

**MEMORANDUM**

March 24, 2021

TO: Amanda Thomas, Real Property Agent  
Economic Development Department

FROM: Nicole D. Moore, LEED-AP, Planning Manager  
Community Development Department

SUBJECT: **CEQA NOE – RIGHT-OF-WAY ABANDONMENT – MARKET, VAN BUREN & MONROE STREETS; FILE NO. NOE21-21**

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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 City of Stockton is proposing to abandon existing right-of-way easements along Market, Van Buren and Monroe Streets. See attachment A for specific locations.

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. Abandonment of the easements has no effect on the adjacent development which has previously found to be in conformance with the Stockton General Plan.

Concerning the California Environmental Quality Act (CEQA) determination, the Community Development Department determines the proposed easement abandonment falls under the commonsense exemption at California Environmental Quality Act (CEQA) Guidelines Section 15061. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

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, Planning Manager

**Attachments**

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

**MEMORANDUM**

February 9, 2021

TO: Courtney Brown, Associate Planner  
Community Development Department

FROM: Amanda Thomas, Real Property Agent  
Economic Development Department

SUBJECT: **RIGHT-OF-WAY ABANDONMENT – Market, Van Buren & Monroe Streets**

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

Project Title: SUSD Admin Complex  
Right of Way Abandonment

Applicant: City of Stockton

Description/Location: Market, Van Buren & Monroe Streets

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

**Description of  
Those portions of  
Market Street, Van Buren Street and Monroe Street  
To be Abandoned/Vacated**

A portion of Section 8 (Eight) of C.M. Weber Grant, El Rancho del Campo de los Franceses, being those portions of "West of Center Street" as shown upon the Official Map of the City of Stockton, approved and adopted by the City Council of the City Stockton on the 23<sup>rd</sup> day of July, 1894, said map is on file in the Office of the City Clerk of said City, City of Stockton, County of San Joaquin, State of California and more particularly described as follows:

**Beginning** at the Southeasterly corner of Block 6 (Six) as shown on said Official Map, said Southeasterly corner being the intersection of the Westerly right-of-way line of Madison Street (an 80.8-foot wide Street) with the Northerly right-of-way line of Market Street (a 60.6-foot wide Street) as shown on said Official Map; thence along said Northerly right-of-way line of Market Street, South 78°22'37" West, a distance of 686.98 feet to the Southwesterly corner of Block "H" as shown on said Official Map, said Southwesterly corner being the intersection of the said Northerly right-of-way line of Market Street with the Easterly right-of-way line of Van Buren Street (originally an 80.8-foot wide Street); thence along said Easterly right-of-way line of Van Buren Street, North 11°40'46" West, a distance of 303.11 feet to the Northwesterly corner of said Block "H", said Northwesterly corner being the intersection of said Easterly right-of-way line of Van Buren Street with the Southerly right-of-way line of Main Street (a 60.6-foot wide Street); thence along the Westerly prolongation of said Southerly right-of-way line of Main Street, South 78°23'19" West, a distance of 63.00 feet to the Easterly line of that portion of Van Buren Street ordered to be vacated and abandoned by that certain Stockton City Council Resolution No. 940009, recorded the 11<sup>th</sup> day of January, 1994 as Instrument No. 94006137, San Joaquin County Records; thence along said Easterly line on the following 2 (Two) courses:

1. South 11°40'46" East, a distance of 293.12 feet;
2. South 33°20'55" West, a distance of 14.15 feet to the Northeasterly corner of that portion of said Market Street ordered to be vacated and abandoned by that certain Stockton City Council Resolution No. 04-0360, recorded the 21<sup>st</sup> day of June, 2004 as Document No. 2004-135840, San Joaquin County Records;

thence along the Easterly line of said abandoned portion of Market Street, South  $04^{\circ}21'12''$  East, a distance of 61.09 feet to the Northeasterly corner of Block "N" as shown on said Official Map, said Northeasterly corner being the intersection of the Southerly right-of-way line of said Market Street with the Westerly right-of-way line of said Van Buren Street, said Northeasterly corner of Block "N" being also shown on that certain Map of Survey recorded the 11<sup>th</sup> day of December, 1979 in Book 27 (Twenty-Seven) of Surveys at Page 186 (One Hundred Eight-Six), San Joaquin County Records; thence along the Street right-of-way lines as shown on said Map of Survey on the following 14 (Fourteen) courses:

