



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 STOCKTON, CA 95202 209-468-3198

EXECUTIVE OFFICER'S REPORT

DATE: December 10, 2025
TO: LAFC 30-25 Project File
FROM: J.D. Hightower, Executive Officer 
SUBJECT: **SCHULTE ROAD WAREHOUSE PROJECT**

DETERMINATION

The attached Administrative Resolution conditionally approves the annexation of two (2) parcels, 16286 and 16310 West Schulte Road (APN 209-230-25 & 26, respectively) totaling 20.91 acres to the City of Tracy. The annexation was initiated by the City of Tracy via City Council Resolution 2025-207. It has been determined that the Schulte Road Warehouse Project meets the criteria of State Government Code Section 56662, that a determination can be made regarding the annexation request without a notice and hearing.

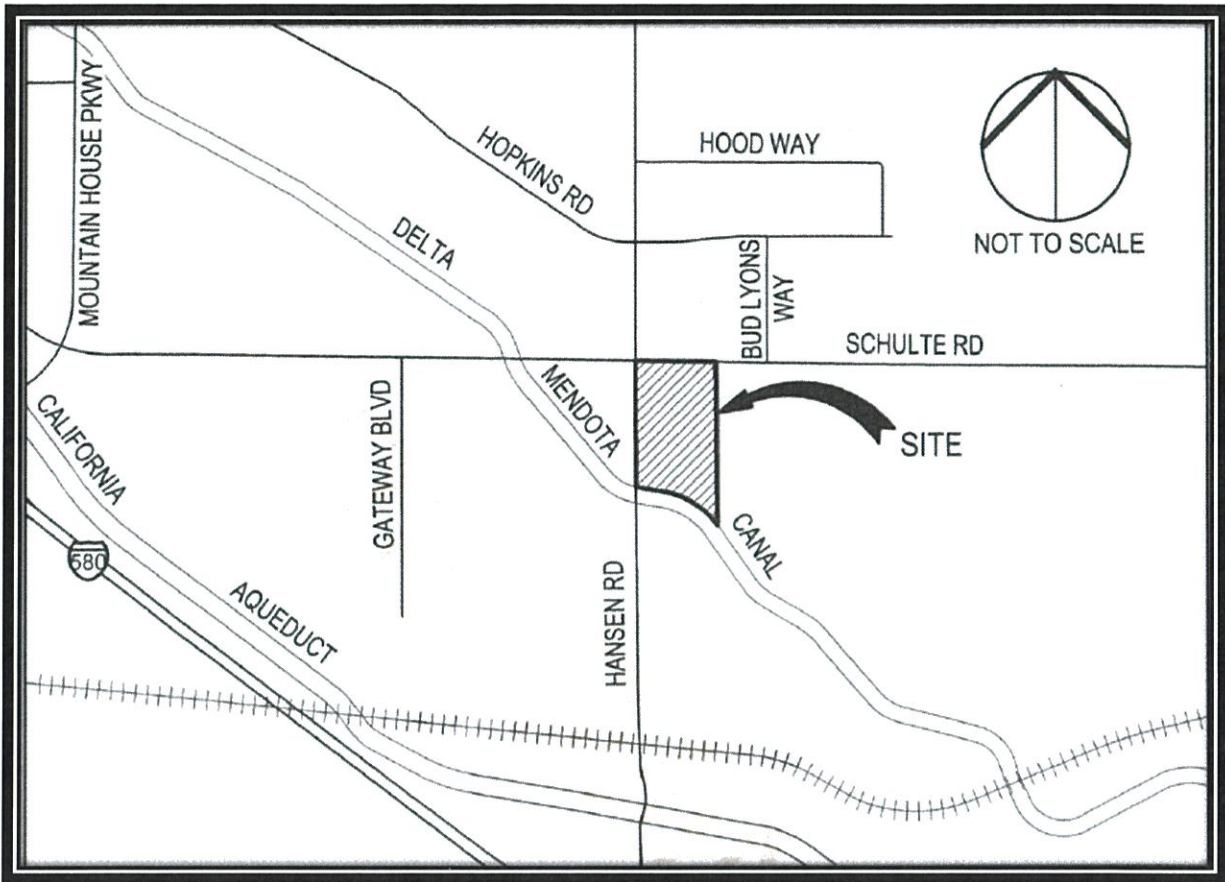
The territory of the annexation proposal is uninhabited pursuant to the Government Code 56079.5 with five (5) registered voters residing within the territory. With 100% owner consent, a protest hearing is waived.

BACKGROUND:

On August 19, 2025, the City of Tracy adopted Resolution 2025-207 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 two property owners of both 16286 and 16310 West Schulte Road -- David Pombo dba D&D Pombo, LLC; and Angela Hunt dba Wiltel Communications, LLC (See Attachment 1). The applicant for the development of the property is PDC Sacramento LPIV, LLC.

