

**MEMORANDUM**

December 7, 2023

TO: Amanda Thomas, Real Property Agent  
Economic Development Department

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

SUBJECT: **CEQA NOE 64 – ABANDONMENT RIGHT-OF-WAY**

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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 applicant, the San Joaquin Regional Rail Commission, is abandoning right-of-way at Sonora, Church and Scotts Streets between Union Street and the Union Pacific Railroad. See attachment A for specific location.

In accordance with Government Code §65402, the Community Development Department determines the project is in conformance with the Stockton General Plan. This determination is based on, but not limited to, conformance with General Plan Policy, LU-6.3 (Land Use) stating, “Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs.”

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 B**) 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**

December 5, 2023

TO: Nicole Moore, Contract Planner  
Community Development Department

FROM: Amanda Thomas, Real Property Agent  
Economic Development Department

SUBJECT: **ABANDONMENT – RIGHT OF WAY**

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

Project Title: Stockton Diamond Grade Separation Project  
Sonora, Church & Scotts Streets abandonment

Applicant: San Joaquin Regional Rail Commission

Description/Location: Sonora, Church & Scotts Streets between Union Street and UPRR

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 direct them to me at extension 7569.



AMANDA THOMAS  
REAL PROPERTY AGENT

Attachment

**EXHIBIT A**  
**SONORA STREET BETWEEN BLOCKS 260 & 266**  
**EAST OF CENTER STREET**

That certain real property situate in the City of Stockton, County of San Joaquin, State of California, being a portion of Sections 20 and 21 of the C.M. Weber Grant, "El Rancho del Campo de Los Franceses" and being a portion of Sonora Street, East of Center Street, according to the Official Map or Plat thereof, of said City of Stockton, more particularly described as follows:

**COMMENCING** at the found City of Stockton monument number 419 stamped "14S-13" at the intersection of Sonora Street and Union Street, as shown on that certain Record of Survey filed on April 30, 2018, in Book 39 of Surveys, at Page 61, San Joaquin County Records, said point bears South 57° 42' 29" East 1049.26 feet from a found t-bar tagged "State of Calif. SJ75" Caltrans control monument #149, said point being at the northern terminus of that certain tie line from the intersection of the centerlines of Aurora Street and Washington Street labeled N 71° 55' 53"E 1.78', as shown on that Record of Survey filed on September 25, 1987, in Book 29 of Surveys page 141, San Joaquin County Records; thence South 32° 58' 35" West 42.40 feet to the northeast corner of Block 266, said point being the **TRUE POINT OF BEGINNING**; thence along the north line of said Block 266, also being the south line of the 60.6 foot wide Sonora Street, South 78° 22' 07" West 303.29 feet, to the east line of the 80.8 foot wide Sacramento Street; thence northerly along the said easterly line of Sacramento Street, North 11° 40' 53" West 60.60 feet to the southwest corner of Block 260, also being the northerly line of the 60.6 foot wide Sonora Street; thence northeasterly along the said southerly line of Block 260, also being the northerly line of Sonora Street, North 78° 22' 07" East 303.23 feet, to the westerly line of the 80.8 foot wide Union Street; thence southerly along the said westerly line of Union Street, South 11° 44' 17" East 60.60 feet to the said northeast corner of said Block 266, also being the **TRUE POINT OF BEGINNING** of the herein described Parcel, containing 0.42 Acres, more or less.

**RESERVING THEREFROM** a public utility easement in, upon, over and across all that portion of the above-described parcel.

