Easterly line of the 10' Public Utilities Easement, North 12°12'10" East 10.13 feet to a point on the Northerly line of said Lot 19; thence along said Northerly line, South 87°05'52" East 78.69 feet to the **POINT OF BEGINNING**.

Containing a net area of 795 square feet more or less.

Subject to Covenants, Conditions, Restrictions, Reservations, Rights, Rights-of-way, and Easements of record, if any.

See Exhibit B attached hereto and made a part hereof.

Prepared by:

  
Robert F. Christensen LS 9677

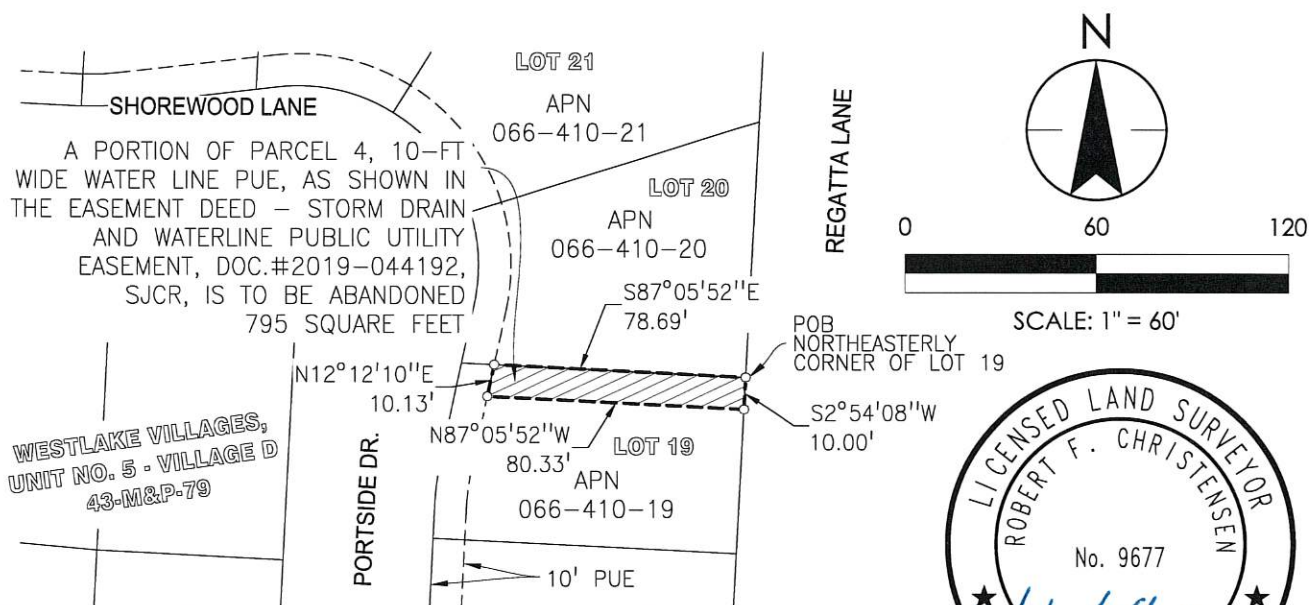
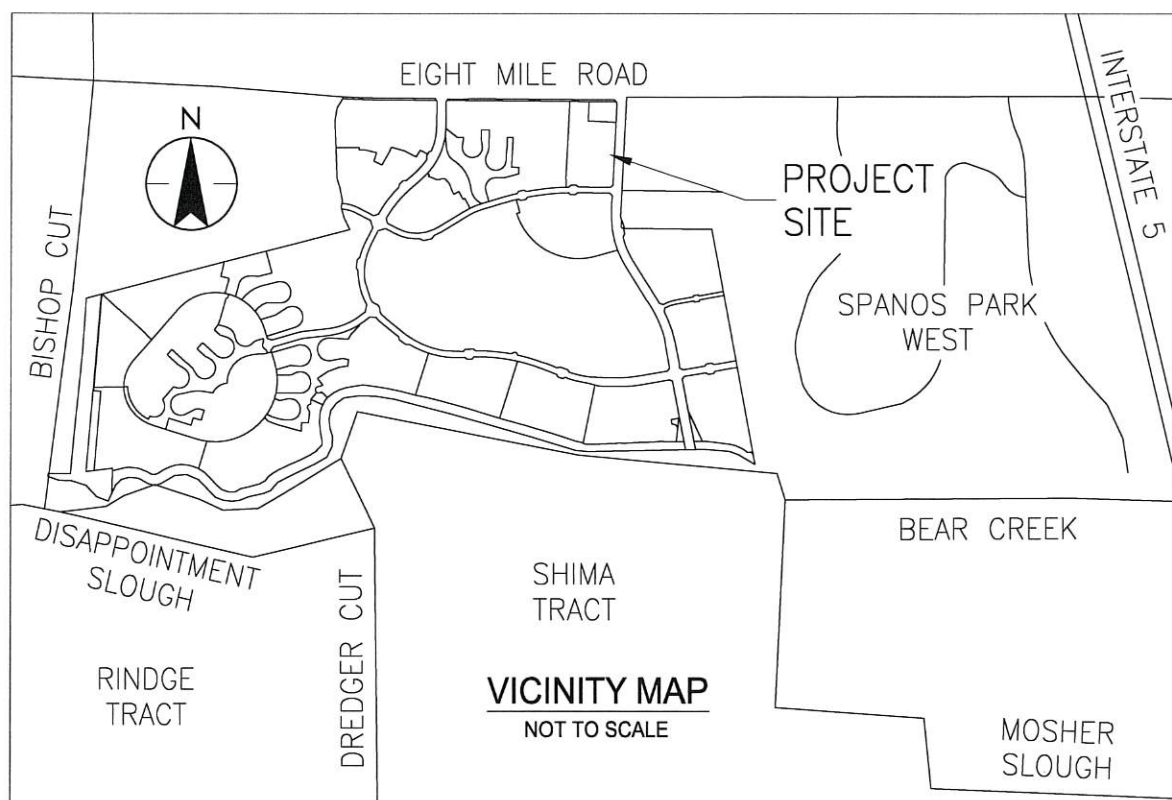
07/01/24  
Date



