

**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: Public Utility Easement Dedication – 5150 Mariposa Road
CEQA Exemption File No.: NOE 17-25
Applicant: Kier and Wright/ Greenlaw Development Mariposa Owners, LLC & Walmart Fulfillment Services LLC
Project Description/Location: The City of Stockton's Economic Development Department received a request from Kier and Wright/ Greenlaw Development Mariposa Owners, LLC & Walmart Fulfillment Services LLC, to dedicate a 20-foot wide public utility easement, at 5150 Mariposa Road (APNs 179-220-55 and 179-220-56). 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 MCARTY, ACTING DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT

March 17, 2025
(DATE OF PREPARATION)

By Nancy Arroyo
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

DEPUTY COUNTY CLERK

Posting Period Ending Date

Filed Doc #: 39-05272025-138
Tue May 27 16:09:07 PDT 2025
Page: 1 of 5 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: samanthatl



MEMORANDUM

March 17, 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 17-25 – PUBLIC UTILITY EASEMENT DEDICATION –
5150 MARIPOSA ROAD**

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 Kier and Wright/ Greenlaw Development Mariposa Owners, LLC & Walmart Fulfillment Services LLC, to dedicate a 20-foot wide public utility easement, at 5150 Mariposa Road (APNs 179-220-55 and 179-220-56). 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 Categorically 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

