



Balancing Community and Commerce

5000 SOUTH AIRPORT WAY SUITE 209 STOCKTON, CA 95202 209-468-3198

EXECUTIVE OFFICER'S REPORT

DATE: April 30, 2026
TO: LAFC 30-25 Project File
FROM: J.D. Hightower, Executive Officer
SUBJECT: **Guru-Baaz Annexation to the City of Tracy**

DETERMINATION

The attached Administrative Resolution conditionally approves the annexation of two (2) parcels, 21235 and 21323 South Tracy Boulevard (APN 212-170- 19 & 26, respectively) totaling 3.89 to the City of Tracy. The annexation was initiated by the City of Tracy via City Council Resolution 2026-012 and the City pre-zoned the annexation area to Community Recreation Support Services (CRS) via City Ordinance 1379.

The City of Tracy has entered into a contract for the preparation of a comprehensive Municipal Services Review Update (MSR) in accordance with Government Code Section 56430(g). The current MSR was adopted by the Commission in July, 2019. As part of the current update effort, the Commission approved an update to MSR Sub-Area 1 on June 12, 2025 in conjunction with the Costco annexation.

The annexation is consistent with Government Code Section 56430(g) that directs the Commission, "to update a city's Sphere of Influence, every five years thereafter, the commission shall, **as necessary**, review and update each sphere of influence." There are factors applicable to the Guru-Baaz Annexation that allows this request to be considered having a de minimis effect on the City's ability to deliver services and does not necessitate adoption of the MSR Update. Those factors include:

- The City has executed a contract for a comprehensive MSR Update.
- The territory being within the 10 year planning horizon of the adopted Tracy Sphere of Influence (SOI) and does not necessitate any other boundary changes to the SOI.
- The annexation limited size, at 3.89 acres of the approximately 28,885 acres (0.01%) of the City's existing SOI.

- The project's General Plan Land Use Element Map Commercial designation and consistency thereof.
- The existing County zoning of the site is Agricultural Urban Reserve (20 acre minimum lot size) that is applied to, "areas planned for future urban development in order to facilitate compact, orderly urban development and appropriate timing and economical provision of services and utilities."
- The parcels within the territory are currently legal non-conforming lots within the County AU-20 zoning designation in that the parcels are smaller than 20 acres.
- The pre-zoning of the site to Commercial Recreation Support Service will promote the orderly development of 3.89 acres that is in close proximity of the Legacy Field Sports Complex.
- The territory is adjacent to existing City boundaries and will facilitate the development of an urban corridor on Tracy Boulevard between Legacy Field Sports Complex and its interchange with I-205.
- Consistency with other City planning documents such as the Urban Water Master Plan, Wastewater and Stormwater Master Plans, Public Safety Master Plans and Annual Financial Audits.
- The ability to serve the territory with existing fronting utility service lines.
- The Tracy Rural Fire Protection District will continue to provide fire protection services to the territory as a partner agency in the South County Fire Authority JPA (please see Attachment 1).

Taking all of the above factors together, the 3.89 acre annexation will have a de minimis effect on the City's ability to deliver efficient services and will not influence the analysis and determinations of the on-going MSR Update.

The Guru-Baaz annexation meets the criteria of State Government Code Section 56662, that a determination can be made regarding the annexation request without a notice and hearing.

The territory of the annexation proposal is uninhabited pursuant to the Government Code 56079.5 with no (0) registered voters residing within the boundaries of the territory proposed for annexation. With 100% owner consent, a protest hearing is waived (Attachment 2).