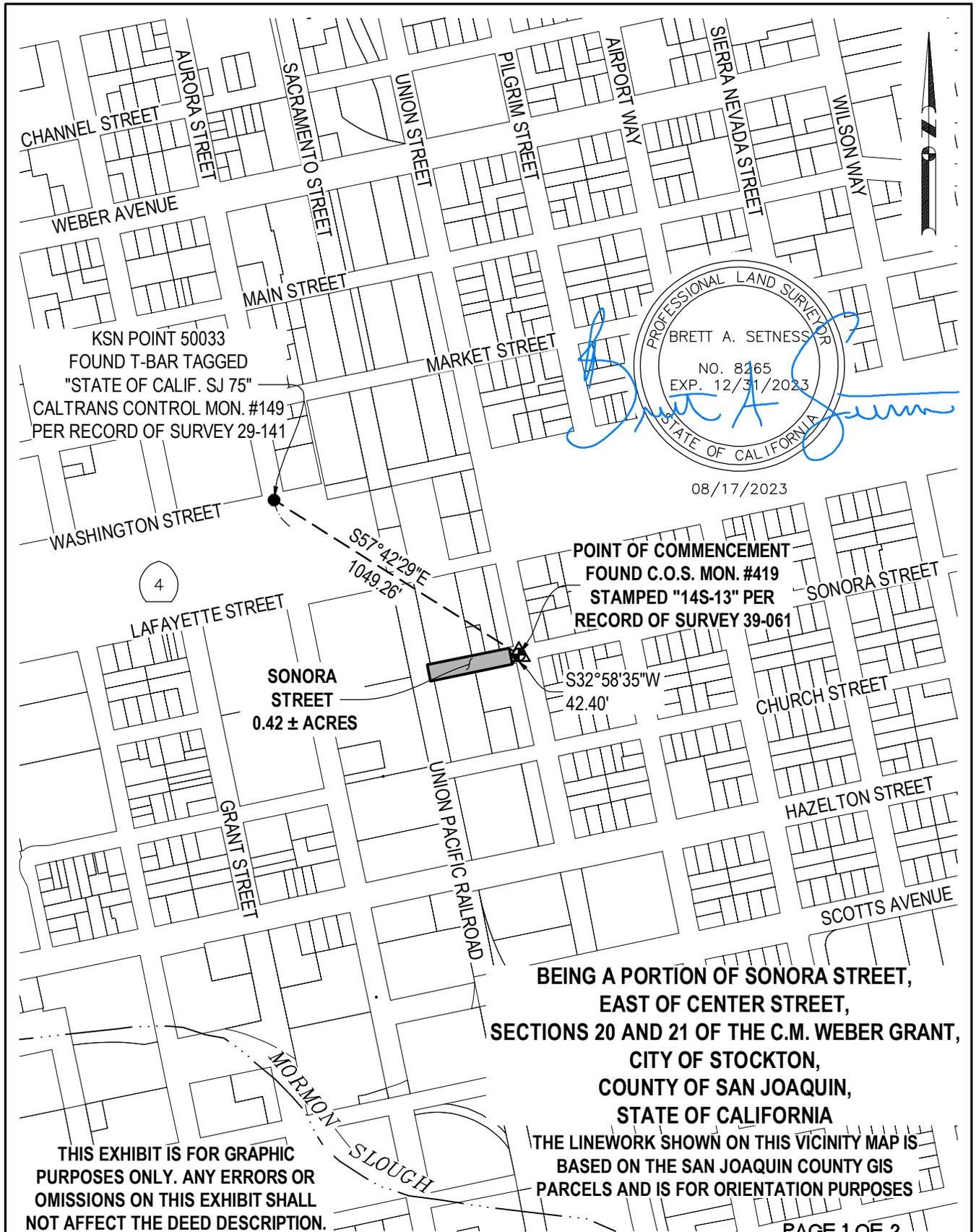
**SUBJECT TO** special assessments, if any, restrictions, reservations and easements of record.

The bearings and distances shown hereon are based on the California Coordinate System of 1983, Zone 3 (CCS83, Zone 3), 1991.35 epoch shown on Record of Survey filed December 3, 2001 in Book 35 of Surveys, Page 005, San Joaquin County Records. All distances given are grid distances, to obtain ground distances multiply by 1.00006115.

