

MEMORANDUM

August 21, 2025

TO: Nicole Moore, Contract Planner
Community Development Department

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

SUBJECT: **EXCESS CITY PROPERTY**

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

Project Title: Excess City Property

Applicant: City of Stockton

Description/Location: Portion of 6461 Brookside Road (APN 071-140-17)

Also, please make the required determination 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 7540.



NANCY ARROYO, REAL PROPERTY AGENT I
ECONOMIC DEVLEOPMENT DEPARTMENT

Attachment

EXHIBIT "A"
SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MITIGATION PARCEL
PORTION OF APN 071-140-17

LEGAL DESCRIPTION

All that property situate in Section 24, Township 2 North, Range 5 East, Mount Diablo Meridian, County of San Joaquin, State of California, being a portion of that certain GRANT DEED to the CITY OF STOCKTON recorded April 10, 1958, in Book 2058, at Page 393, Official Records of San Joaquin County, more particularly described as follows:

COMMENCING at a found 3/4" iron rod with cap stamped L.S. 7269 being a witness corner for the most easterly corner of PARCEL 2 as shown on that certain Record of Survey filed December 16, 2022 in Book 40 of Surveys, at Page 122, Official Records of San Joaquin County;

thence along the southerly line of said PARCEL 2, North 60°31'49" East, 25.00 feet to the most easterly corner of said Parcel 2, also being the most southerly corner of "CAMP 4" as shown on that certain map titled "MAP OF SURVEY DIVISION OF VIGNOLO & CORTOPASSI PROPERTY ON THE WRIGHT TRACT" filed January 22, 1957, in Book of Surveys, Volume 10 at Page 173, Official Records of San Joaquin County;

thence along the southerly line of said "CAMP 4", North 60°30'09" East, 4438.50 feet to the most southerly corner of said GRANT DEED;

thence along the westerly line of said GRANT DEED, North 28°48'27" West, 102.28 feet to the **POINT OF BEGINNING**;

thence continuing along said westerly line North 28°48'27" West, 2268.94 feet to a point on the left bank of Fourteen Mile Slough as shown on said map titled "MAP OF SURVEY DIVISION OF VIGNOLO & CORTOPASSI PROPERTY ON THE WRIGHT TRACT" ;

thence along said left bank the following twenty one (21) courses:

- 1) North 79°09'32" East, 63.11 feet;
- 2) North 69°15'08" East, 91.47 feet;
- 3) North 59°44'25" East, 67.96 feet;

- 4) North 55°23'17" East, 81.94 feet;
- 5) North 52°49'58" East, 135.44 feet;
- 6) North 49°18'35" East, 74.03 feet;
- 7) North 52°57'49" East, 76.16 feet;
- 8) North 61°51'56" East, 23.01 feet;
- 9) North 67°59'36" East, 21.70 feet;
- 10) North 74°22'10" East, 46.81 feet;
- 11) North 84°15'45" East, 122.25 feet;
- 12) South 79°53'48" East, 87.90 feet;
- 13) South 77°56'53" East, 75.07 feet;
- 14) South 83°28'12" East, 89.53 feet;
- 15) South 88°27'48" East, 44.44 feet;
- 16) North 83°28'07" East, 68.01 feet;
- 17) North 79°48'28" East, 140.90 feet;
- 18) North 88°43'12" East, 14.89 feet;
- 19) North 77°11'43" East, 136.48 feet;
- 20) North 85°07'31" East, 45.74 feet;
- 21) North 80°20'30" East, 70.05 feet;

thence leaving said left bank the following seven (7) courses:

- 1) South 0°47'08" East, 231.80 feet to the beginning of a curve to the left, having a radius of 340.00 feet;
- 2) Along said curve southeasterly, through a central angle of 60°47'43", and an arc distance of 360.77 feet, having a chord bearing of N31°11'00" West and a chord length of 344.08 feet.
- 3) South 61°34'51" East, 844.59 feet;
- 4) South 0°37'13" East, 561.13 feet;
- 5) South 17°11'12" East, 60.98 feet;
- 6) South 60°31'25" West, 1465.88 feet;
- 7) South 24°50'00" West, 110.89 feet to the **POINT OF BEGINNING**.

Subject to easements and rights of way per record.

Containing 73.84 acres, more or less.

The Basis of Bearings for this description is based upon the California Coordinate System of 1983, CCS(2011 adjustment), Zone III, Epoch 2017.50, in accordance with the California Public Resources Code §§ 8801-8819 . All distances cited hereon are grid distances in US Survey Feet. Divide grid distances by the combined scale factor of 0.9999442 to obtain ground level distances.