1. Along said Westerly right-of-way line of Van Buren Street, South  $11^{\circ}40'46''$  East, a distance of 153.70 feet to the beginning of a tangent curve concaved to the Northwest having a radius of 20.00 feet;
2. Thence Southwesterly 28.20 feet along said curve through a central angle of  $80^{\circ}47'19''$  to a point of cusp with a curve concaved to the Southeast having a radius of 454.00 feet and to which point a radial line bears North  $20^{\circ}53'27''$  West, said curve being the Northerly right-of-way line of Washington Street (a 62-foot wide Street);
3. Thence along the Easterly prolongation of said Northerly right-of-way line of Washington Street, 99.11 feet along said curve through a central angle of  $12^{\circ}30'27''$  to the end of curve;
4. Thence continuing along said projected Northerly right-of-way line of Washington Street, being also a tangent line, North  $81^{\circ}37'00''$  East, a distance of 17.70 feet to a point of cusp with a curve concaved to the Northeast having a radius of 20.00 feet;
5. Thence Northwesterly 30.27 feet along said curve through a central angle of  $86^{\circ}42'14''$  to the end of curve being on the said Easterly right-of-way line of Van Buren Street;
6. Thence along said Easterly right-of-way line, North  $11^{\circ}40'46''$  West, a distance of 149.31 feet to the Northwesterly corner of Block "M" as shown on said Official Map, said Northwesterly corner being the intersection of said Easterly right-of-way line of Van Buren Street with the Southerly right-of-way line of Market Street as shown on said Official Map;
7. Thence along said Southerly right-of-way line of Market Street, North  $78^{\circ}22'37''$  East, a distance of 303.50 feet to the Northeasterly corner of said Block "M" as shown on said Official Map, said Northeasterly corner being the intersection of said Southerly right-of-way line Market Street with the Westerly right-of-way line of Monroe Street (an 80.8-foot wide Street) as shown on said Official Map;
8. Thence along said Westerly right-of-way line of Monroe Street,

- South 11°40'00" East, a distance of 164.19 feet to the beginning of a tangent curve concaved to the Northwest having a radius of 20.00 feet;
9. Thence Southwesterly 32.56 feet along said curve through a central angle of 93°17'00" to a point of cusp with said Northerly right-of-way line of Washington Street;
  10. Thence along the Easterly prolongation of said Northerly right-of-way line of Washington Street, North 81°37'00" East, a distance of 121.00 feet to a point of cusp with a curve concaved to the Northeast having a radius of 20.00 feet;
  11. Thence Northwesterly 30.27 feet along said curve through a central angle of 86°43'00" to the end of curve on the Easterly right-of-way line of said Monroe Street;
  12. Thence along said Easterly right-of-way line of Monroe Street, North 11°40'00" West, a distance of 171.06 feet to the Northwesterly corner of Block 9 (Nine) as shown on said Official Map, said Northwesterly corner being the intersection of said Easterly right-of-way line of Monroe Street with the said Southerly right-of-way line of Market Street as shown on said Official Map;
  13. Thence along said Southerly right-of-way line of Market Street, North 78°22'37" East, a distance of 302.67 feet to the Northeasterly corner of said Block "9" as shown on said Official Map, said Northeasterly corner being the intersection of said Southerly right-of-way line of Market Street with said Westerly right-of-way line of Madison Street as shown on said Official Map;
  14. Thence along the Northerly prolongation of said Westerly right-of-way line of Madison Street, North 11°39'58" West, a distance of 60.60 feet to the **Point of Beginning**, containing 2.17 acres, more or less

An Exhibit entitled "Plat of Those Portions of Market Street, Van Buren Street, & Monroe Street to be Abandoned/Vacated" attached hereto is hereby made a part of this legal description.