Attached hereto is a plat entitled "EXHIBIT B" which by this reference is made a part hereof.

End of Description.





NO.	REV. DATE	BY	APRVD.	CITY OF STOCKTON SONORA STREET VACATION  CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	APPROVED BY	
DWG BY:		BAS			CITY ENGINEER	
CK BY:		KFN			DATE	DRAWING NO.
SCALE: 1" = 500'						



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Parcel name: Sonora Street Point of Commencement - 0.42 Acres ±

North: 2170229.41'      East: 6337110.44'  
Segment #1 : Line  
Course: South 57° 42' 29" East      Length: 1049.26'  
North: 2169668.86'      East: 6337997.42'

Segment #2 : Line  
Course: South 32° 58' 35" West      Length: 42.40'  
North: 2169633.29'      East: 6337974.34'

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Parcel name: Sonora Street Parcel - 0.42 Acres ±

North: 2169633.29'      East: 6337974.34'  
Segment #1 : Line  
Course: South 78° 22' 07" West      Length: 303.29'  
North: 2169572.15'      East: 6337677.28'

Segment #2 : Line  
Course: North 11° 40' 53" West      Length: 60.60'  
North: 2169631.49'      East: 6337665.01'

Segment #3 : Line  
Course: North 78° 22' 07" East      Length: 303.23'  
North: 2169692.63'      East: 6337962.01'

Segment #4 : Line  
Course: South 11° 44' 17" East      Length: 60.60'  
North: 2169633.29'      East: 6337974.34'

Perimeter: 727.72'      Area: 18376.55 Sq. Ft. - 0.42 Acres ±  
Error Closure:              0.00      Course: North 50° 14' 53" West  
Error North:              0.000      East: -0.000  
Precision 1: 727720000.00

**EXHIBIT A**  
**CHURCH STREET BETWEEN BLOCKS 266 AND 272**  
**EAST OF CENTER STREET**

That certain real property situate in the City of Stockton, County of San Joaquin, State of California, being a portion of Sections 20 and 21 of the C.M. Weber Grant, "El Rancho del Campo de Los Franceses" and being a portion of Church Street, East of Center Street, according to the Official Map or Plat thereof, of said City of Stockton, more particularly described as follows:

**COMMENCING** at the found City of Stockton monument number 419 stamped "14S-13" at the intersection of Sonora Street and Union Street, as shown on that certain Record of Survey filed on April 30, 2018, in Book 39 of Surveys, at Page 61, San Joaquin County Records, said point bears South 57° 42' 29" East 1049.26 feet from a found t-bar tagged "State of Calif. SJ75" Caltrans control monument #149, said point being at the northern terminus of that certain tie line from the intersection of the centerlines of Aurora Street and Washington Street labeled N 71° 55' 53"E 1.78', as shown on that Record of Survey filed on September 25, 1987, in Book 29 of Surveys page 141, San Joaquin County Records; thence South 7° 24' 32" East 395.17 feet to the northeast corner of Block 272, said point being the **TRUE POINT OF BEGINNING**; thence along the north line of said Block 272, also being the south line of the 60.6 foot wide Church Street, South 78° 24' 01" West 303.65 feet, to the east line of the 80.8 foot wide Sacramento Street; thence northerly along the said easterly line of Sacramento Street, North 11° 40' 53" West 60.60 feet to the southwest corner of Block 266, also being the northerly line of the 60.6 foot wide Church Street; thence northeasterly along the said southerly line of Block 266, also being the northerly line of Church Street, North 78° 24' 01" East 303.59 feet, to the westerly line of the 80.8 foot wide Union Street; thence southerly along the said westerly line of Union Street, South 11° 44' 17" East 60.60 feet to the said northeast corner of said Block 272, also being the **TRUE POINT OF BEGINNING** of the herein described Parcel, containing 0.42 Acres, more or less.

