

**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.
501 W. Weber Ave., Building 2
Stockton, CA 95203

**NOTICE OF EXEMPTION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21152(B) AND CALIFORNIA
CODE OF REGULATIONS TITLE 14, SECTION 15062**

PROJECT DATA

Project Title: RIGHT-OF-WAY – ABANDONMENT – ARCH ROAD & 99 FRONTAGE

CEQA Exemption File No.: NOE 21-26

Applicant: Friedrich Enterprises LP

Project Description/Location: The City of Stockton's Economic Development Department received a request from Friedrich Enterprises LP to abandon right-of-way at the northwest corner of Arch Road and South 99 Frontage Road, east of the 99 northbound offramp. Please see the attached 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 "common sense exemption" 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).

JORDAN PETERSON, DEPUTY DIRECTOR, REDEVELOPMENT
ECONOMIC DEVELOPMENT DEPARTMENT

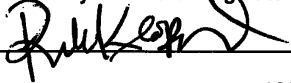
(DATE OF PREPARATION)

for By Nancy Arroyo
Jordan Peterson, Deputy Director of Redevelopment
Nancy Arroyo

9/28/2026
(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

OCT - 2 2026

Title

DEPUTY COUNTY CLERK

Posting Period Ending Date

Filed Doc #: 39-08282026-256
Fri Aug 28 14:27:37 PDT 2026
Page: 1 of 5 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosettek



MEMORANDUM

June 24, 2026

TO: Jordan Peterson, Deputy Director of Redevelopment
Economic Development Department

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

SUBJECT: **CEQA NOTICE OF EXEMPTION (NOE) 21-26 – RIGHT-OF-WAY –
ABANDONMENT – ARCH ROAD & 99 FRONTAGE**

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 Friedrich Enterprises LP to abandon right-of-way at the northwest corner of Arch Road and South 99 Frontage Road, east of the 99 northbound offramp. Please see the attached for more information.

In accordance with Government Code §65402, the Community Development Department determines the proposed dedication of land 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 dedication of land is covered by the common sense exemption in CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question (dedication of land) may have a significant effect on the environment. The project is also not subject to any exceptions to the use of a Categorical Exemption listed at CEQA Guidelines §15300.2.

Upon approval by City Council and per SB 69, the Economic Development Department is required to file the attached Notice of Exemption with the San Joaquin County Clerk's Office to initiate a 35-day statute of limitations on court challenges. The Economic Development Department is also required to upload a copy of the filed NOE with the State Clearinghouse. Please retain a copy of the original posted notice within the project file in the Economic Development Department file directory.

By: 

Nicole D. Moore, LEED-AP, Contract Planner

Attachments

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

MEMORANDUM

June 22, 2026

TO: Nicole Moore, Contract Planner
Community Development Department

FROM: Jordan Peterson, Deputy Director of Redevelopment
Economic Development Department

SUBJECT: **RIGHT-OF-WAY – ABANDONMENT – ARCH ROAD & 99 FRONTAGE**

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

Project Title: Right-of-Way Easement Abandonment - Arch Road & 99 Frontage

Applicant: Friedrich Enterprises LP

Description/Location: Northwest corner of Arch Road & South 99 Frontage Road, east of the 99 northbound offramp.

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 8506.