Both properties within the territory to be annexed are currently zoned for agricultural use (AG-40) by San Joaquin County. The annexation area is immediately west of the recently approved Costco Depot annexation to the City. West Schulte Road in the area has been planned for industrial development by the City. The area to the west of the site, across Hansen Road, includes a shared Cal Fire Station 26/ South San Joaquin County Fire Station 94.





Vicinity Map

The shared fire station and development of other existing uses on the south side of Schulte Road west of Hansen Road are currently served by City utilities via an out-of-area service agreement. The area on the north side of West Schulte Road was annexed in 2013 by the City as part of the Cordes Ranch reorganization and was developed with two light industrial warehouse uses since 2019.

The southern portion of the Development Area is currently developed with three single-family residences and six ancillary structures. The remainder of the D&D Pombo property consists primarily of ruderal grasses which are regularly disced. The Development Area topography is generally flat, with the exception of two five-to ten-foot (5' – 10') historic ponds located along the eastern site boundary. The historic ponds were previously associated with on-site dairy operations and no longer contain water.

The development plan within the annexation area calls for the development of a 217,466-square-foot (sf) building on 18.66 acres located on the D&D Pombo property at 16286 W. Schulte Road (APN 209-230-25). The building would include 206,593 sf of warehouse uses and 10,873-sf of office space as well as parking and a temporary storm drainage basin. This use is consistent with the development plan for the Costco Depot project that calls for warehouse development. The City's





General Plan land use designation for the project site is Industrial and is proposed to be pre-zoned Light Industrial (M-1). South of the site is the Delta-Mendota canal.

The Wiltel property, 16310 West Schulte Road (APN 209-230-26) is a one acre site that is already developed with a communications facility. The inclusion of the Wiltel property is necessary to avoid creating an unincorporated county island. The Wiltel property has common property lines with the D&D Pombo property along its west and south boundaries property and its east property line is common with the recently approved Costco Depot annexation to the City at 16000 West Schulte Road (APN 209-230-02). Like the D&D Pombo property, the Wiltel property has a General Plan designation of Industrial and is proposed to be pre-zoned M-1.

The Wiltel property is currently developed with a low voltage transmission station operated by Williams Communications, Inc. Permanent employees do not work on-site, and access to the site is limited to maintenance vehicles and maintenance personnel. The use of this parcel as a low voltage transmission station will remain upon annexation.

The land use intensity of the proposed warehouse building and existing communication facility is consistent with both the Industrial General Plan designation and the M-1 zoning district. Specific uses allowed in this land use designation range from flex/office space to manufacturing to warehousing and distribution. Currently, the two parcels are zoned AG-40 by the San Joaquin County.

Although the tenants of the proposed warehouse are unknown at this time, the project EIR (SCH 2023120437) analysis assumed that business operations could occur 24 hours per day. The EIR project description further defined the permitted land uses by prohibiting cold storage facilities and associated uses. This restriction helps to maximize energy conservation and minimize air quality impacts. Also supporting these features, the warehouse project will also incorporate the following:

- During Project operation, the Project applicant and/or developer shall install the maximum amount of on-site rooftop solar generation permitted under applicable law.
- During Project operation, the Project applicant and/or developer shall ensure that building operations, including HVAC, water heating, and refrigeration, shall be powered by electricity for the lifetime of the Project. Neither natural gas nor propane shall be used for the purposes listed for those specific operational purposes.
- The Project applicant and/or developer shall plan for sufficient pre-wiring of the overall site to support the potential future usage of all-electric vehicles and equipment.
- Projects shall meet or exceed the California Green Building Standards Code (also known as CALGreen) standards for equipping passenger vehicle parking spaces with electric vehicles charging stations.





- All installed charging stations shall be maintained or replaced with equivalent or better-performing stations for the life of the Project.
- The Project developer and/or applicant shall design EV infrastructure to facilitate future expansion. At least one electric heavy duty (Class 7 and 8) truck charger shall be installed by or before two years from the first final certificate of occupancy issued for the project

The area has been anticipated for development and is within 10-year planning time horizon of the City's Sphere of Influence. The annexation area has been pre-zoned by the City as Light Industrial (M-1). The City of Tracy provides the full array of urban services, including emergency medical response, fire prevention and suppression; law enforcement, water, wastewater treatment and storm water management. Infrastructure lines are already within the Schulte Road right-of-way fronting the annexation area as the City provides out of boundary water and sewer services to the properties on the west side of Hansen Road.