**RESERVING THEREFROM** a public utility easement in, upon, over and across all that portion of the above-described parcel.

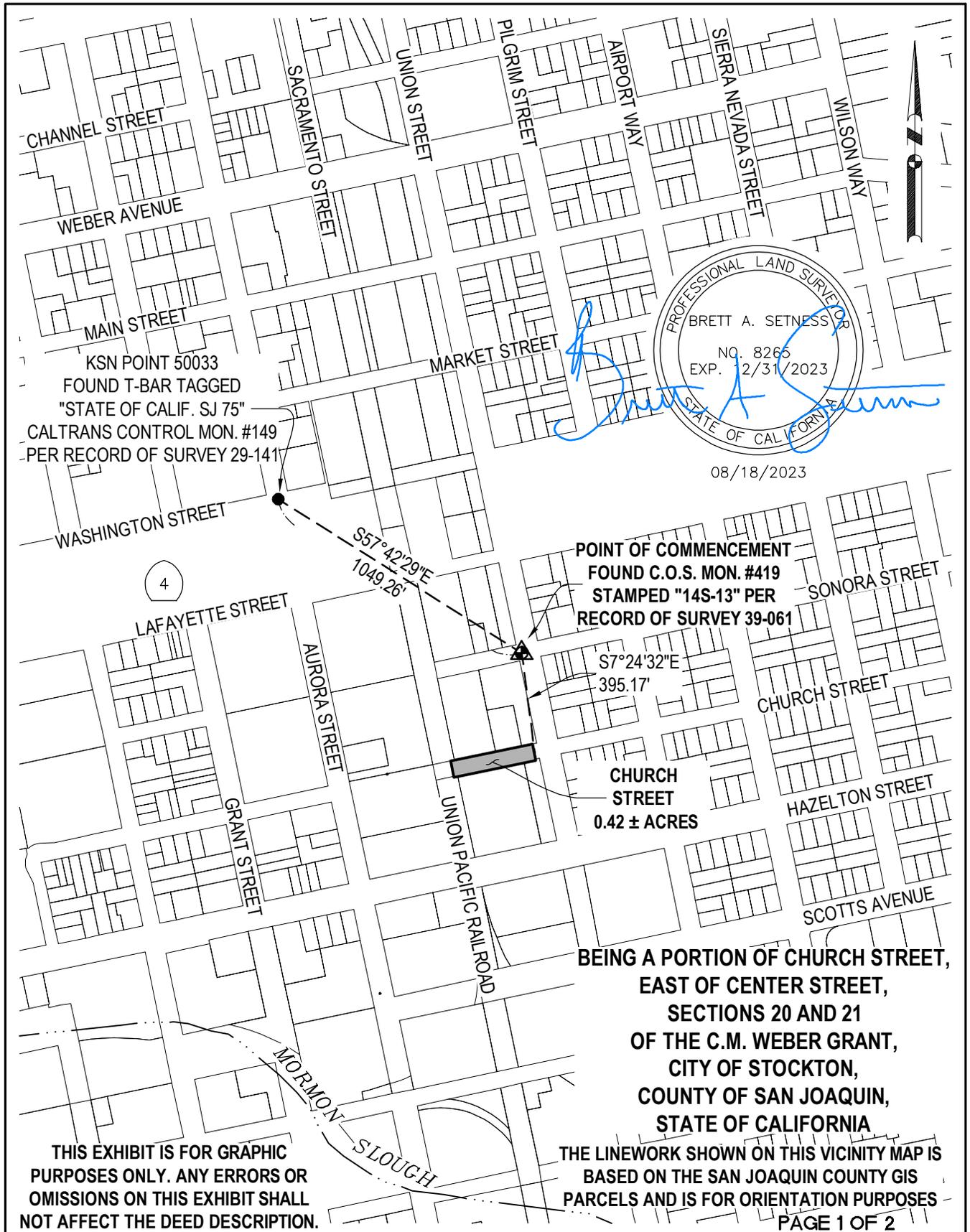
**SUBJECT TO** special assessments, if any, restrictions, reservations and easements of record.