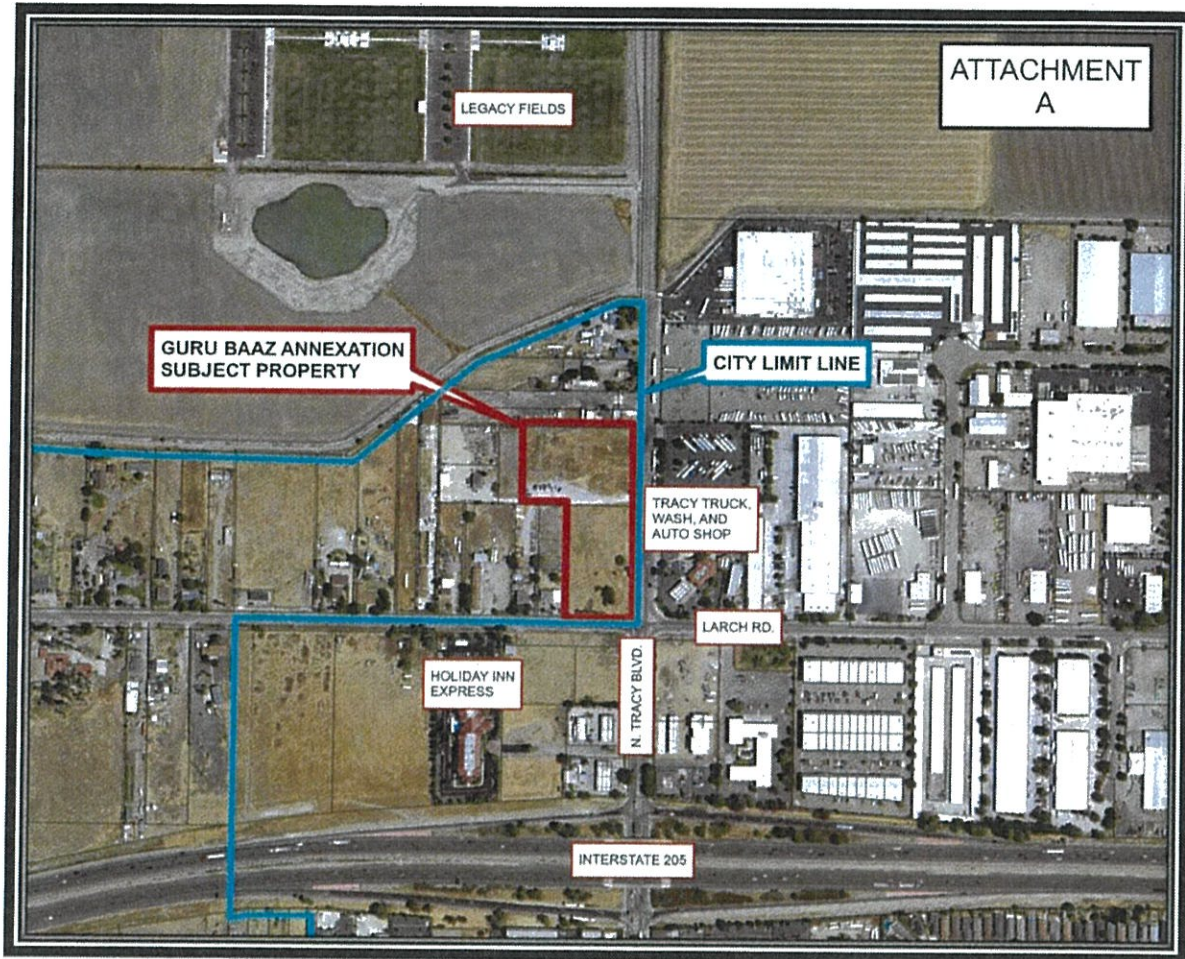
The City and County have a duly executed master property tax sharing agreement (A-20-49) that expires on July 31, 2026.

LOCATION:

The territory of the annexation, 21235 and 21321 South Tracy Boulevard is 3.9-acre in size and is located at the northwest corner of Tracy Boulevard and West Larch Road. The territory is within the City's adopted Sphere of Influence, adjacent to the northern boundary of the City, As shown on the map on the next page. Adjacent



land uses include the Tracy Truck, Wash, and Auto Shop is to the east, Holiday Inn Express and a recently approved Cambria hotel and event center is to the south, unincorporated AU-20 properties to the west and north. The territory is approximately 600 feet north of the I-205/Tracy Boulevard interchange and 450 feet south of the City's Legacy Field Sports Complex.



BACKGROUND:

On January 20, 2026, the City of Tracy adopted Resolution 2026-012 approving the submittal of a petition to LAFCo for the annexation of the territory to the City. The petition for annexation has consent from the owners of both 21235 and 21323 South Tracy Boulevard – Guru-Baaz, LLC (See Attachment 1).

Both properties within the territory to be annexed are currently zoned as Agricultural Urban Reserve (AU-20) by San Joaquin County. The AU-20 zone is intended to retain in agriculture those, "areas planned for future urban development in order to



facilitate compact, orderly urban development and appropriate timing and economical provision of services and utilities.”

The annexation to the City of Tracy is consistent with the intent of the AU-20 zone in that the territory is within an urbanizing area of the City’s SOI. Future development will improve the frontage of Tracy Boulevard to City standards and specifications. Those improvements are needed due to the territory’s location between the I-205 Interchange and Legacy Fields. The annexation will provide orderly urban development consistent with the needs and expectations of the visitors of Legacy Fields Sports Complex and the motoring public.

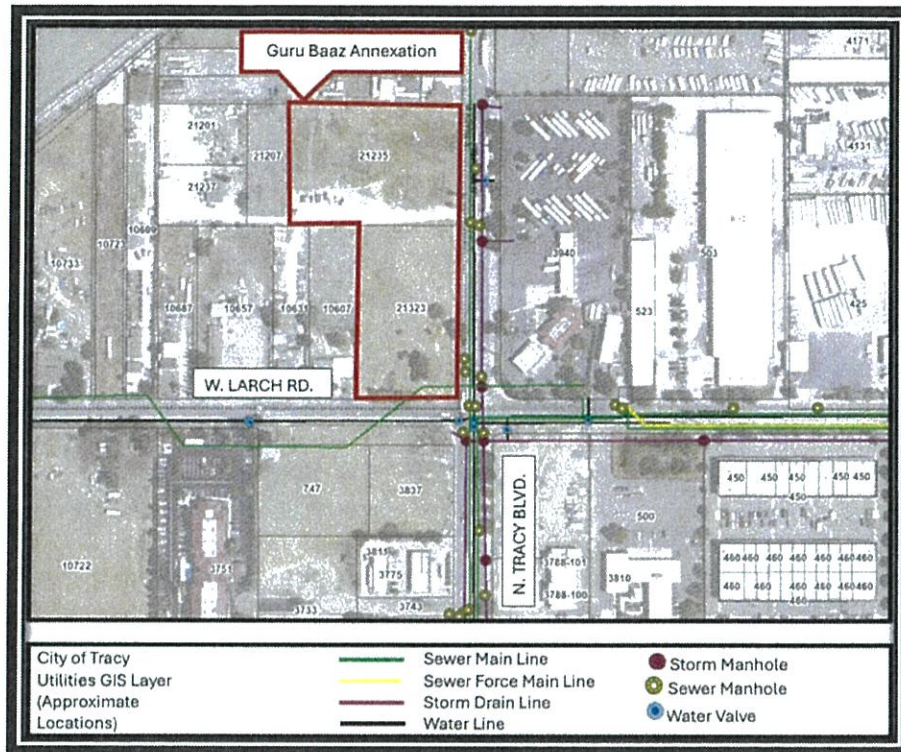
The territory and surrounding land uses locational advantage is the proximity to two (2) regional public facilities, the I-205/Tracy Boulevard Interchange and the City’s Legacy Field Sports Complex. As such, municipal services currently provided by the City are needed for the logical and orderly development of the annexation territory. Additionally, improvements to the Larch Road/Tracy Boulevard intersection in accordance to City standards specifications will facilitate the logical and orderly development of the surrounding area.