JORDAN PETERSON, DEPUTY DIRECTOR OF REDEVELOPMENT
ECONOMIC DEVELOPMENT DEPARTMENT

Attachments

EXHIBIT "A"
ARCH ROAD ABANDONMENT

BEING A PORTION OF THE CERTAIN PARCEL OF LAND DESIGNATED AS AN "IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF STOCKTON (FUTURE STATE HIGHWAY 99/ARCH ROAD WIDENING)", SAID PORTION OF LAND LYING BETWEEN THE NORTH LINE OF LOT 1 AND THE NORTH AND WEST LINE OF LOT 7, BOTH AS SHOWN ON THAT MAP OF TRACT NO. 2549, KINGLSEY VILLAGE, FILED JULY 1, 1992 IN BOOK 31 OF MAPS AND PLATS AT PAGE 39, SAN JOAQUIN COUNTY RECORDS, AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 7, AND THE NORTH LINE OF THE LOT DESCRIBED AS "CITY OF STOCKTON PER M&P 31-39" AS SHOWN ON THAT RECORD OF SURVEY FILED APRIL 2, 2010 IN BOOK 37 OF SURVEYS AT PAGE 81, SAN JOAQUIN COUNTY RECORDS, SITUATED IN THE COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 0° 06' 07" WEST, 285.00 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE LEAVING SAID EAST LINE, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF KINGSLEY ROAD AS SHOWN ON SAID RECORD OF SURVEY, NORTH 0° 06' 07" WEST, 55.24 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG THE ARC OF A 65.62 FOOT RADIUS, TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD WHICH BEARS NORTH 46°04'13" WEST AND HAVING A LENGTH OF 94.36 FEET, THROUGH A CENTRAL ANGLE OF 91° 56' 12", AN ARC DISTANCE OF 105.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARCH ROAD AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARCH ROAD, ALONG THE ARC OF 1,105.53-FOOT RADIUS, TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 81°01'00" WEST AND HAVING A LENGTH OF 267.35 FEET, THROUGH A CENTRAL ANGLE OF 13° 53' 23", AN ARC DISTANCE OF 268.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF ARCH ROAD ALONG THE ARC OF A 65.62-FOOT RADIUS, TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 30°50'50" WEST AND HAVING A LENGTH OF 99.01 FEET, THROUGH A CENTRAL ANGLE OF 86° 26' 56", AN ARC DISTANCE OF 99.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CALIFORNIA STATE ROUTE 99 AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 12° 22' 38" EAST, 59.04 FEET; THENCE SOUTH 18° 05' 16" EAST, 131.90 FEET; THENCE SOUTH 13° 42' 50" EAST, 107.33 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT AS SHOWN ON SAID RECORD OF SURVEY; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID WESTERLY PROLONGATION OF THE SOUTH LINE SAID LOT 7, NORTH 89° 53' 53" WEST, 18.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE AFOREMENTIONED WEST AND NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES:

1. NORTHWESTERLY ALONG THE ARC OF A 514.19-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, TO WHICH POINT A RADIAL LINE BEARS SOUTH 78°23'45" WEST SAID CURVE HAVING A CHORD WHICH BEARS NORTH 20°26'56" WEST AND HAVING A LENGTH OF 158.12 FEET, THROUGH A CENTRAL ANGLE OF 17° 41' 21", AN ARC DISTANCE OF 158.75 FEET TO A POINT OF REVERSE CURVATURE;
2. THENCE NORTHERLY ALONG THE ARC OF A 30.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD WHICH BEARS NORTH 15°42'40" EAST AND HAVING A LENGTH OF 42.43 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 33", AN ARC DISTANCE OF 47.13 FEET;
3. NORTH 60° 42' 57" WEST, 286.26 FEET; TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 59°41'35" EAST AND HAVING A LENGTH OF 86.24 FEET;
4. THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 119° 10' 56", AN ARC DISTANCE OF 104.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 48,092 SQUARE FEET MORE OR LESS

BEARINGS CONTAINED HEREIN ARE BASED ON THOSE SHOWN ON TRACT NO. 2549, FILED IN BOOK 31 OF MAPS & PLATS AT PAGE 39, SAN JOAQUIN COUNTY RECORDS.

ROAD ABANDONMENT DESCRIBED HEREIN ALSO SHOWN ON EXHIBIT "B", ATTACHED HERewith AND MADE A PART HEREOF.

