

MEMORANDUM

December 4, 2024

TO: Nancy Arroyo, Real Property Agent
Economic Development DepartmentFROM: Nicole D. Moore, LEED-AP, Contract Planner
Community Development DepartmentSUBJECT: **CEQA NOE 57-24 – STREET EASEMENT ABANDONMENT; 2525 S. AIRPORT WAY**

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 Lawrence B. Stone Properties, LLC, for the abandonment of a street easement at 2525 S. Airport Way. See the attachments for more information.

In accordance with Government Code §65402, the Community Development Department determines the proposed property sale is neutral regarding 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 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: 

Nicole D. Moore, LEED-AP, Contract Planner**Attachments**Attachment A: Request and Project Location
Attachment B: Draft Notice of Exemption

MEMORANDUM

December 3, 2024

TO: Nicole Moore, Contract Planner
Community Development Department

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

SUBJECT: **STREET EASEMENT ABANDONMENT – 2525 S. AIRPORT WAY**

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

Project Title: Street Easement Abandonment

Applicant: Lawrence B. Stone Properties, LLC

Description/Location: 2525 Airport Way

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"

STREET EASEMENT ABANDONMENT

APN 169-110-080

LEGAL DESCRIPTION

All that certain portion of Parcel 1 as described in the Easement for Public Street purposes, granted to the City of Stockton and filed for record March 30, 1954 in Book 1618 of Official Records, at Page 189, San Joaquin County Records and lying in a portion of that certain map entitled "Knights Addition to Stockton", filed for record June 6, 1870 in Volume 1 of Maps and Plats, at Page 63, San Joaquin County Records, more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel 1, said point being also 50.00 feet distant at right angles from the West line of said Airport Way; thence

Along the West line of said Parcel 1, parallel with the West line of said Airport Way, South 15°59' East 15.04 feet to the Northeast corner of that certain property granted to Lawrence B. Stone Properties #04, LLC (LB Stone), filed for record October 26, 2011 as Document No. 2011-130240, San Joaquin County Records, said point being the **TRUE POINT OF BEGINNING** of this description; thence

Continuing along said West line of Parcel 1, being also the East line of said LB Stone property and parallel with the West line of said Airport Way, South 15°59' East 385.92 feet to a point which is 40.00 feet distant at right angles from the North line of that certain property granted to Real City LLC, filed for record November 23, 2015 as Document No. 2015-139180, San Joaquin County Records; thence

Parallel with said North line of the Real City property, North 77°58' East 30.07 feet to a point which is 20.00 feet distant at right angles from the East line of said Parcel 1, being also the West line of said Airport Way; thence

Parallel with said East line of Parcel 1, North 15°59' West 385.92 feet to a point which is 15.00 feet distant at right angles from the North line of said Parcel 1; thence

Parallel with said North line of Parcel 1, South 77°58' West 30.07 feet to the point of beginning.