The bearings and distances shown hereon are based on the California Coordinate System of 1983, Zone 3 (CCS83, Zone 3), 1991.35 epoch shown on Record of Survey filed December 3, 2001 in Book 35 of Surveys, Page 005, San Joaquin County Records. All distances given are grid distances, to obtain ground distances multiply by 1.00006115.

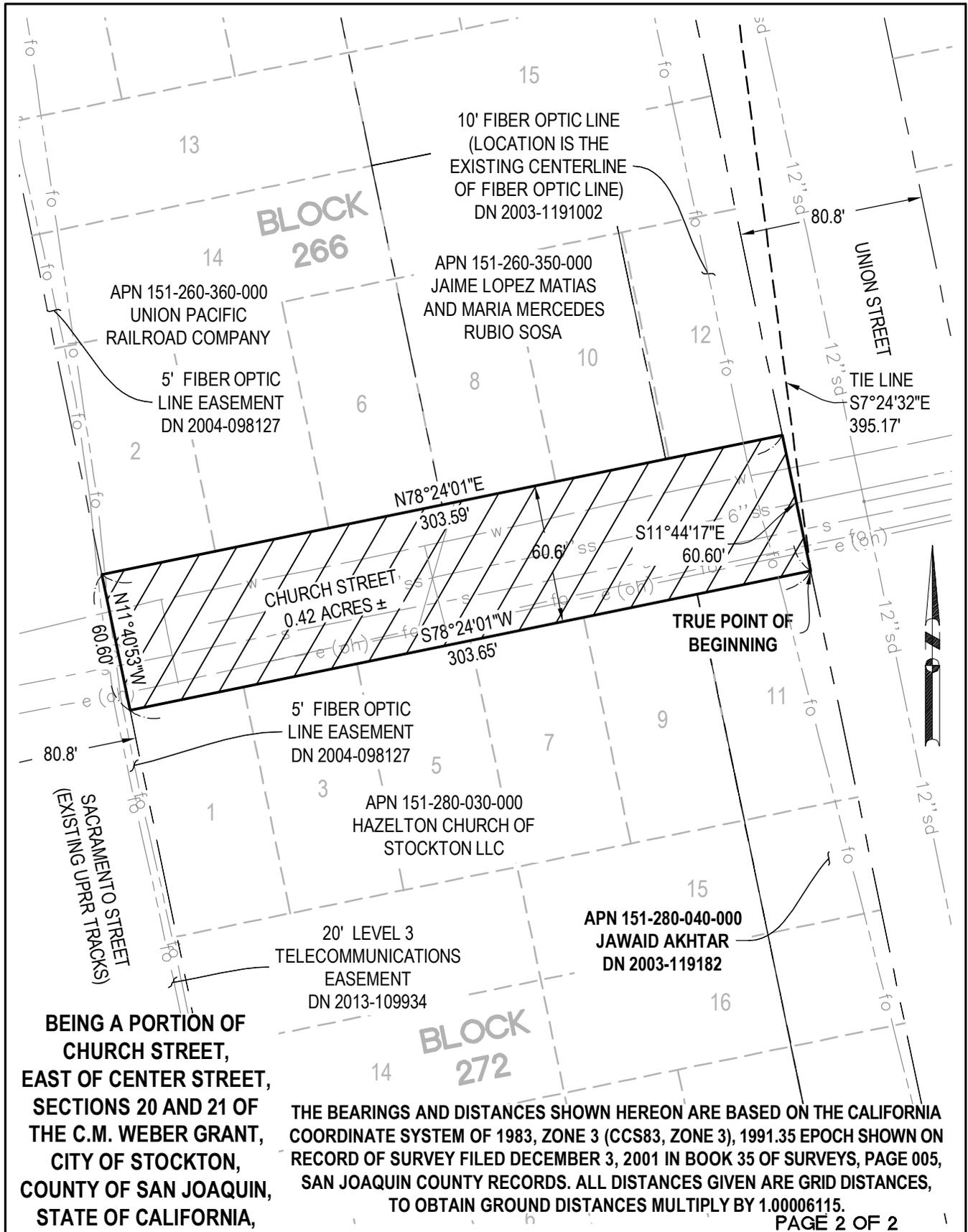
Attached hereto is a plat entitled "EXHIBIT B" which by this reference is made a part hereof.