City plans call for development the territory with the intent to maximize it’s locational advantage. The City has designated the territory and area as Commercial within it’s General Plan. Recognizing the importance of the territory’s proximity to Legacy Fields, the City has pre-zoned the territory to Community Recreation Support Services (CRS). The intent of the CRS zone is, “intended to direct property development as follows:

- (a) Promote a free traffic flow on major arterial streets;
- (b) Uses in the CRS Zone are primarily for the convenience of and use by nearby recreational facility users and visitors.
- (c) Assure compatibility among the uses along major arterial and collector streets and with existing and future uses in adjacent areas.”

The CRS zoning designation is intended to provide support services for users of the nearby Legacy Fields Sports Complex through provision for a range of focused retail uses, restaurants, traveler’s accommodations, and similar uses and services. The design and layout provisions of the CRS Zone are intended to minimize traffic conflicts through ensuring appropriate shared parking and circulation facilities while accommodating convenient traffic flow and turning movements, including during heavy traffic periods resulting from scheduled recreational events in the area. The uses permitted are also intended to support pedestrian, bicycle and automobile modes of travel, while ensuring compatibility with adjacent and nearby development. Thus, the pre-zoning of the site to CRS will facilitate the logical and orderly development of the area.





All necessary service utility lines are within both the Tracy Boulevard and Larch Road right-of-ways. The existing utility lines have adequate capacity to serve the planned commercial uses within the annexation territory.

ANALYSIS:

Government Code Section 56662 states that, "If a proposal for an annexation, a detachment, or a reorganization consisting solely of annexations or detachments, or both... meets all of the following criteria, the commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely pursuant to Part 4 (commencing with Section 57000):

(1) The territory is uninhabited. Being historically vacant undeveloped parcels, there are zero (0) registered voters residing within the territory of the annexation.

(2) An affected local agency has not submitted a written demand for notice and hearing during the 10-day period. The Notice of Request for Comments was issued on April 7, 2026. A written demand for a notice and hearing has not been received. Additionally, a sign was posted on the property on April 7, 2026 informing the public of the proposed change of jurisdictional boundary.



The County Department of Environmental Health conditionally supports approval of the project, based on conditions submitted to LAFCo on December 2, 2025. These conditions have been included in the resolution approving the annexation.

(3) The petition accompanying the proposal is signed by all of the owners of land within the affected territory. The owners of both properties have submitted written consent to be included in the petition filed by the City of Tracy.

Thus, the annexation request can be approved without notice and hearing. Supporting this determination are the factors associated with Government Code Section 56668. This section entitled, Factors to be Considered in Review of Proposal, states that, "Factors to be considered in the review of a proposal shall include, but not be limited to..." a number of factors, A thru Q. Below is a discussion of the most pertinent factors:

(a) Likelihood of significant growth in the area ... the next 10 years:

The City of Tracy is expected to gain approximately 6,900 to 10,800 new residents by 2036 with an average annual growth rate of approximately 0.89%

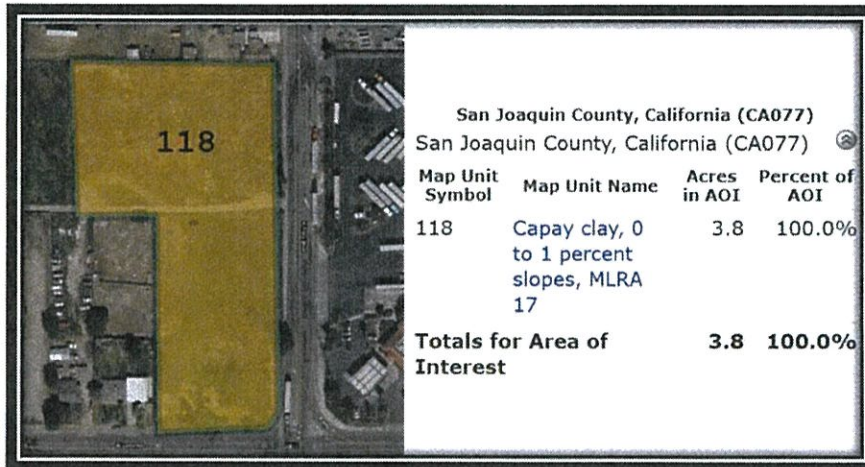
Pop. Projection	2026	2031	2036
Pop. Projection	819,055	860,033	909,607
2025 Revise Project.	812,039	852,260	900,826
Tracy projection	98,969	103,871	109,790
SJCOG Tracy RTP	99,202	103,060	106,426
DOF Revised Rate		0.99%	1.14%
SJCOG RTP Rate		0.78%	0.65%
Average Growth Rate		0.884%	0.896%

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.