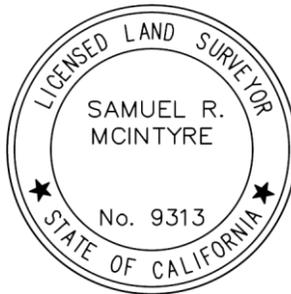
Shown graphically on Exhibit B, attached hereto and made a part hereof.

This real property description was prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyors Act.

Mark Thomas & Company, Inc.



Samuel R. McIntyre, LS 9313



September 12, 2025

Date

PORTION OF SECTION 24, T2N, R5E M.D.B.M.

LINE TABLE

L1 N60°31'49"E 25.00'	L21 N79°48'28"E 140.90'
L2 N60°30'09"E 4438.50'	L22 N88°43'12"E 14.89'
L3 N28°48'27"W 102.28'	L23 N77°11'43"E 136.48'
L4 N28°48'27"W 2268.94'	L24 N85°07'31"E 45.74'
L5 N79°09'32"E 63.11'	L25 N80°20'30"E 70.05'
L6 N69°15'08"E 91.47'	L26 S00°47'08"E 231.80'
L7 N59°44'25"E 67.96'	L27 S61°34'51"E 844.59'
L8 N55°23'17"E 81.94'	L28 S00°37'13"E 561.13'
L9 N52°49'58"E 135.44'	L29 S17°11'12"E 60.98'
L10 N49°18'35"E 74.03'	L30 S60°31'25"W 1465.88'
L11 N52°57'49"E 76.16'	L31 S24°50'00"W 110.89'
L12 N61°51'56"E 23.01'	
L13 N67°59'36"E 21.70'	
L14 N74°22'10"E 46.81'	
L15 N84°15'45"E 122.25'	
L16 S79°53'48"E 87.90'	
L17 S77°56'53"E 75.07'	
L18 S83°28'12"E 89.53'	
L19 S88°27'48"E 44.44'	
L20 N83°28'07"E 68.01'	



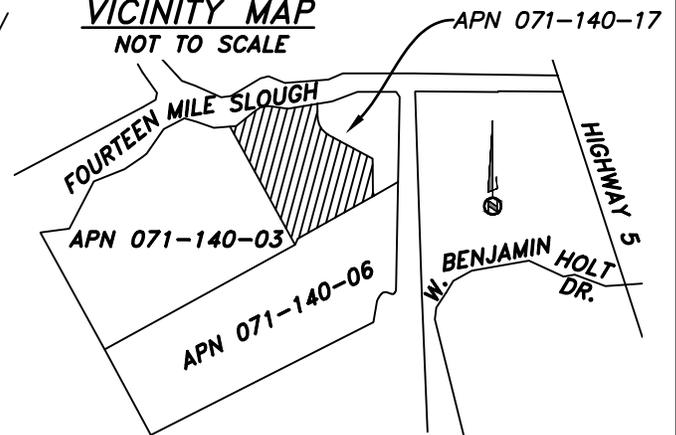
LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- FOUND MONUMENT AS NOTED
- DIMENSION POINT
- ▨ PARCEL TO BE TRANSFERRED
- RS RECORD OF SURVEY
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER

CURVE TABLE

R=340.00'
 Δ=060°47'43"
 C1 L=360.77'
 CB=N31°11'00"W
 CH=344.08'