### End of Description

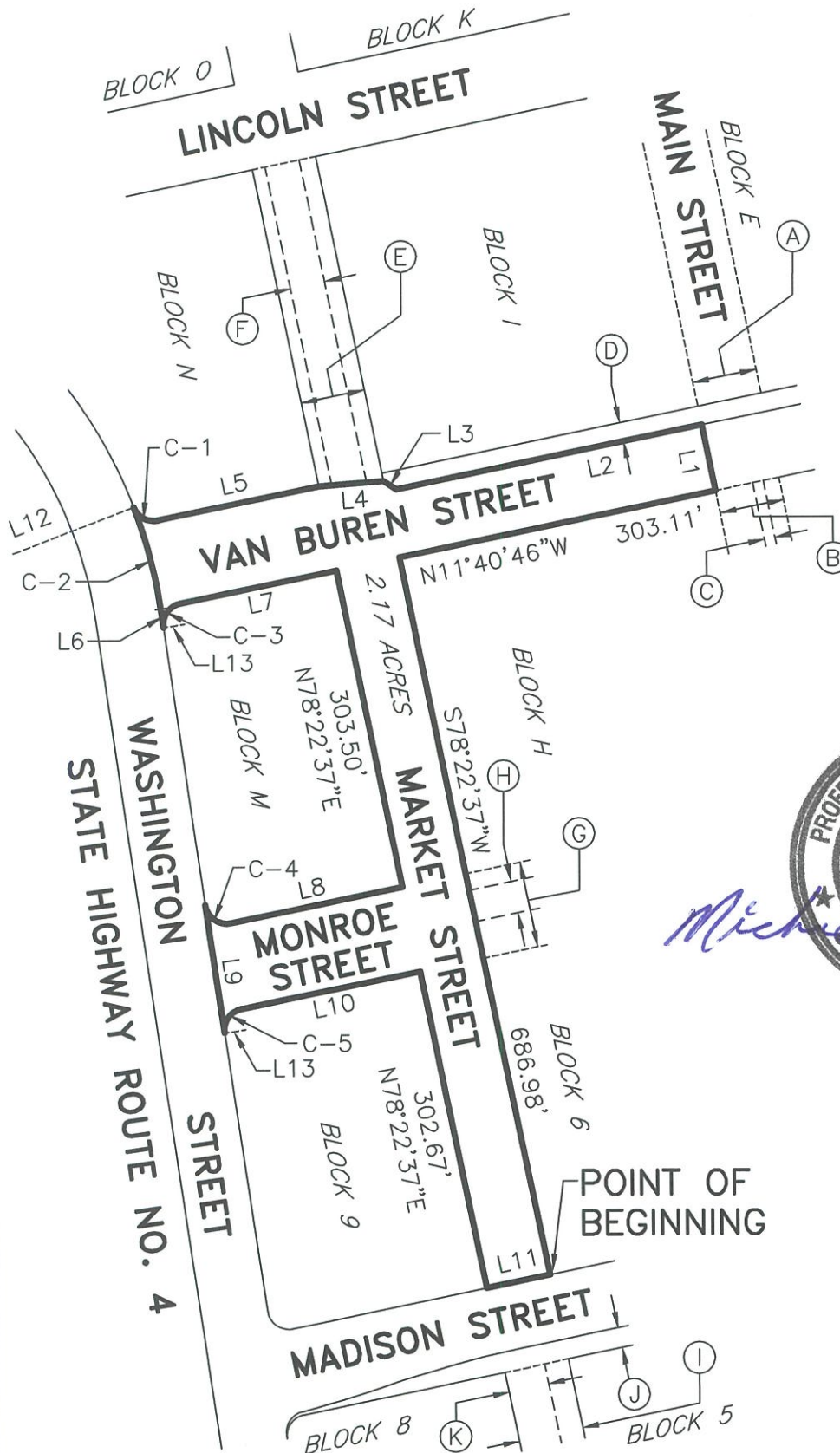
*Michael L. Quartaroli*  
 Michael L. Quartaroli, L.S. 4450