The territory is ideally suited for providing support to the City of Tracy Legacy Fields Sport Complex as well as the Tracy Boulevard/I-205 interchange. Development consistent with the City's Community Recreation Support Services zoning classification will ensure planned, orderly and efficient pattern of urban development between the interchange and Legacy Fields. The territory has marginal open space and agricultural resource value.



Section 56064 in turn defines Prime Agricultural Land as “an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use...” Although the soil within the territory is mapped 100% Capay clay soil that has USDA Land Capability Index Classification 2, the territory has not been developed with agricultural use for over 30 years. That may be because Capay clay soil has a California Revised Storie Index Grade 4, Poor, making the site agriculturally inefficient.



Tables – California Revised Storie Index (CA) – Summary By Map Unit					
Summary by Map Unit – San Joaquin County, California (CA077)					
Summary by Map Unit – San Joaquin County, California (CA077)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
118	Capay clay, 0 to 1 percent slopes, MLRA 17	Grade 4 - Poor	Capay (85%)	3.8	100.0%
Totals for Area of Interest				3.8	100.0%

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Section 56016 states, "Agricultural lands" means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.

The territory is not currently under agricultural production nor laying fallow as part of a crop rotation plan or enrolled in any agricultural programs. Therefore, does not meet criteria to be considered agricultural lands.

(k) Ability to Provide Wastewater Treatment: The City's Wastewater Treatment Plant (WWTP) current treats approximately 9.0 million gallons per



day (mgd) and has a capacity of 10.8 mgd. It is estimated that the proposed project would generate up to 0.003 mgd of wastewater. The addition of 0.003 mgd of wastewater would not exceed the treatment capacity of the City's WWTP or violate waste discharge requirements under the City's NPDES permit.

The City regularly reviews its fee structure and updates fees as necessary to ensure that the development impact fees adequately fund planned facilities, including wastewater, and that monthly wastewater service fees are adequate to fund operation and maintenance of the City's wastewater system. This ensures that the City will have adequate revenue and infrastructure to provide the necessary facilities and wastewater service to support development of the annexation territory.

(k) Ability to Provide Storm Water Management: Permanent onsite storm drainage would be installed to serve the proposed project. Development of the site will introduce constituents into storm water that are typically associated with urban runoff. These constituents include heavy metals (such as lead, zinc, and copper) and petroleum hydrocarbons. Design of the on-site improvements will ensure that the runoff limits the concentrations of these constituents into downstream facilities to acceptable levels. The development of the site will meet or exceed all City standards for water quality and system design capacity, ensuring that development will not result in on- or off-site flooding impacts.

The City regularly reviews the storm drainage infrastructure and Storm Drainage Master Plan (SDMP) in comparison to existing, proposed, and anticipated growth. This ensures that the City will have adequate revenue and infrastructure to adequately manage stormwater runoff resulting from the foreseeable development of the annexation territory.

The City has addressed potential hazards associated with flooding, including the 100- and 200-year floodplains, in the General Plan, General Plan EIR, and Municipal Code. The routine implementation of the City's existing requirements will ensure that flood hazards are addressed prior to, during and after development of the annexation territory.

(k) Sufficiency of revenues for services. Currently, the assessed value of the territory is annual property tax from the property is \$446,507 and is assessed \$4,608.63 in property tax. The current and new property tax distribution is shown in the table below.



	OLD 1 PCT \$	OLD 1 PCT %	NEW 1 PCT \$	NEW 1 PCT %
COUNTY GENERAL	612.36	0.132874	622.53	0.135081
ROAD DISTRICT 5	120.03	0.026045	-	-
CITY OF TRACY	-	-	109.86	0.023838
OTHER	3,876.24	0.841081	3,876.24	0.841081
TRA TOTAL	4,608.63	1.000000	4,608.63	1.000000

Currently the City will receive \$109.86 annually upon acknowledgement by the State Board of Equalization. When the property is developed, the property will be assessed with the new 1% tax distribution. This is in addition to user fees for City utilities and system development fees. With development of the territory, the City will have sufficient revenues to provide urban services.

(I) **Timely Availability of Water:** Tracy's maximum annual water supply amounts to over 40,168 afy from its various supply sources. The additional water demand (6,377 gpd, or 7.15 afy) of the proposed project would not exceed the City's available water supply. The City's water treatment and conveyance infrastructure is adequate to serve existing demand, in addition to the demand created by the proposed project.