VICINITY MAP
 NOT TO SCALE

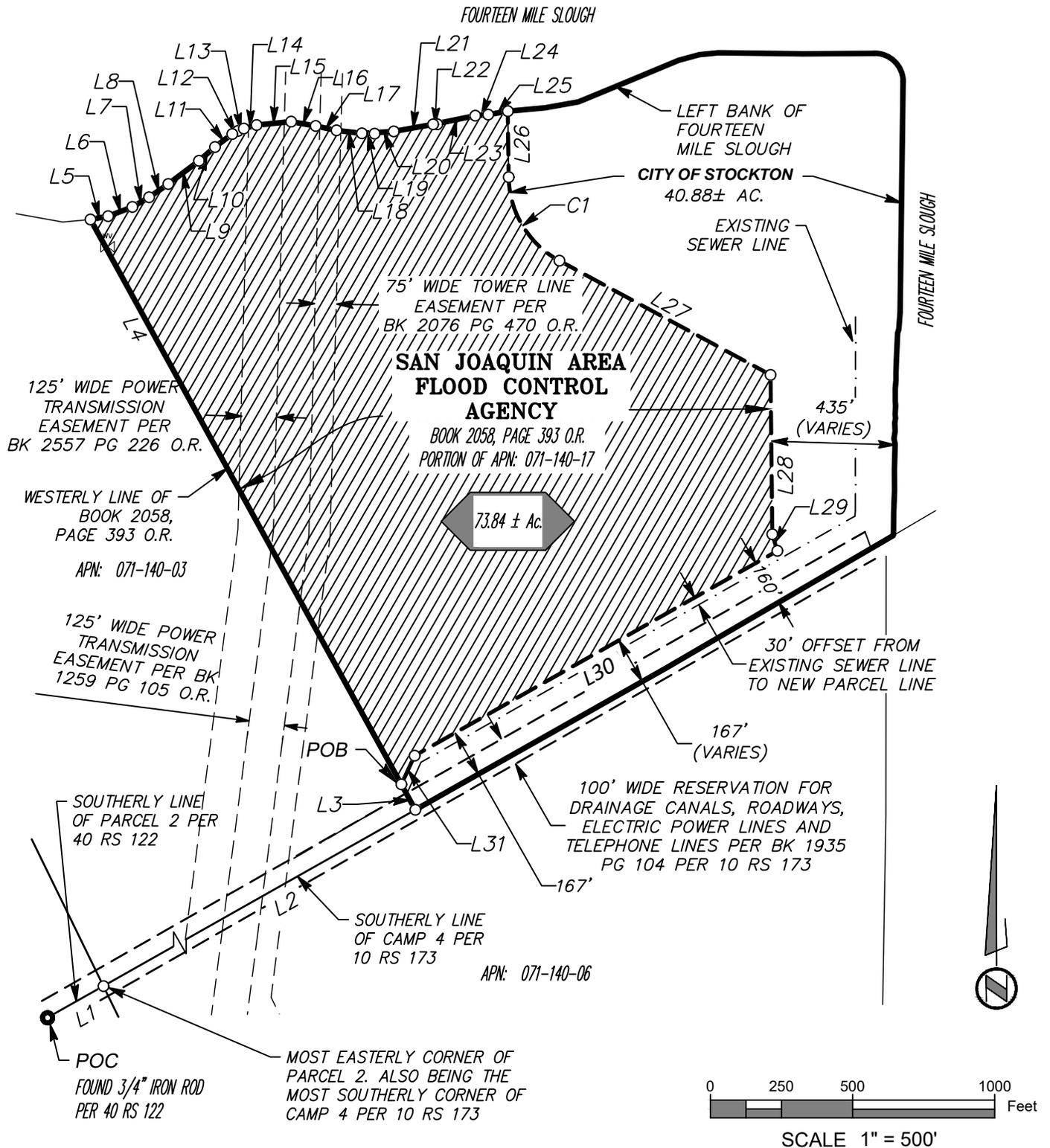


THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS(2011 ADJUSTMENT), ZONE III, EPOCH 2017.50, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE §§ 8801-8819 . ALL DISTANCES CITED HEREON ARE GRID DISTANCES IN US SURVEY FEET. DIVIDE GRID DISTANCES BY THE COMBINED SCALE FACTOR OF 0.9999442 TO OBTAIN GROUND LEVEL DISTANCES.

SHEET 1 OF 2

NO.	REV. DATE	BY	APRVD.	EXHIBIT B SAN JOAQUIN AREA FLOOD CONTROL AGENCY MITIGATION PARCEL PORTION OF APN 071-140-17 PLAT TO ACCOMPANY LEGAL DESCRIPTION CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	APPROVED BY	
DWG. BY	BK				CITY ENGINEER	
CK. BY	SM				DATE	DRAWING NO.
SCALE	NO SCALE				09/12/25	

PORTION OF SECTION 24, T2N, R5E M.D.B.M.



SHEET 2 OF 2

<table border="1"> <tr> <th>NO.</th> <th>REV. DATE</th> <th>BY</th> <th>APRVD.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REV. DATE	BY	APRVD.					EXHIBIT B SAN JOAQUIN AREA FLOOD CONTROL AGENCY MITIGATION PARCEL PORTION OF APN 071-140-17 PLAT TO ACCOMPANY LEGAL DESCRIPTION		APPROVED BY CITY ENGINEER	
	NO.	REV. DATE	BY	APRVD.								
DWG. BY BK CK. BY SM SCALE 1" = 500'		CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS		DATE 09/12/25	DRAWING NO.							

MEMORANDUM

August 25, 2025

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

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

SUBJECT: **EXCESS CITY PROPERTY**

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 will be dispositioning excess City property for a portion of 6461 Brookside Road (APN 071-140-170), as described in Exhibit A and shown in Exhibit B.

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 that the designation of this property as surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to CEQA Guidelines Section 15060(c)(3) because it is not considered a "project" as defined by CEQA Guidelines Section 15378.A. 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

**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., 4th 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: Excess City Property
CEQA Exemption File No.: NOE 44-25
Applicant: City of Stockton

Project Description/Location: The City of Stockton's Economic Development Department will be dispositioning excess City property for a portion of 6461 Brookside Road (APN 071-140-170), as described in Exhibit A and shown in Exhibit B.

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 15060(c)(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

August 25, 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