



**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: Right-of-Way – Dedications for Fresno Avenue

CEQA Exemption File No.: NOE 11-25

Applicant: Westcore Bravo Navy LLC

Project Description/Location: The City of Stockton's Economic Development Department received a request from Westcore Bravo Navy LLC, to dedicate right-of-way at 1521 Fresno Avenue (APNs 163-370-37 and 163-370-39). 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 3, 2025
(DATE OF PREPARATION)

By Nancy J. Arroyo
Nancy Arroyo, Real Property Agent I

12/13/2025
(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

1/8/20

Title

DEPUTY COUNTY CLERK

Posting Period Ending Date

EXHIBIT "A"
LEGAL DESCRIPTION

ROW EASEMENT DEDICATION
ANNS: 143-370-39 : 169-370-37

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

ROW EASEMENT DEDICATION ONE:

BEING A PORTION OF ADJUSTED PARCEL 3 AS SHOWN ON THAT LOT LINE ADJUSTMENT 22-05 RECORDED NOVEMBER 7, 2022 AS DOCUMENT NO. 2022-126813, OFFICIAL RECORD OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FRESNO AVENUE, SAID POINT ALSO BEING THE MOST NORTHEAST CORNER OF SAID ADJUSTED PARCEL 3;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°25'34" WEST, 11.09 FEET;

THENCE NORTH 89°34'20" WEST, 18.50 FEET TO A POINT ON THE EASTERN LINE OF SAID ADJUSTED PARCEL 3;

THENCE ALONG THE NORTHERLY PROLONGATION OF SAID EASTERN LINE, NORTH 00°25'40" EAST, 11.08 FEET TO A POINT ON THE NORTHERLY LINE OF SAID ADJUSTED PARCEL 3;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°35'54" EAST, 18.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 205 SQUARE FEET, MORE OR LESS.

ROW EASEMENT DEDICATION TWO:

BEING A PORTION OF ADJUSTED PARCEL 1 AS SHOWN ON THAT LOT LINE ADJUSTMENT 22-05 RECORDED NOVEMBER 7, 2022 AS DOCUMENT NO. 2022-126813, OFFICIAL RECORD OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FRESNO AVENUE, SAID POINT ALSO BEING THE MOST SOUTHEAST CORNER OF SAID ADJUSTED PARCEL 1;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE SOUTHERLY LINE OF SAID ADJUSTED PARCEL 1, NORTH 89°35'54" WEST, 18.50 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 00°25'40" EAST, 93.45 FEET;

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2. SOUTH $89^{\circ}34'20''$ EAST, 18.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FRESNO AVENUE;

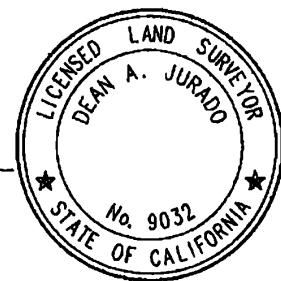
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH $00^{\circ}25'40''$ WEST, 93.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,729 SQUARE FEET, MORE OR LESS.

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

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


DEAN A. JURADO, P.L.S. 9032

5-6-25
DATE



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ADJUSTED PARCEL 1
(LLA 22-05)
(Doc. No. 2022-126813)

STREET DEDICATION EASEMENT TWO
ARE = $1,729 \pm \text{SQ.FT.}$

STREET DEDICATION EASEMENT ONE
AREA = $205 \pm \text{SQ.FT.}$

S89°34'20"E
18.50'
N025°40'E 93.45'
S025°34'W 93.44'
S89°35'54"E
18.50'
N025°40"E
11.08'
N89°34'20"W
18.50'
S025°34'W
11.09'

FRESNO AVENUE
(STREET R/W VARIES)

POINT OF BEGINNING
STREET DEDICATION
EASEMENT ONE & TWO

ADJUSTED PARCEL 3
(LLA 22-05)
(Doc. No. 2022-126813)

LEGEND

-----	BOUNDARY OF SUBJECT PROPERTY
-----	CENTER LINES
-----	EASEMENT LINES
-----	ADJACENT LOT LINES
DOC.	DOCUMENT
LLA	LOT LINE ADJUSTMENT
NO.	NUMBER
R/W	RIGHT OF WAY
SQ.FT.	SQUARE FEET



0 10' 20' 40'
Scale 1" = 20 ft



NO.	REV. DATE	BY	APRVD.	EXHIBIT "B"	APPROVED BY
DWC BY				ROW EASEMENT DEDICATION A.P.N. - 163-370-370	CITY ENGINEER
CK. BY				CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	DATE
SCALE					DRAWING NO.

5/14/25
4792 A