*10.19.2020*  
 Date





**PLAT OF THOSE PORTIONS OF MARKET STREET,  
VAN BUREN STREET, & MONROE STREET  
TO BE ABANDONED/VACATED**



## CURVE TABLE

C-1	R=20.00' L=28.20' $\Delta=80^{\circ}47'19''$ CH=S28°42'53"W 25.92'
C-2	R=454.00' L=99.11' $\Delta=12^{\circ}30'27''$ CH=N75°21'46"E 98.91'
C-3	R=20.00' L=30.27' $\Delta=86^{\circ}42'14''$ CH=N55°01'53"W 27.46'
C-4	R=20.00' L=32.56' $\Delta=93^{\circ}17'00''$ CH=S34°58'30"W 29.08'
C-5	R=20.00' L=30.27' $\Delta=86^{\circ}43'00''$ CH=N55°01'30"W 27.46'



*10.19.2020*

(SEE SHEET 2 OF 2 FOR  
LINE TABLE AND NOTES)



SCALE: 1" = 100'

**QUARTAROLI & ASSOCIATES**

LAND SURVEYING — LAND PLANNING  
(209) 239-4908  
310 SUN WEST PLACE, SUITE "A"  
MANTECA, CA. 95337

# PLAT OF THOSE PORTIONS OF MARKET STREET, VAN BUREN STREET, & MONROE STREET TO BE ABANDONED/VACATED

## NOTES

- A. ABANDONMENT OF MAIN STREET PER I.N. 83062748
- B. ABANDONMENT OF MAIN STREET PER O.R. 3689-399
- C. STORM AND SANITARY SEWER EASEMENT PER O.R. 3689-399
- D. ABANDONMENT OF PORTION OF VAN BUREN STREET AND RESERVING ENTIRE AREA FOR EXISTING UTILITIES PER I.N. 94006137
- E. ABANDONMENT OF MARKET STREET PER DOC. NO. 2004-135840
- F. P.U.E. PER DOC. NO. 2004-135840
- G. ABANDONMENT OF MONROE STREET PER O.R. 3689-399
- H. STORM AND SANITARY SEWER EASEMENT PER O.R. 3689-399
- I. ABANDONMENT OF MARKET STREET (PARCEL 1) PER I.N. 81016435
- J. ABANDONMENT OF MADISON STREET (PARCEL 3) AND P.U.E. EASEMENT, PER I.N. 81016435
- K. P.U.E. EASEMENT PER I.N. 81016435

## LINE TABLE

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	S78°23'19"W	63.00'
L2	S11°40'46"E	293.12'
L3	S33°20'55"W	14.15'
L4	S04°21'12"E	61.09'
L5	S11°40'46"E	153.70'
L6	N81°37'00"E	17.70'
L7	N11°40'46"W	149.31'
L8	S11°40'00"E	164.19'
L9	N81°37'00"E	121.00'
L10	N11°40'00"W	171.06'
L11	N11°39'58"W	60.60'
L12	N20°53'27"W (R)	
L13	N08°23'00"W (R)	



**QUARTAROLI & ASSOCIATES**

LAND SURVEYING — LAND PLANNING  
(209) 239-4908  
310 SUN WEST PLACE, SUITE "A"  
MANTECA, CA. 95337

# Abandonment Check Report

**Client:**  
 Client  
 Client Company  
 Address 1  
 Date: 10/16/2020 12:14:17 PM

**Prepared by:**  
 Preparer  
 Quartaroli & Associates, Inc.  
 310 Sun West Place, Ste. "A", Manteca, CA 95337

Parcel Name: Site 1 - Streets Abandonment

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 8,965.7020' East: 9,532.4676'

Segment# 1: Line

Course: S11°39'58"E Length: 60.60'

North: 8,906.3538' East: 9,544.7214'

Segment# 2: Line

Course: S78°22'37"W Length: 302.67'

North: 8,845.3743' East: 9,248.2579'

Segment# 3: Line

Course: S11°40'00"E Length: 171.06'

North: 8,677.8482' East: 9,282.8492'

Segment# 4: Curve

Length: 30.27' Radius: 20.00'

Delta: 86°43'00" Tangent: 18.89'

Chord: 27.46' Course: S55°01'30"E

Course In: N78°20'00"E Course Out: S8°23'00"E

RP North: 8,681.8926' East: 9,302.4360'

