

**MEMORANDUM**

May 22, 2025

TO: Nancy Arroyo, Real Property Agent I  
Economic Development DepartmentFROM: Nicole D. Moore, LEED-AP, Contract Planner  
Community Development DepartmentSUBJECT: **CEQA NOE 27-25 –1661 WEST FREMONT STREET – VET CLINIC ACQUISITION**

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 is initiating the acquisition of real property located at 1661 West Fremont Street (APN 135-110-14) on behalf of the Stockton Police Department, to provide medical and adoption services due to the pet overpopulation crisis in the City of Stockton. See Attachment A 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 Categorical 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:

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

Attachment A: Request and Project Location

Attachment B: Draft Notice of Exemption

**MEMORANDUM**

May 20, 2025

TO: Nicole Moore, Contract Planner  
Community Development Department

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

SUBJECT: **1661 WEST FREMONT STREET – VET CLINIC ACQUISITION**

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

Project Title: Acquisition of 1661 West Fremont Street (APN: 135-110-14)

Applicant: City of Stockton – Police Department (SPD) / Economic Development Department (EDD)

Description/Location: The City of Stockton is initiating the acquisition of real property located at 1661 West Fremont Street (APN: 135-110-14). EDD is initiating the acquisition on behalf of the SPD. The property would allow the City to provide medical and adoption services due to the pet overpopulation crisis in the City of Stockton.

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

### 1661 West Fremont Street



**Property Information**

**Property ID** 13511014-47156  
**Location** 1661 W FREMONT ST  
**Owner** FREY ANDREW J & DEBRA D TR



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023  
Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

**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: 1661 West Fremont Street – Vet Clinic Acquisition

CEQA Exemption File No.: NOE 27-25

Applicant: City of Stockton – Police Department and Economic Development Department

Project Description/Location: The City of Stockton’s Economic Development Department is initiating the acquisition of real property located at 1661 West Fremont Street (APN 135-110-14) on behalf of the Stockton Police Department, to provide medical and adoption services due to the pet overpopulation crisis in the City of Stockton. See Attachment A 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).

TINA MCCARTY, DIRECTOR  
ECONOMIC DEVELOPMENT DEPARTMENT

\_\_\_\_\_  
May 22, 2025  
(DATE OF PREPARATION)

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

\_\_\_\_\_  
(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