The attached administrative resolution conditionally approves the annexation of the territory within the Gura-Baas to the City of Tracy.

Attachments:

- Attachment 1 Resolution from Tracy Rural County Fire Protection District
- Attachment 2 Property Owners Consent
- Attachment 3 Resolution Conditionally Approving Annexation to City of Tracy
- Attachment 4 Annexation Boundary Map and Legal Description



ATTACHMENT 1



Tracy Rural County Fire Protection District

Resolution No. 2026-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRACY RURAL COUNTY FIRE PROTECTION DISTRICT AFFIRMING CONTINUED FIRE DISTRICT JURISDICTION OVER PROPERTY PROPOSED FOR ANNEXATION TO THE CITY OF TRACY (GURU BAAZ ANNEXATION)

WHEREAS, the City of Tracy has initiated an annexation process for a 3.9-acres consisting of two parcels located at 21323 South Tracy Boulevard, identified as Assessor's Parcel Number 212-170-26 and 21235 South Tracy Boulevard, identified as Assessor's Parcel Number 212-170-19 (the "Property"); and

WHEREAS, the Property is located within the City of Tracy's Sphere of Influence; and

WHEREAS, the Tracy Rural County Fire Protection District ("District") and the City of Tracy jointly provide fire protection and emergency services through a joint powers agreement establishing the South San Joaquin County Fire Authority; and

WHEREAS, the District has historically provided fire protection and emergency services to the Property; and

WHEREAS, the City of Tracy's annexation resolution specify that the Property will remain within the District and will not be detached from the District as a result of annexation; and

WHEREAS, the San Joaquin County Local Agency Formation Commission (LAFCO) has requested formal confirmation from the District regarding its continued jurisdiction over the annexed property; and

WHEREAS, it is in the best interests of the District and the community to maintain fire protection and emergency services jurisdiction over the Property through the South San Joaquin County Fire Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Tracy Rural County Fire Protection District as follows:

1. The District affirms that it shall continue to provide fire protection and emergency services to the Property proposed for annexation to the City of Tracy, consisting of APN's 212-170-26 and 212-170-19.
2. The District agrees that the annexation of the Property into the City of Tracy shall occur without detachment from the Tracy Rural County Fire Protection District.
3. The District Clerk is directed to communicate this resolution to LAFCO and the City of Tracy to facilitate the annexation process.
4. This resolution shall take effect immediately upon its adoption.



Tracy Rural County Fire Protection District

PASSED, APPROVED AND ADOPTED this 17th day of February, 2026.

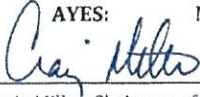
AYES:

NOES:

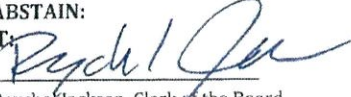
ABSENT:

ABSTAIN:

ATTEST:



Craig Miller, Chairman of the Board



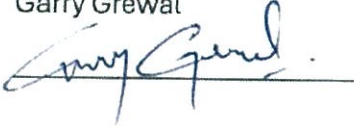
Raychel Jackson, Clerk of the Board

ATTACHMENT 2

Property Owner Agreement

I (Garry Grewal on behalf of Guru Baaz Inv. LLC) agree to have Assessor's Parcel Number 212-170-26 (~1.79-acres) and Assessor's Parcel Number 212-170-19 (~2.11-acres) to be annexed into the City of Tracy.

Garry Grewal



Date 03-31-2026

ATTACHMENT 3

ADMINISTRATIVE RESOLUTION NO. 26-1563
BEFORE THE EXECUTIVE OFFICER OF THE SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION APPROVING THE 3.89 ACRE GURU-BAAZ ANNEXATION
LOCATED AT 21235 AND 21323 SOUTH TRACY BOULEVARD (APN 212-170- 19 & 26)
TO THE CITY OF TRACY (LAFC 30-25)

WHEREAS, the above Guru-Baaz Annexation proposal was authorized to be filed by the City of Tracy City Council Resolution 2026-012 on January 20, 2026; and

WHEREAS, the City evaluated the Guru-Baaz Annexation in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and found that the project is consistent with the City's General Plan for which an Environmental Impact Report (EIR) was certified on February 1, 2011; and

WHEREAS, CEQA Guidelines, Special Situations, Section 15183, "mandates that projects which are consistent with ... general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."; and

WHEREAS, on February 11, 2026, the City of Tracy, as the lead agency for the Project, recorded a Notice of Determination for a Negative Declaration for the Guru-Baaz Annexation pursuant to and in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to State Code of Regulations, Section 15096, the Commission is a responsible agency that considered the Notice of Determination prepared by the City of Tracy and the Commission has evaluated its own conclusions as to whether and how to approve the proposed annexation; and;

WHEREAS, the City of Tracy filed an application for Guru-Baaz Annexation to the Commission and a Certificate of Filing issued on April 7, 2026, by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Guru-Baaz Annexation boundary filed by the City of Tracy is co-terminus with the boundaries of two (2) parcels of land, 3.89 acres commonly referred to as 21235 and 21323 South Tracy Boulevard (APN 212-170- 19 & 26); and

WHEREAS, the 3.89 acre territory of the Guru-Baaz Annexation comprises less than one percent (0.0147%) of the approximately 26,885 acre City of Tracy Sphere of Influence; and

