

**MEMORANDUM**

July 9, 2025

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

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

SUBJECT: **CEQA NOE 35-25 – ABANDONMENT OF RIGHT-OF-WAY FOR NAVY DRIVE**

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 Waste Management/Stockton Scavengers Assn., to abandon a portion of the Navy Drive right-of-way, 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 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: 

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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**

July 7, 2025

TO: Nicole Moore, Contract Planner  
Community Development Department

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

SUBJECT: **ABANDONMENT OF RIGHT-OF-WAY FOR NAVY DRIVE**

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

Project Title: Right of Way Abandonment - Navy Drive

Applicant: Waste Management/ Stockton Scavenger Assn.

Description/Location: Abandonment of a portion of Navy Drive right-of-way – as described in Exhibit A and shown in Exhibit B

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





**CHAPPELL**  
GEOMATICS, INC.

**EXHIBIT "A"**  
**VACATION OF RIGHT-OF-WAY FOR NAVY DRIVE**

All that certain real property situate in the City of Stockton, County of San Joaquin, State of California, being a portion of Navy Drive, formerly Charter Way, formerly South Avenue as shown on that certain map titled Pioneer Homes Unit No. 1 filed for record in Volume 11 of Official Maps and Plats Page 59 and being a portion of Navy Drive, formerly Charter Way, formerly South Avenue as shown on that certain map titled Moss Garden Tract filed for record in 3 of Official Maps and Plats Page 13 and being all of the land described in the Grant Deed filed for record June 29, 1946 in Volume 995 of Official Records, Page 347 and being a portion of the land described in the Grant Deed filed for record June 25, 1946 in Volume 992 of Official Records, Page 221 being more particularly described as follows:

**BEGINNING** at the Northwest corner of the real property described in the Notice of Lot Merger Document filed for record January 23, 2020 as Document Number 2020-009911 same being the Northeast corner of Lot 11 as shown on the map titled Pioneer Homes Unit No. 1 filed for record in Volume 11 of Official Maps and Plats Page 59, thence North 00°25'03 East, 21.00 feet to a point that is parallel with and 21.00 feet north of the Southerly right-of-way line of Charter way now know as Navy Drive as shown on the map titled Pioneer Homes Unit No. 2 filed for record in Volume 11 of Official Maps and Plats Page 73; thence South 89°34'57" East, 1026.78 feet to a point; thence South 00°22'58" West, 25.63 feet to a point on the Southerly line of the lands described in said Grant Deed filed for record June 25, 1946 in Volume 992 of Official Records, Page 221; thence along said Southerly line and the Southerly line of the land described in the Grant Deed filed for record June 29, 1946 in Volume 995 of Official Records, Page 347, North 89°37'02" West, 604.48 feet to the intersection of the Easterly line of Pershing Avenue Right-of-Way being the Southwest corner of said Grant Deed Volume 995 of Official Records, Page 347; thence along said Easterly line and the Westerly line of said Grant Deed, North 00°23'19" East, 2.98 feet to a point on the "City Limit" line as shown on said Pioneer Homes Unit No. 2; thence along said "City Limit" line, North 11°42'44" West, 2.07 feet to a point on the Easterly prolongation of the North line of Lots 22-27 of said Pioneer Homes Unit No. 2; thence along said Easterly prolongation and said North line of Lots 22-27, North 89°34'57" West, 421.88 feet to the **POINT OF BEGINNING**.

**END OF DESCRIPTION**

Containing 24,474 Square Feet, more or less

The above-described Parcel shall remain as a Public Utility Easement

The above-described Vacation of Right-of-Way is shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.

This real property description was prepared by me or under my direction in conformance with the Professional Land Surveyors Act.

  
Brett J. Chappell, PLS 7547

6-5-2025  
Date



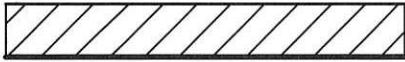
4797A



# LINE TYPES

## BOUNDARY LINES

### CENTERLINE

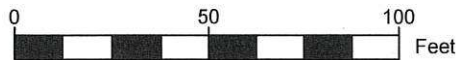


DESCRIBED AREA OF VACATION  
DESCRIBED AREA TO BE RESERVED  
FOR PUBLIC UTILITY EASEMENT

### STREET RIGHT-OF-WAY

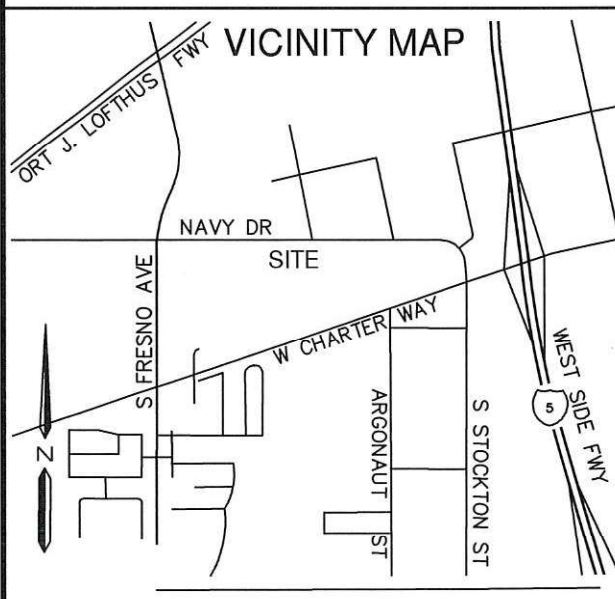
### SUBJECT PROPERTY BOUNDARY

- DN DOCUMENT FILED WITH THE COUNTY  
OF SAN JOAQUIN RECORDER
- OR OFFICIAL RECORD OF SAN JOAQUIN  
COUNTY
- MP MAP AND PLAT FILED WITH THE  
COUNTY OF SAN JOAQUIN RECORDER



*Brett Chappell*  
6.5.2025

PERSHING AVENUE



LOT 11  
PIONEER  
HOMES  
UNIT NO.1  
11 MP 59

LOT MERGER  
DN 2020-009911

PIONEER  
HOMES  
UNIT NO.2  
11 MP 73

N11°42'44"W 2.07  
N0°23'19"E 2.98

RESERVED  
FOR PUBLIC  
UTILITY  
EASEMENT

STOCKTON SCAVENGERS  
ASSOCIATION

84°40'9"W, 20°43'68"N

S0°22'58"W 25.63

N0°25'03"E 21.00

NEW CENTERLINE  
ORIGINAL CENTERLINE

NAVY DRIVE

LOT 30 LOT 34

30'

992 OR 221

995

OR 347

1026.78'

S89°34'57"E

24,474 SF

VACATION: NAVY DRIVE

421.88'

N89°34'57"W

POINT OF BEGINNING

40'

51'

NO.	REV.	DATE	BY	NO.
DWG BY: HS				
CK BY:				
SCALE: 1" = 50'				

## EXHIBIT "B" - PLAT MAP

VACATION OF RIGHT-OF-WAY  
FOR NAVY DRIVE

CITY OF STOCKTON  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:

*Wes Johnson*  
CITY ENGINEER

DATE

7-3-25

DRAWING NO.

4797A



**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 of right-of-way for Navy Drive

CEQA Exemption File No.: NOE 35-25

Applicant: Waste Management/Stockton Scavengers Assn.

Project Description/Location: The City of Stockton's Economic Development Department received a request from Waste Management/Stockton Scavengers Assn., to abandon a portion of the Navy Drive right-of-way, 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 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

\_\_\_\_\_  
July 9, 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