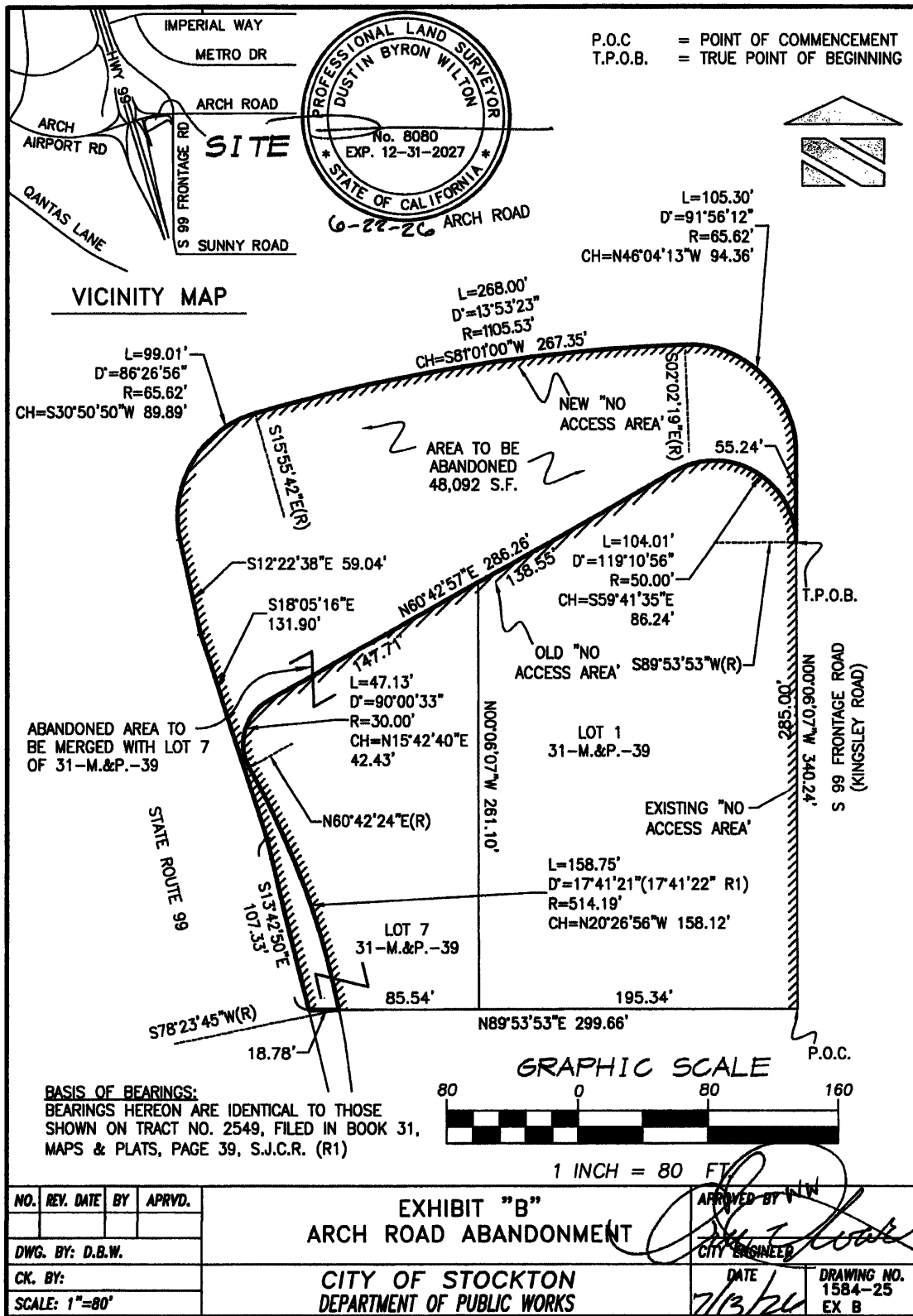
EXCEPTING THEREFROM ANY AND ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF KINGSLEY ROAD, THE SOUTH RIGHT-OF-WAY OF ARCH ROAD, AND THE EAST RIGHT-OF-WAY LINE OF CALIFORNIA STATE ROUTE 99, ALL AS SHOWN AS "NEW NO ACCESS AREA" ON SAID EXHIBIT "B".



PREPARED BY: DUSTIN BYRON WILTON, CA. P.L.S. 8080

DATE: 6-22-2024

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