WHEREAS, the City of Tracy has multiple planning processes in place to assess whether levels of service provided are adequate to accommodate new growth, including the City of Tracy General Plan, the City's annual budgeting process, master planning

processes for water supply and distribution, wastewater and sewer systems, as well as fire protection and law enforcement services; and

WHEREAS, the territory of the Guru-Baaz Annexation is currently zoned by San Joaquin County as Agricultural Urban Reserve (AU(20)); and

WHEREAS, the AU(20) zoning designation is applied to, "areas planned for future urban development in order to facilitate compact, orderly urban development and appropriate timing and economical provision of services and utilities."; and

WHEREAS, both properties within the annexation territory are considered legal non-conforming in that the properties are smaller than twenty (20) acres; and

WHEREAS, the territory of the Guru-Baaz Annexation is within the ten-(10) year planning horizon of the City of Tracy Sphere of Influence; and

WHEREAS, the Guru-Baaz Annexation General Plan Land Use Element Map Designation as Commercial and Pre-zoning to Community Recreation Support Services; and

WHEREAS, the Guru-Baaz Annexation by comprising territory on the west side of Tracy Boulevard will allow the development of an urban corridor between the Legacy Field Sports Complex and I-205; and

WHEREAS, State Government Code Section 56375(a)(1) states that the Commission shall have the power and duty to review and approve with or without amendment, wholly, partially, or conditionally proposals for changes of organization, consistent with written policies, procedures, and guidelines adopted by the commission"; and

WHEREAS, State Government Code Section 56662 states that the Commission may make determinations without a notice and hearing regarding annexation, detachment or reorganization requests and waive protest proceedings entirely if said request meets certain criteria; and

WHEREAS, State Government Code Section 56662(1) states that the Commission may make a determination without a notice and hearing if the territory is uninhabited; and

WHEREAS, pursuant to Government Code Section 56662(1), the Guru-Baaz Annexation territory is considered uninhabited with zero (0) registered voters residing within the boundaries of the territory; and

WHEREAS, State Government Code Section 56662(2) states that the Commission may make a determination without a notice and hearing if an affected local agency has not submitted a written demand for notice and hearing during the 10-day period as described in subdivision (c);

WHEREAS, pursuant to Government Code Section 56662(2) the Notice of Request for Comments was issued on April 7, 2026 allowing agencies and no written demands for notice and hearing were received; and

WHEREAS, State Government Code Section 56662(3)(B), the Commission may make a determination without notice and hearing if the proposal is accompanied by proof, satisfactory to the commission, that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the proposed reorganization has 100% property owner consent to be annexed as a written consent letter by the representative for Guru Baaz, LLC the owner of both 21235 South Tracy Boulevard (APN 212-170-19); and, 21373 South Tracy Boulevard (APN 212-170-26 was submitted as part of the application by the City of Tracy; and

WHEREAS, a sign of Pending Territorial Boundary Change was posted on the site on April 7, 2026; and

WHEREAS, there has not been any requests for a public hearing received regarding proposed annexation; and

WHEREAS, the project staff report by the Executive Officer evaluated the applicable factors set forth in Section 56668 of the California Government Code.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Executive Officer of the Commission has independently reviewed, considered, and concurs with the City's Notice of Determination adopted by the City of Tracy on January 20, 2026 and recorded on February 11, 2026.

Section 2. Finds that the proposal is uninhabited pursuant to State Government Code Section 56079.5.

Section 3. Finds that no written request for Notice and Hearing were received by either affected public agencies or members of the public.

Section 4. Pursuant to California Government Code Section 56663, the commission waives protest proceedings pursuant to State Government Code Part 4 (commencing with Section 57000).

Section 5. Prior to the recordation of a Certificate of Completion, the applicant shall submit and gain approval of the annexation boundary map and legal description to the satisfaction of the County Surveyor.

Section 6. Prior to the recordation of a Certificate of Completion, the applicant shall submit payment of all fees and costs incurred and expected for the processing, evaluation and approval of the annexation to the satisfaction of the Executive Officer.

Section 7. In the event that the zoning of the territory associated with the Guru-Baaz Annexation is amended within twenty-four (24) months of this approval, then the City of Tracy shall notify the Commission pursuant to State Government Code Section 56375(e).

Section 8. Prior to any ground disturbing activities on the site, the applicant shall submit plans for review and approval to the San Joaquin County Department of Environmental Health.

Section 9. Prior to any ground disturbing activities on the site, the applicant shall submit proof of participation in the San Joaquin Multi-Species Habitat Conservation Plan administered by SJCOG, Inc.; or, submit proof of issuance of all necessary permits from the appropriate local, state and federal agencies regarding habitat conservation.

Section 10. The City of Tracy, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Guru-Baaz Annexation, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 11. As allowed under Government Code Section 56107 and Government Code Section 56883, the Executive Officer may make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

Section 12. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 13. The Executive Officer of the Commission finds that the proposed annexation, as amended, to the City of Tracy will be for the interest of residents, landowners and businesses within the City of Tracy and to the territory proposed to be incorporated into the City of Tracy.

ADMINISTRATIVELY ADOPTED this 30th day of April 2026.