4777A



## EXHIBIT B



## LEGEND:

APN ASSESSORS PARCEL NUMBER  
M&P MAPS AND PLATS  
POB POINT OF BEGINNING  
SJCR SAN JOAQUIN COUNTY RECORDS  
PUE PUBLIC UTILITY EASEMENT

## PROPERTIES OWNED BY:

LATOYA ASHA LUCES AND ADE SAMPSON

## REFERENCES:

(R1) WESTLAKE VILLAGES, UNIT NO. 5 - VILLAGE D,  
BOOK 43 OF MAPS AND PLATS, AT PAGE 79, SJCR

REV. NO. REV. DATE REV. BY

DIGITIZED

DWG. BY NRS

SCALE

CK. BY ROB 1" = 60'

10' WATERLINE EASEMENT ABANDONMENT  
PORTION OF APN: 066-410-19

CITY OF STOCKTON  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY

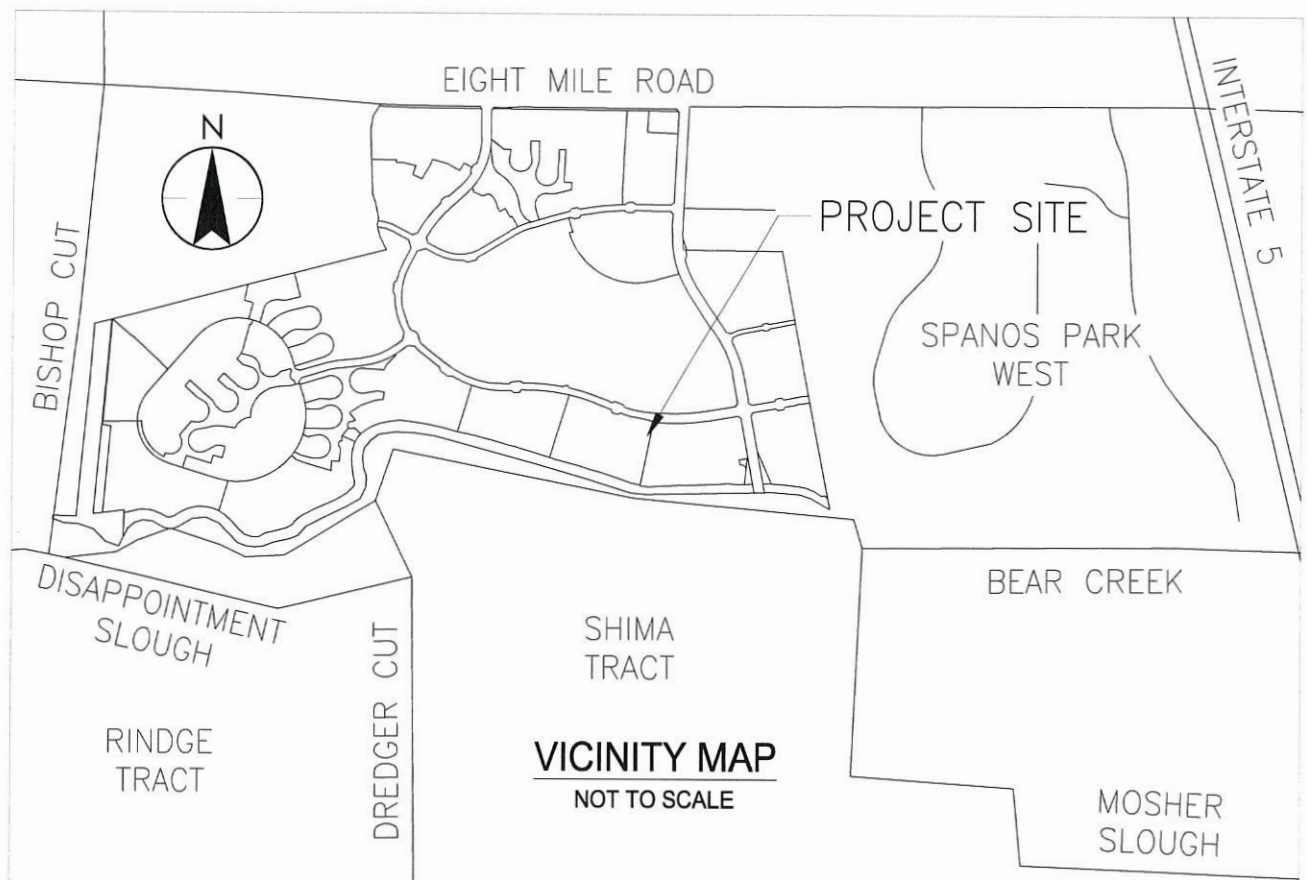
CITY ENGINEER

DATE

DRAWING NO.

4777A

## EXHIBIT B

BASIS OF BEARINGS:

ALL BEARINGS AND DISTANCES ARE PER (R1) WESTLAKE VILLAGES,  
UNIT NO. 18 – VILLAGE N, BOOK 43 OF MAPS AND PLATS, AT  
PAGE 192, SJCR

PROPERTIES OWNED BY:

SATVIR SINGH/SIMAR KAUR  
10066 TALUNG DRIVE  
STOCKTON, CA 95219

REFERENCES:

(R1) WESTLAKE VILLAGES, UNIT NO. 18 – VILLAGE N,  
BOOK 43 OF MAPS AND PLATS, AT PAGE 192, SJCR

LEGEND:

APN ASSESSORS PARCEL NUMBER  
M&P MAPS AND PLATS  
POB POINT OF BEGINNING  
SJCR SAN JOAQUIN COUNTY RECORDS  
WLE WATERLINE EASEMENT



SHEET 1 OF 2

REV. NO.	REV. DATE	REV. BY	10' WATERLINE EASEMENT ABANDONMENT PORTION OF APN: 066-520-22	APPROVED BY <i>[Signature]</i> CITY ENGINEER DATE DRAWING NO.
DIGITIZED			CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	7/15/24 4776A
DWG. BY	NRS	SCALE		
CK. BY	ROB	NTS		



**EXHIBIT A**  
**10' PUBLIC UTILITY EASEMENT ABANDONMENT**  
**APN 066-520-22**  
**LEGAL DESCRIPTION**

Being a portion of Lot 52, as shown on the Map of Westlake Villages, Unit No. 18 – Village N, filed for record in Book 43 of Maps and Plats, at Page 192, San Joaquin County Records, lying in Section 2, Township 2 North, Range 5 East, Mount Diablo Meridian, County of San Joaquin, California, more particularly described as follows:

**BEGINNING** at the Northeast corner of said Lot 52, thence along the Easterly line of said Lot 52, South  $11^{\circ}33'57''$  West 10.00 feet; thence leaving said Easterly line, North  $78^{\circ}26'03''$  83.45 feet; thence North  $20^{\circ}47'06''$  East 10.13 feet to a point on the Northerly line of said Lot 52; thence along said Northerly line, South  $78^{\circ}26'03''$  East 81.83 feet **THE POINT OF BEGINNING.**

Containing a net area of 826 square feet more or less.

Subject to Covenants, Conditions, Restrictions, Reservations, Rights, Rights-of-way, and Easements of record, if any.

See Exhibit B attached hereto and made a part hereof.

Prepared by:

  
Robert F. Christensen LS 9677

07/01/24  
Date

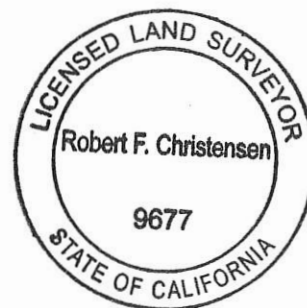
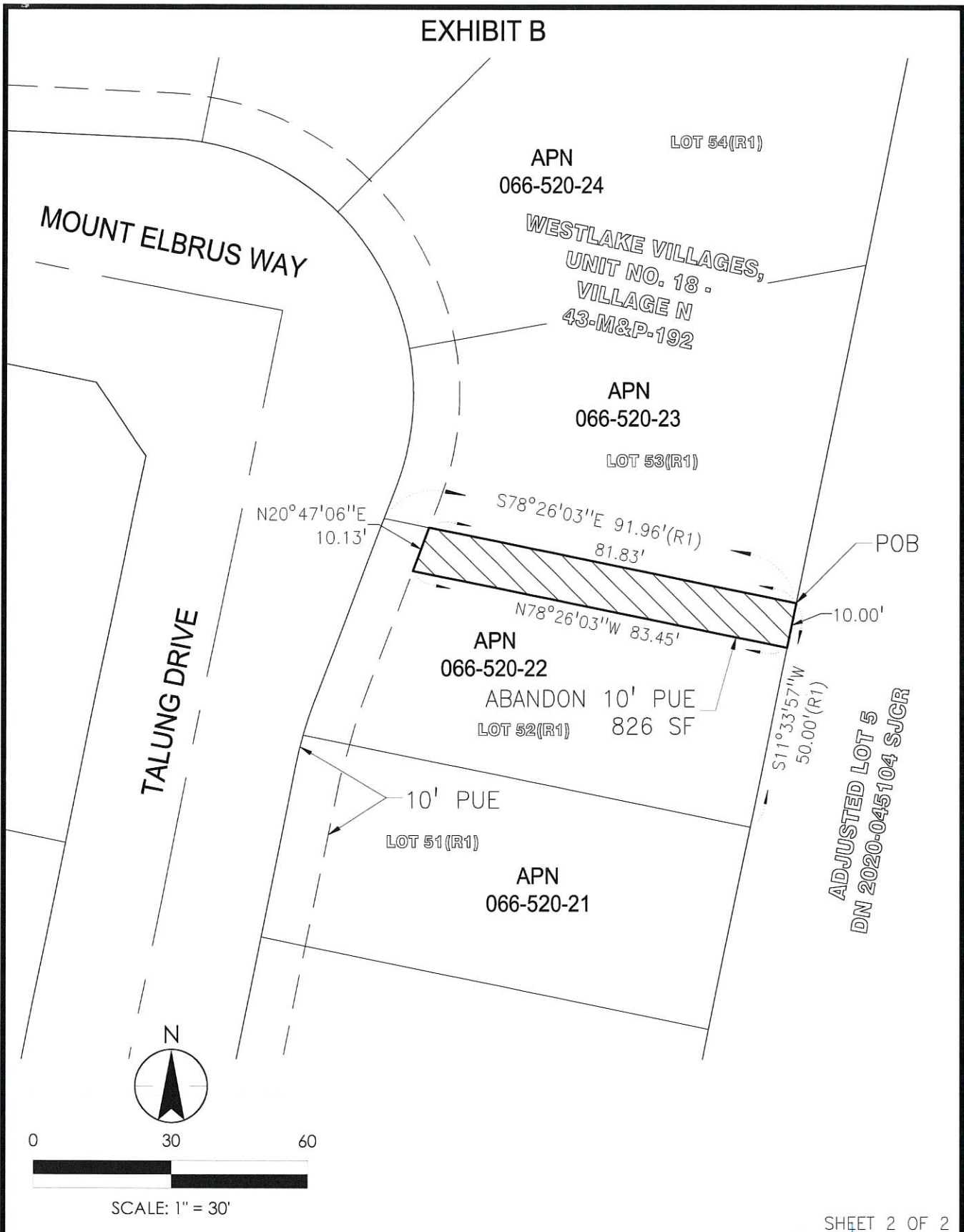