Containing 11,578 square feet more or less

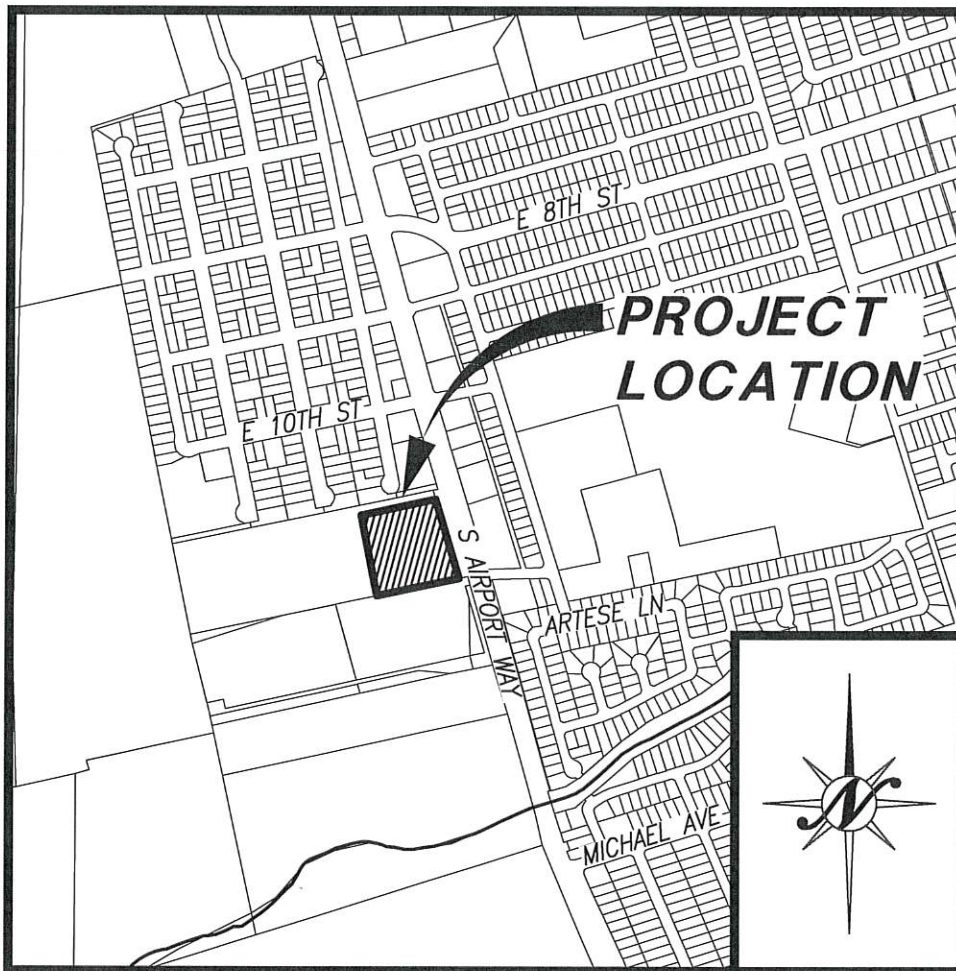
This legal description as described is delineated on the accompanying "Exhibit "B" Plat to Accompany Legal Description" and made a part hereof for reference purposes.