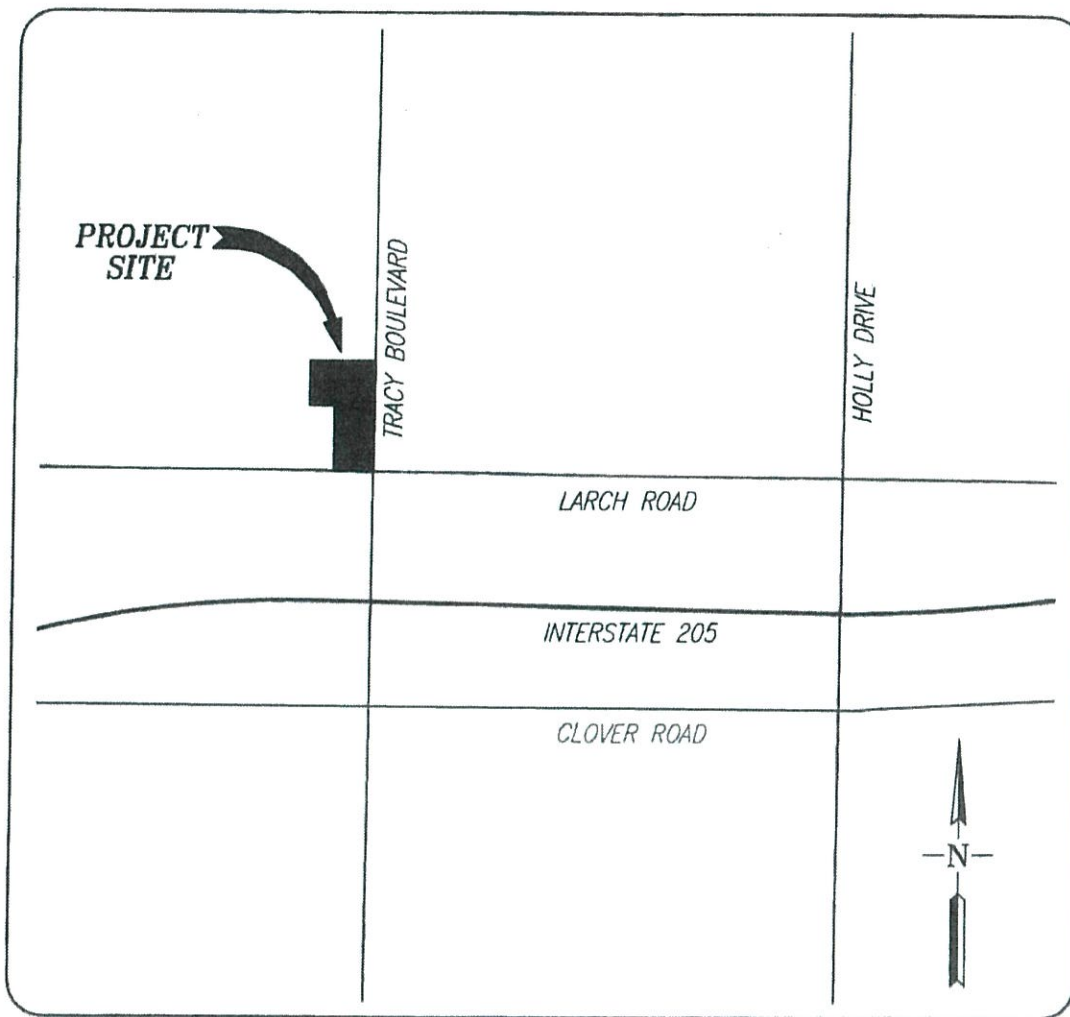
J.D. HIGHTOWER, EXECUTIVE OFFICER
San Joaquin Local Agency
Formation Commission

ATTEST:



MITZI STITES, COMMISSION CLERK/ANALYST
San Joaquin Local Agency Formation Commission

ATTACHMENT 4



THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION.
FOR ASSESSMENT PURPOSES ONLY, THIS DESCRIPTION IS NOT A
LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP
ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR
SALE OF THE LAND DESCRIBED.