End of Description.





NO.	REV. DATE	BY	APRVD.	<b>CITY OF STOCKTON</b> <b>CHURCH STREET VACATION</b>  <b>CITY OF STOCKTON</b> DEPARTMENT OF PUBLIC WORKS	APPROVED BY
DWG BY:		BAS			CITY ENGINEER
CK BY:		KFN			DATE
SCALE: 1" = 60'					DRAWING NO.



NO. REV. DATE BY APRVD.				CITY OF STOCKTON CHURCH STREET VACATION		APPROVED BY	
DWG BY: BAS						CITY ENGINEER	
CK BY: KFN				CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS		DATE	DRAWING NO.
SCALE: 1" = 60'							

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Parcel name: Church Street Point of Commencement - 0.42 Acres ±

North: 2170229.41'      East: 6337110.44'  
Segment #1 : Line  
Course: South 57° 42' 29" East      Length: 1049.26'  
North: 2169668.86'      East: 6337997.42'

Segment #2 : Line  
Course: South 07° 24' 32" East      Length: 395.17'  
North: 2169276.99'      East: 6338048.38'

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Parcel name: Church Street Parcel - 0.42 Acres ±

North: 2169276.99'      East: 6338048.38'  
Segment #1 : Line  
Course: South 78° 24' 01" West      Length: 303.65'  
North: 2169215.94'      East: 6337750.93'

Segment #2 : Line  
Course: North 11° 40' 53" West      Length: 60.60'  
North: 2169275.28'      East: 6337738.66'

Segment #3 : Line  
Course: North 78° 24' 01" East      Length: 303.59'  
North: 2169336.33'      East: 6338036.05'

Segment #4 : Line  
Course: South 11° 44' 17" East      Length: 60.60'  
North: 2169276.99'      East: 6338048.38'

Perimeter: 728.44'      Area: 18398.33 Sq. Ft. - 0.42 Acres ±  
Error Closure:              0.00      Course: North 41° 15' 09" West  
Error North:              0.000      East: -0.000  
Precision 1: 728440000.00

**EXHIBIT A**  
**SCOTTS AVENUE BLOCKS 278 & 284**  
**EAST OF CENTER STREET**

That certain real property situate in the City of Stockton, County of San Joaquin, State of California, being a portion of Sections 20 and 21 of the C.M. Weber Grant, "El Rancho del Campo de Los Franceses" and being a portion of Scotts Avenue, East of Center Street, according to the Official Map or Plat thereof, of said City of Stockton, more particularly described as follows:

**COMMENCING** at the found City of Stockton monument number 419 stamped "14S-13" at the intersection of Sonora Street and Union Street, as shown on that certain Record of Survey filed on April 30, 2018, in Book 39 of Surveys, at Page 61, San Joaquin County Records, said point bears South 57° 42' 29" East 1049.26 feet from a found t-bar tagged "State of Calif. SJ75" Caltrans control monument #149, said point being at the northern terminus of that certain tie line from the intersection of the centerlines of Aurora Street and Washington Street labeled N 71° 55' 53"E 1.78', as shown on that Record of Survey filed on September 25, 1987, in Book 29 of Surveys page 141, San Joaquin County Records; thence South 10° 17' 28" West 1223.65 feet to the northeast corner of Block 284, said point being the **TRUE POINT OF BEGINNING**; thence along the north line of said Block 284, also being the south line of the 111.1 foot wide Scotts Avenue, South 78° 28' 00" West 303.40 feet, to the east line of the 80.8 foot wide Sacramento Street; thence northerly along the said easterly line of Sacramento Street, North 11° 40' 53" West 111.10 feet to the southwest corner of Block 278, also being the northerly line of the 111.1 foot wide Scotts Avenue; thence northeasterly along the said southerly line of Block 278, also being the northerly line of Scotts Avenue, North 78° 28' 00" East 303.30 feet, to the westerly line of the 80.8 foot wide Union Street; thence southerly along the said westerly line of Union Street, South 11° 43' 57" East 111.10 feet to the said northeast corner of said Block 284, also being the **TRUE POINT OF BEGINNING** of the herein described Parcel, containing 0.77 Acres, more or less.

**RESERVING THEREFROM** a public utility easement in, upon, over and across all that portion of the above-described parcel.

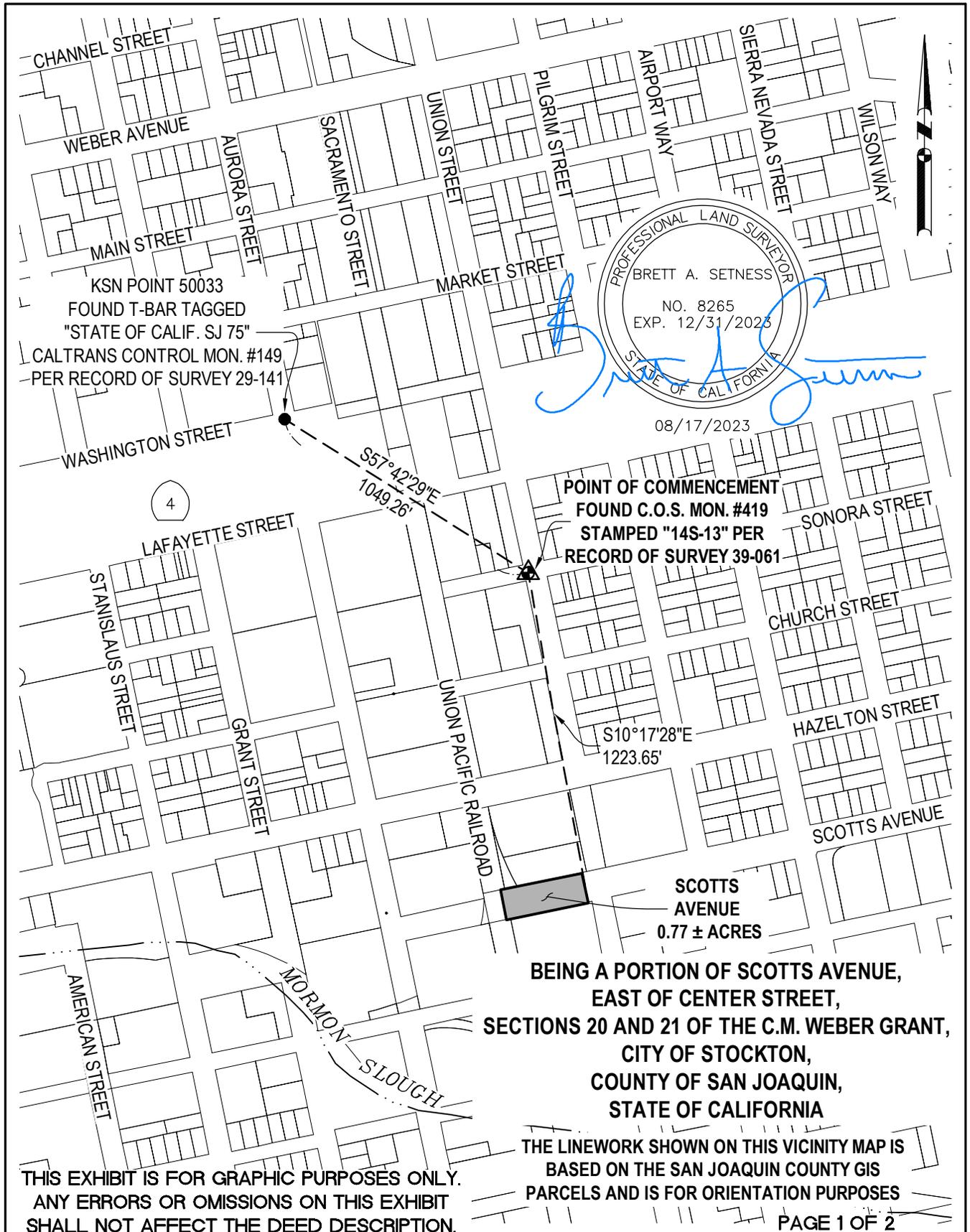
**SUBJECT TO** special assessments, if any, restrictions, reservations and easements of record.