EXHIBIT B



SHEET 2 OF 2

REV. NO.	REV. DATE	REV. BY	10' WATERLINE EASEMENT ABANDONMENT PORTION OF APN: 066-520-22		APPROVED BY	CITY ENGINEER	DATE	DRAWING NO.
DIGITIZED								
DWG. BY	NRS	SCALE	CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS					
CK. BY	ROB	NTS						

4776A

**CITY OF STOCKTON  
NOTICE OF EXEMPTION**

TO: COUNTY CLERK  
COUNTY OF SAN JOAQUIN  
44 N. San Joaquin St., Ste. 260  
Stockton, CA 95202

FROM: Lead Agency  
City of Stockton  
c/o Economic Development Dept.  
400 E. Main St., 4<sup>th</sup> Floor  
Stockton, CA 95202

**NOTICE OF EXEMPTION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21152(B) AND CALIFORNIA CODE OF REGULATIONS TITLE 14, SECTION 15062**

PROJECT DATA

Project Title: Westlake Villages Waterline Easement Abandonments

CEQA Exemption File No.: NOE 48-24

Applicant: Eight Mile Development Inc.

Project Description/Location: The City of Stockton's Economic Development Department received a request from Eight Mile Development Inc. for the abandonment of three (3) waterline easements which include 1) a 10' Waterline Easement Abandonment at APN 066-050-60; 2) a 10' Waterline Easement Abandonment at APN 066-410-19 and 3) a 10' Public Utility Easement Abandonment at APN 066-520-22. See Exhibits A and B for more information.

DETERMINATION/FINDING OF EXEMPTION

The above-described activity/project is exempt from the environmental assessment requirements of the California Environmental Quality Act (CEQA) pursuant to the following section(s) of the State CEQA Guidelines (California Code of Regulations, Title 14):

- ☐ The activity is not a "project" as defined in CEQA Guidelines Section 15378.
- ☒ The activity is exempt under the "general rule" at CEQA Guidelines Section 15061(B)(3).
- ☐ The project is "Statutorily Exempt" per CEQA Guidelines Section: \_\_\_\_\_
- ☐ The project is "Categorically Exempt" per CEQA Guidelines Section 15301(c).

BASIS FOR FINDING OF EXEMPTION

- ☒ The activity does not qualify as a project and/or clearly could not have a significant effect on the environment and, therefore, CEQA does not apply.
- ☐ The activity constitutes a discretionary project under the City's jurisdiction and qualifies as a project which has been determined not to have a significant effect on the environment and, therefore, is exempt from the provisions of CEQA under the above-noted statutory or categorical exemption(s).

CARRIE WRIGHT, DIRECTOR  
ECONOMIC DEVELOPMENT DEPARTMENT

October 1, 2024  
(DATE OF PREPARATION)

By \_\_\_\_\_  
Nancy Arroyo, Real Property Agent

\_\_\_\_\_  
(DATE OF FINAL APPROVAL)

AFFIDAVIT OF FILING AND POSTING

I declare that on the date stamped above, I received and posted this notice or included it on a list of such notices which was posted as required by California Public Resources Code Section 21152(B). Said notice or list of notices will remain posted for 35 days from the filing date.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Posting Period Ending Date