

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): County of San Joaquin
General Services Department
44 N. San Joaquin St., Ste. 590, Stockton, CA 95202

County Clerk
County of: San Joaquin
44 N. San Joaquin Street, Suite 627
Stockton, CA 95202

(Address)

Project Title: 3737 and 3801 North Wilson Way, Stockton, California

Project Applicant: County of San Joaquin, General Services Division

Project Location - Specific:

3737 and 3801 North Wilson Way, Stkn., CA in unincorporated San Joaquin County

Project Location - City: Stockton Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

The "as-is" purchase of real property and improvements located at 3737 and 3801 North Wilson Way, Stockton, California and zoned Public Facilities for future consideration of allowed uses.

Name of Public Agency Approving Project: County of San Joaquin

Name of Person or Agency Carrying Out Project: County of San Joaquin

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: 15301
Statutory Exemptions. State code number: Govt C 65660(b)

Reasons why project is exempt:

See attached.

Lead Agency
Contact Person: Dan Wirtz, General Services Department Area Code/Telephone/Extension: (209) 468-3357

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? (Yes) No

Signature: [Handwritten Signature] Date: 12/13/24 Title: Office Assistant Specialist
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Attachment:

The County's "as-is" purchase of real property and improvements at 3737 and 3801 North Wilson Way, Stockton, California in the unincorporated County zoned Public Facilities does not constitute a discretionary decision regarding development of the property. The purchase does not commit the County to any specified use or preclude the County from deciding not to so use or even sell the property. The County has not determined how the property will be used but purchased it because the property zoning allows for numerous "by-right" uses that if undertaken would benefit County residents. With no development plan there is insufficient information to undertake an environmental review at this time, but the County will comply with CEQA in making any future decision to use or develop the property. One possible use of the property that has been discussed by individuals preliminarily is as a "low barrier navigation center" with tent camping to provide emergency shelter and transitional housing for the homeless. The purchase of the property is exempt from CEQA as it: (1) Does not constitute a "project" "approval" under CEQA; (2) Is a land acquisition where any future development will be subject to CEQA (Cal. Code Regs. Tit. 14 §15004); (3) Can be seen with certainty that there is no possibility that the activity in question ("as is" purchase of the real property) may have a significant effect on the environment so the activity is not subject to CEQA (Cal. Code Regs. Tit. 14 §15061); (4) Is exempt as a Class 1 Existing Facilities Categorical Exemption as no project is currently proposed (Cal. Code Regs. Tit. 14 §15301); (5) If a "low barrier navigation center" to provide emergency shelter and transitional housing for the homeless is considered in the future, such a use is allowed "by-right" on the property through January 1, 2027 (Govt C §§65660(b) and 65668).