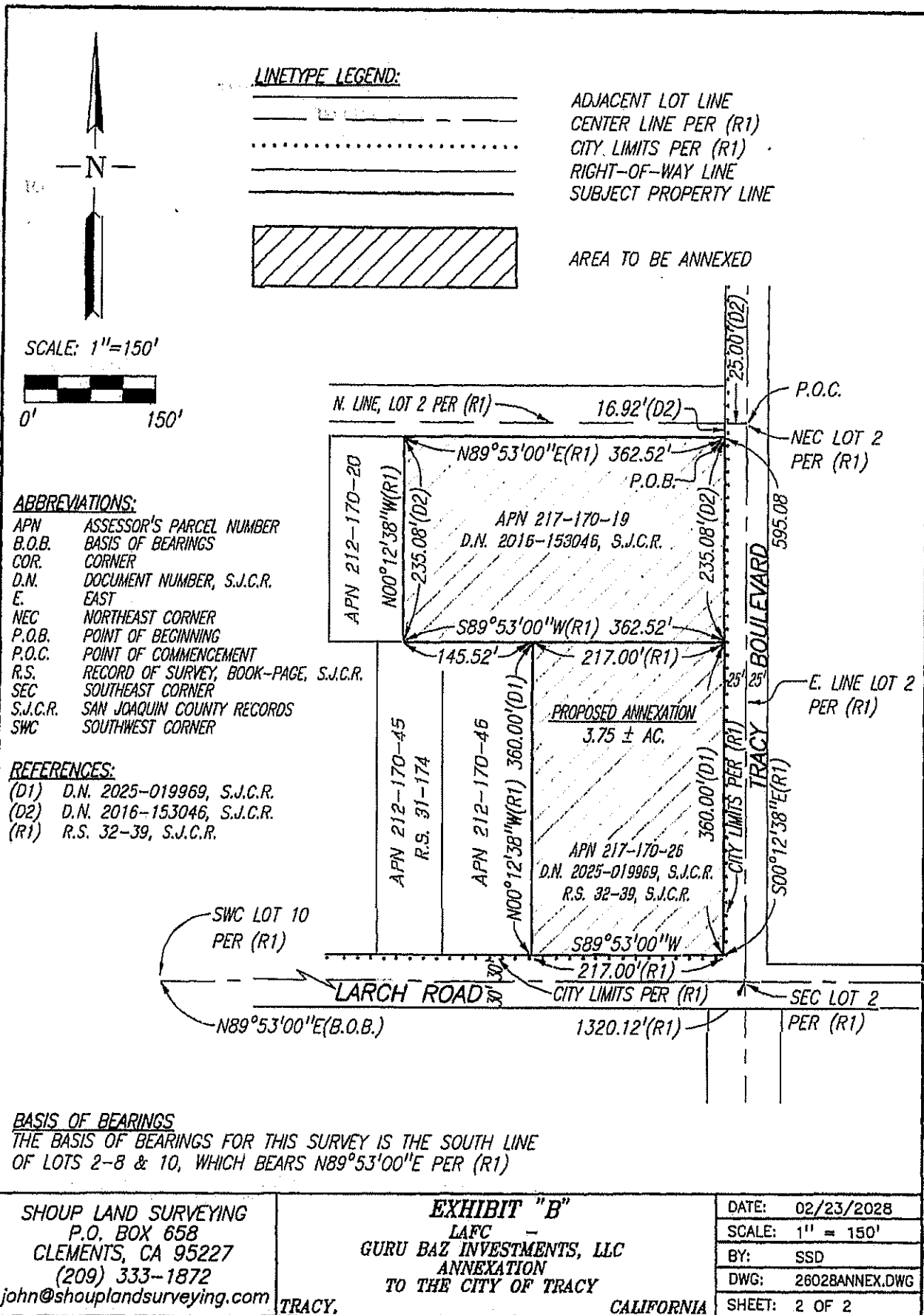
DATED THIS 23rd DAY OF FEBRUARY, 2026

Walter John Shoup
WALTER JOHN SHOUP, PLS 7736



SHOUP LAND SURVEYING P.O. BOX 658 CLEMENTS, CA 95227 (209) 333-1872 john@shouplandsurveying.com	EXHIBIT "B" LAFC - GURU BAZ INVESTMENTS, LLC ANNEXATION TO THE CITY OF TRACY TRACY, CALIFORNIA	DATE: 02/23/2028 SCALE: 1" = 1000' BY: SSD DWG: 26028ANNEX.DWG SHEET: 1 OF 2
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ATTACHMENT 4



ATTACHMENT 4

LAFC -
GURU BAZ INVESTMENTS, LLC
TO CITY OF TRACY

DESCRIPTION OF PROPERTY ANNEXATION
TO
CITY OF TRACY
(LAFC 10-26)

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF SAN JOAQUIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT TWO (2) IN BLOCK FIFTEEN (15) OF TRACY GARDEN FARMS, TO THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD OCTOBER 2, 1913, IN VOLUME 8 OF MAPS AND PLATS, PAGE 1, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BEING IN THE CENTER OF TRACY BOULEVARD, AND RUN THENCE SOUTH 89°53'00" WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF TRACY BOULEVARD; THENCE SOUTH 00°12'38" EAST ALONG SAID WEST LINE OF TRACY BOULEVARD, A DISTANCE OF 16.92 FEET TO THE **POINT OF BEGINNING**; THENCE THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 00°12'38" EAST ALONG LAST SAID WEST LINE, A DISTANCE OF 595.08 FEET,
- 2) LEAVING SAID WEST LINE OF TRACY BOULEVARD, SOUTH 89°53'00" WEST, A DISTANCE OF 217.00 FEET,
- 3) NORTH 00°12'38" WEST, A DISTANCE OF 360.00 FEET,
- 4) SOUTH 89°53'00" WEST, A DISTANCE OF 145.52 FEET,
- 5) NORTH 00°12'38" WEST, A DISTANCE OF 235.08 FEET, AND
- 6) NORTH 89°53'00" EAST, A DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.75 ACRES, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY, THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED BY THE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66410) AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

EXHIBIT "B" PLAT IS ATTACHED HERETO AND BY REFERENCE MADE PART HEREOF.


WALTER JOHN SHOUP, PLS 7736
02/23/2026

END OF DESCRIPTION