The bearings and distances shown hereon are based on the California Coordinate System of 1983, Zone 3 (CCS83, Zone 3), 1991.35 epoch shown on Record of Survey filed December 3, 2001 in Book 35 of Surveys, Page 005, San Joaquin County Records. All distances given are grid distances, to obtain ground distances multiply by 1.00006115.

Attached hereto is a plat entitled "EXHIBIT B" which by this reference is made a part hereof.

End of Description.





NO.	REV. DATE	BY	APRVD.	<b>CITY OF STOCKTON</b> <b>SCOTTS AVENUE VACATION</b>  <b>CITY OF STOCKTON</b> DEPARTMENT OF PUBLIC WORKS	APPROVED BY
DWG BY:		BAS			CITY ENGINEER
CK BY:		KFN			DATE
SCALE:	1" = 500'				DRAWING NO.



KSN, Inc.

## Closure Report

12/12/2022

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Parcel name: Scotts Avenue Point of Commencement - 0.77 Acres ±

North: 2170229.41'      East: 6337110.44'  
Segment #1 : Line  
Course: South 57° 42' 29" East      Length: 1049.26'  
North: 2169668.86'      East: 6337997.42'

Segment #2 : Line  
Course: South 10° 17' 28" East      Length: 1223.65'  
North: 2168464.89'      East: 6338216.02'

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Parcel name: Scotts Avenue Parcel - 0.77 Acres ±

North: 2168464.89'      East: 6338216.02'  
Segment #1 : Line  
Course: South 78° 28' 00" West      Length: 303.40'  
North: 2168404.23'      East: 6337918.75'

Segment #2 : Line  
Course: North 11° 40' 53" West      Length: 111.10'  
North: 2168513.03'      East: 6337896.25'

Segment #3 : Line  
Course: North 78° 28' 00" East      Length: 303.30'  
North: 2168573.67'      East: 6338193.43'

Segment #4 : Line  
Course: South 11° 43' 57" East      Length: 111.10'  
North: 2168464.89'      East: 6338216.02'

Perimeter: 828.91'      Area: 33702.48 Sq. Ft. - 0.77 Acres ±  
Error Closure:              0.00      Course: North 82° 56' 40" West  
Error North:              0.000      East: -0.001  
Precision 1: 828900000.00

**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**

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PROJECT DATA

Project Title: Abandonment – Right of Way  
CEQA Exemption File No.: NOE 64-23  
Applicant: San Joaquin Regional Rail Commission  
Project Description/Location: The applicant, the San Joaquin Regional Rail Commission, is abandoning right-of-way at Sonora, Church and Scotts Streets between Union Street and the Union Pacific Railroad. See attachment A for specific location.

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

December 7, 2023  
\_\_\_\_\_  
(DATE OF PREPARATION)

By \_\_\_\_\_  
AMANDA THOMAS, 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