 Nicole Cannella, P.L.S. 9099



11.19.24
 4785A

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION



VICINITY MAP

NTS

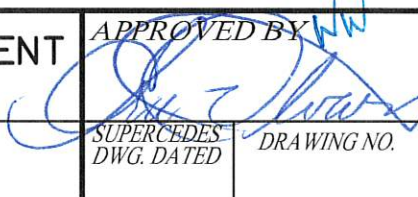


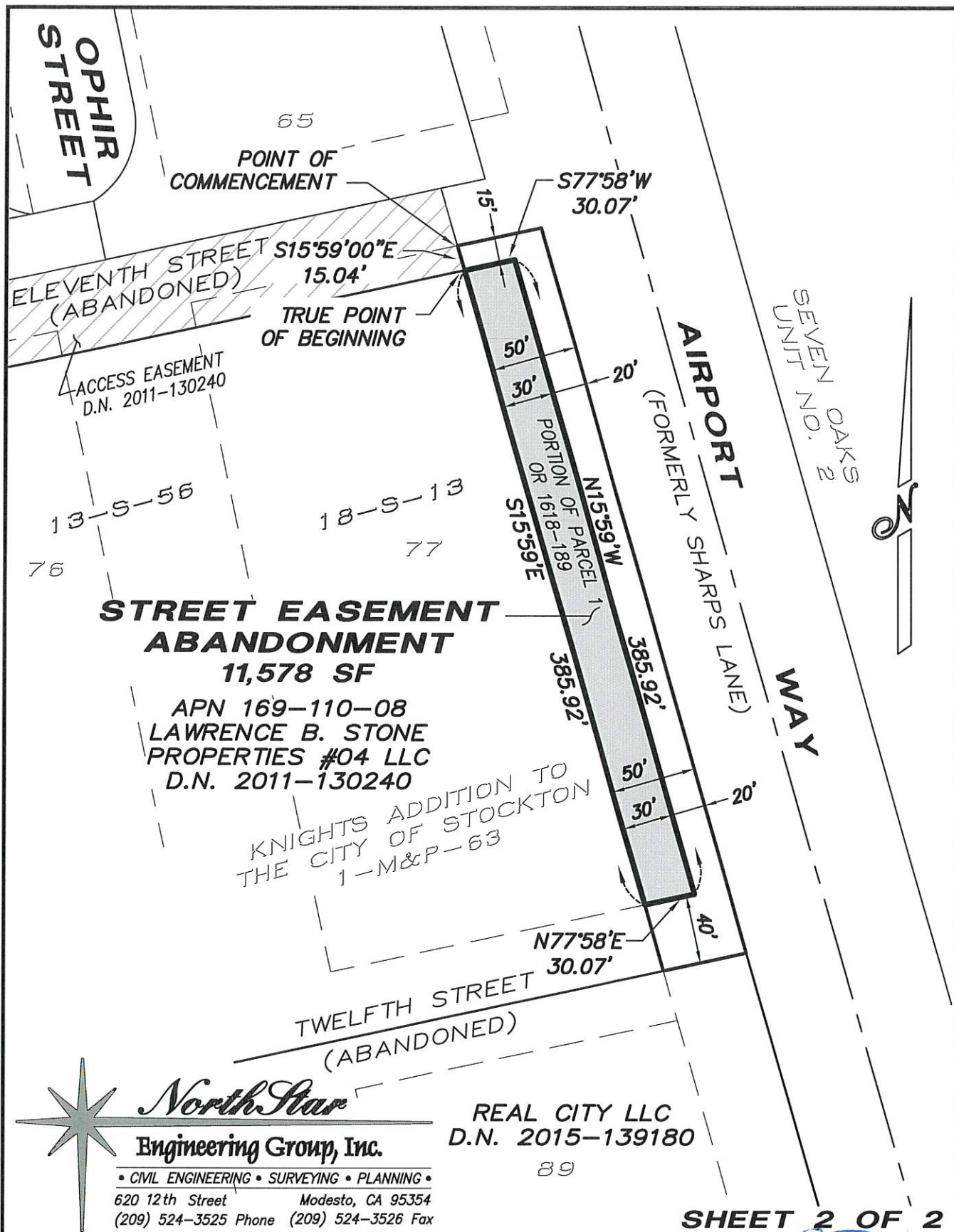
North Star
Engineering Group, Inc.
 • CIVIL ENGINEERING • SURVEYING • PLANNING •
 620 12th Street Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax



PROFESSIONAL LAND SURVEYOR
 NICOLE CANNELLA
 No. 9099
 STATE OF CALIFORNIA
 11.19.24

SHEET 1 OF 2

NO.	REV. DATE	BY	APRVD	STREET EASEMENT ABANDONMENT APN 169-110-080 CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	APPROVED BY	 SUPERCEDES DWG. DATED	DRAWING NO. 4785A
DWG BY: NC CK BY: NC SCALE: NOT TO SCALE							



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REAL CITY LLC
 D.N. 2015-139180
 89

SHEET 2 OF 2

NO.	REV.	DATE	BY	APRVD	STREET EASEMENT ABANDONMENT APN 169-110-080	APPROVED BY <i>[Signature]</i>		
DWG BY: NC						CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	SUPERCEDES DWG. DATED	DRAWING NO.
CK BY: NC								
SCALE: 1" = 80'								

A785A

**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: Street Easement Abandonment – 2525 S. Airport Way
CEQA Exemption File No.: NOE 57-24
Applicant: Lawrence B. Stone Properties, LLC
Project Description/Location: The City of Stockton's Economic Development Department received a request from Lawrence B. Stone Properties, LLC, for the abandonment of a street easement at 2525 S. Airport Way. See the attachments 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

December 4, 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