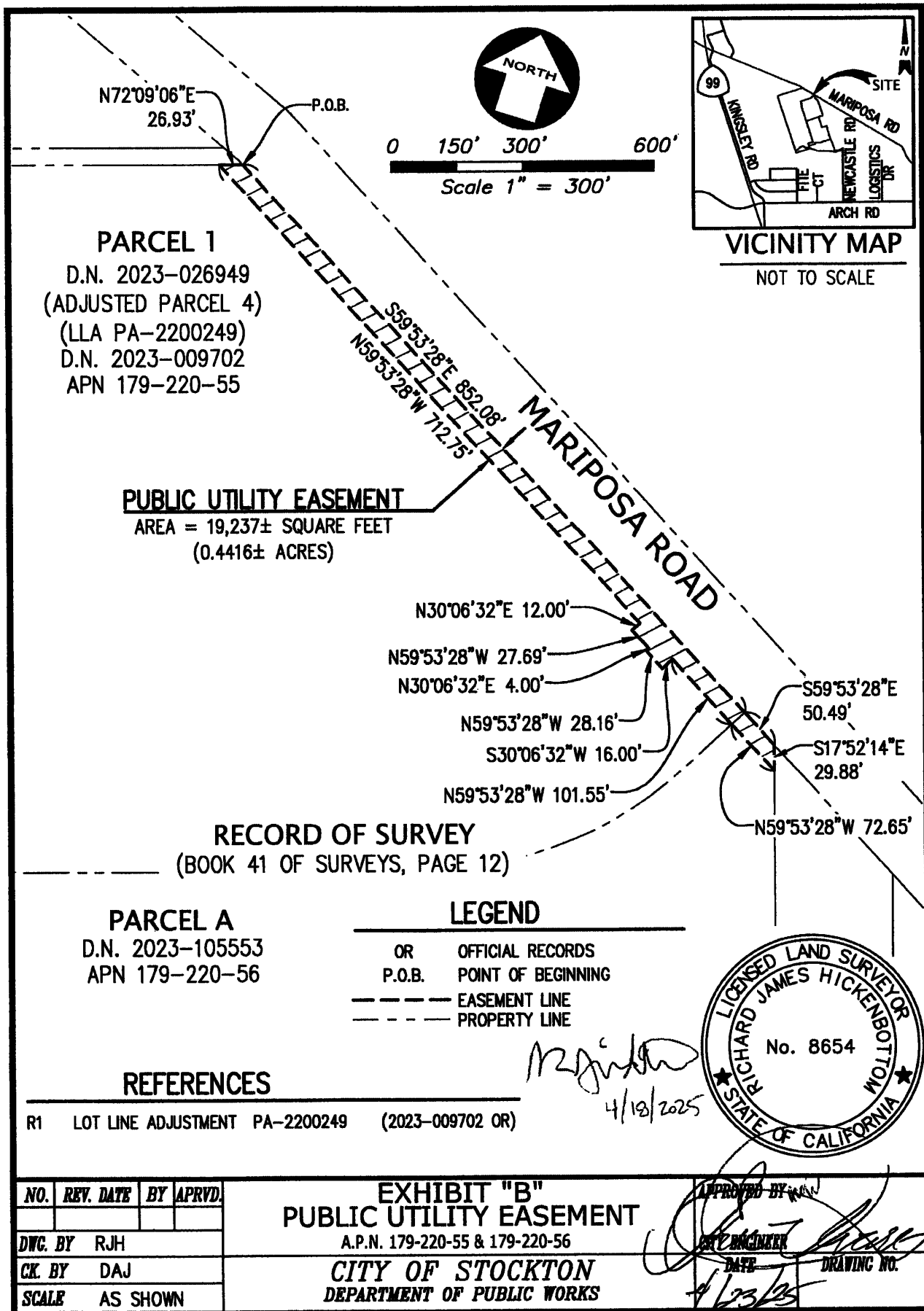


EXHIBIT "A"
LEGAL DESCRIPTION
APN: 179-220-55 & 179-220-56
PUBLIC UTILITY EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PORTIONS OF PARCEL A OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON DECEMBER 14, 2023, AS DOCUMENT NUMBER 2023-105553, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF PARCEL ONE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON APRIL 6, 2023, AS DOCUMENT NUMBER 2023-026949, ALSO KNOWN AS PARCEL 4 OF LOT LINE ADJUSTMENT PA-2200249, RECORDED FEBRUARY 7, 2023 AS DOCUMENT NUMBER 2023-009702 OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD MARCH 8, 2024 IN BOOK 41 OF SURVEYS AT PAGE 12, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN THAT DOCUMENT NO. 2023-026949, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MARIPOSA ROAD (WIDTH VARIES), AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 59° 53' 28" EAST, 852.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 59° 53' 28" EAST, 50.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL A AS SHOWN ON SAID RECORD OF SURVEY, SOUTH 17° 52' 14" EAST, 29.88 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 20.00 FEET SOUTHERLY OF SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 59° 53' 28" WEST, 72.65 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A;

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 59° 53' 28" WEST, 101.55 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 30° 06' 32" WEST, 16.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 36.00 FEET SOUTHERLY OF SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE ALONG LAST SAID PARALLEL LINE, NORTH 59° 53' 28" WEST, 28.16 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 30° 06' 32" EAST, 4.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 32.00 FEET SOUTHERLY OF SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE ALONG LAST SAID PARALLEL LINE, NORTH 59° 53' 28" WEST, 27.69 FEET;

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THENCE LEAVING SAID PARALLEL LINE, NORTH 30° 06' 32" EAST, 12.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 20.00 FEET SOUTHERLY OF SAID SOUTHERLY RIGHT OF WAY LINE;

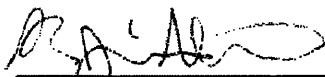
THENCE ALONG LAST SAID PARALLEL LINE, NORTH 59° 53' 28" WEST, 712.75 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1 AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG SAID NORTHERLY LINE, NORTH 72° 09' 06" EAST, 26.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,237 SQUARE FEET OR 0.4416 ACRES, MORE OR LESS.

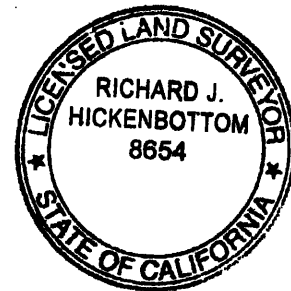
AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.



RICHARD JAMES HICKENBOTTOM, P.L.S. 8654

4/18/2025
DATE



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