End North: 8,662.1063' East: 9,305.3520'

Segment# 5: Line

Course: S81°37'00"W Length: 121.00'

North: 8,644.4651' East: 9,185.6449'

Segment# 6: Curve





Length: 32.56'	Radius: 20.00'
Delta: 93°17'00"	Tangent: 21.18'
Chord: 29.08'	Course: N34°58'30"E
Course In: N8°23'00"W	Course Out: N78°20'00"E
RP North: 8,664.2514'	East: 9,182.7290'
End North: 8,668.2957'	East: 9,202.3158'

Segment# 7: Line	
Course: N11°40'00"W	Length: 164.19'
North: 8,829.0937'	East: 9,169.1137'

Segment# 8: Line	
Course: S78°22'37"W	Length: 303.50'
North: 8,767.9469'	East: 8,871.8372'

Segment# 9: Line	
Course: S11°40'46"E	Length: 149.31'
North: 8,621.7283'	East: 8,902.0629'

Segment# 10: Curve	
Length: 30.27'	Radius: 20.00'
Delta: 86°42'14"	Tangent: 18.88'
Chord: 27.46'	Course: S55°01'53"E
Course In: N78°19'14"E	Course Out: S8°23'00"E
RP North: 8,625.7770'	East: 8,921.6488'
End North: 8,605.9907'	East: 8,924.5647'

Segment# 11: Line	
Course: S81°37'00"W	Length: 17.70'
North: 8,603.4101'	East: 8,907.0538'

Segment# 12: Curve	
Length: 99.11'	Radius: 454.00'
Delta: 12°30'27"	Tangent: 49.75'
Chord: 98.91'	Course: S75°21'46"W
Course In: S8°23'00"E	Course Out: N20°53'27"W
RP North: 8,154.2612'	East: 8,973.2449'
End North: 8,578.4159'	East: 8,811.3537'

## Segment# 13: Curve

Length: 28.20'

Delta: 80°47'19"

Chord: 25.92'

Course In: N20°53'27"W

RP North: 8,597.1012'

End North: 8,601.1499'

Radius: 20.00'

Tangent: 17.02'

Course: N28°42'53"E

Course Out: N78°19'14"E

East: 8,804.2219'

East: 8,823.8078'

## Segment# 14: Line

Course: N11°40'46"W

North: 8,751.6676'

Length: 153.70'

East: 8,792.6934'

## Segment# 15: Line

Course: N4°21'12"W

North: 8,812.5814'

Length: 61.09'

East: 8,788.0562'

## Segment# 16: Line

Course: N33°20'55"E

North: 8,824.4014'

Length: 14.15'

East: 8,795.8350'

## Segment# 17: Line

Course: N11°40'46"W

North: 9,111.4525'

Length: 293.12'

East: 8,736.4969'

## Segment# 18: Line

Course: N78°23'19"E

North: 9,124.1327'

Length: 63.00'

East: 8,798.2076'

## Segment# 19: Line

Course: S11°40'46"E

North: 8,827.2985'

Length: 303.11'

East: 8,859.5680'

## Segment# 20: Line

Course: N78°22'37"E

North: 8,965.7057'

Length: 686.98'

East: 9,532.4610'

Perimeter: 3,085.58'

Area: 2.17Acre

Error Closure: 0.0076

Error North : 0.00378

Course: N60°21'54"W

East: -0.00664

Precision 1: 405,998.68

**CITY OF STOCKTON  
NOTICE OF EXEMPTION**

TO: COUNTY CLERK  
COUNTY OF SAN JOAQUIN  
6 South El Dorado Street, 2<sup>nd</sup> Floor  
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: Right-of-way abandonment for Market, Van Buren and Monroe Streets

CEQA Exemption File No.: NOE21-21

Applicant: City of Stockton, Economic Development Department

Project Description/Location: The City of Stockton is proposing to abandon existing right-of-way easements along Market, Van Buren and Monroe Streets.

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  
PUBLIC WORKS DEPARTMENT

\_\_\_\_\_  
March 24, 2021  
(DATE OF PREPARATION)

By \_\_\_\_\_  
AMANDA THOMAS, REAL PROPERT 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