The South County Fire Authority (SCFA) Station 94 is located across the street from the annexation area. This station is located on the southwest corner of the intersection of Hansen Road and Schulte Road and is a shared facility with Cal Fire Station 26. The SCFA station is staffed and is equipped with Engine 94 (2003 Pierce Saber 1500 gpm Type 1 pumper) and Brush 90 (2017 HME/International Type 3 pumper).

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the City Fire Department as a Class 2. ISO ratings are provided on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire suppression purposes. The ISO ratings are used to establish fire insurance premiums.

Thus, in addition to utility service lines, fire response is immediately adjacent to the site with less than a minute response time. The City of Tracy will provide law enforcement.

The 2025 Sub-Area 1 Municipal Service Review Update determined that for all City provided services, there are appropriate processes in place to plan and fund all required urban services. The City regularly reviews of its service levels and funding sources and annual budgeting of resources, that ensures adequate staffing, performance levels, and facilities that are maintained to serve the City's existing population as well and future growth within the SOI.





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. There are five (5) registered voters residing within the territory of the annexation area making the property to be considered uninhabited. The five (5) active voters reside within the D&D Pombo property at 16286 West Schulte Road (APN 20923025) that has associated secondary addresses as 25726 Hansen Road (2 registered voters) and 25730 Hansen Road (3 registered voters). The Wiltel property at 16310 West Schulte Road (APN 20923026) has no voter associations.

(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 November 14, 2025 allowing agencies and the public to comment on the project from November 14, 2025 until December 8, 2025, a 25 day review period. The additional fifteen (15) days of review and comment took place during the Thanksgiving holidays. Additionally, a sign was posted on the property on November 4, 2025 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) (A) 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 (please see Attachment 1).

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) Population and population density; land area and land use; assessed valuation; ... proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.





The Regional Transportation Plan (RTP) projects that the population of the City of Tracy to grow by about 50% by 2050, with adding about 45,000 new residents over thirty years and surpassing 100,000 in population within the next decade. The RTP anticipates that development within the City's SOI 10 and 30-Year Planning Horizons will be 141,232 in 2050.

The development plan for the annexation area is for industrial development. The development plan for the annexation area calls for the development of 217,466 square feet of industrial/warehouse space. This is consistent with both the current land use pattern along Schulte Road as well as the City's General Plan Industrial designation of the site.

The industrial development will have an incremental indirect increase to the City's population. This incremental indirect increase has been anticipated by the General Plan of the City and other policies and procedures adopted by the City. The fiscal analysis of the project forecast is that the Project will support an estimated 98.8 jobs on-site if the operation is a warehouse. This job estimate is based on an employment density of about 2,200 square feet per job, which is representative of a warehousing operation in San Joaquin County. The facility will support a total of 137.3 jobs in the county after accounting for the indirect and induced jobs.

Utilizing the employment and population estimating methodology found in the Tracy Public School District AB 1600 study, the project will indirectly result in a population increase of 65 people residing within the City (47.63%). It is anticipated that there will be a demand of 12 new dwelling units resulting from employment by the project.

The City currently has an estimated population of 98,215 and 31,376 dwelling units. The indirect incremental population growth and housing demand of the project is insignificant. The 2025 MSR for Sub-Area 1 documents the City's ability to efficiently provide services and the project was specifically taken into account within this update.

b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area and probable effect of the ...annexation... on the cost and adequacy of services and controls in the area and adjacent areas.

The expected development of 217,466 square feet (206,593 sf of warehouse uses and 10,873-sf of office space) will require community services that the City provides. The RTP projects that the total employment within the City will be 39,277 by 2050, an increase of 22.4%. Community services will be necessary to accommodate this projected job creation.

The 2025 Sub-Area 1 MSRU determined that the City provides cost effective services within this sub-area of the City's SOI. With all necessary utilities already





existing within the Schulte Road frontage (City provided water, wastewater and storm drainage infrastructure) and fire service immediately across Hansen Road, the project will result in a positive impact upon the current cost per unit of service provided within this sub-area.

The 2025 Sub-Area 1 MSRU determined that the City management practices are cost effective and will provide adequate governmental services and controls to this annexation area.

(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

The pre-zoning of the territory to Light Industrial (M-1) is consistent with the established land use pattern of the area. This zone allows for warehousing activities with the additional EIR Mitigation Measure that cold storage warehouse activity will not be allowed. The light industrial land uses allowed by the City will be consistent with other similarly zoning developments on the north side of North Schulte Road as well as the recently approved Costo Depot immediately east of the site. The existing communication facility on the Wiltel property will help facilitate communication and data transmission needs of both the planned and existing nearby job creating land uses. The annexation area that includes for both planned light industrial land use and an existing communication facility provides planned, orderly, efficient pattern of urban development.

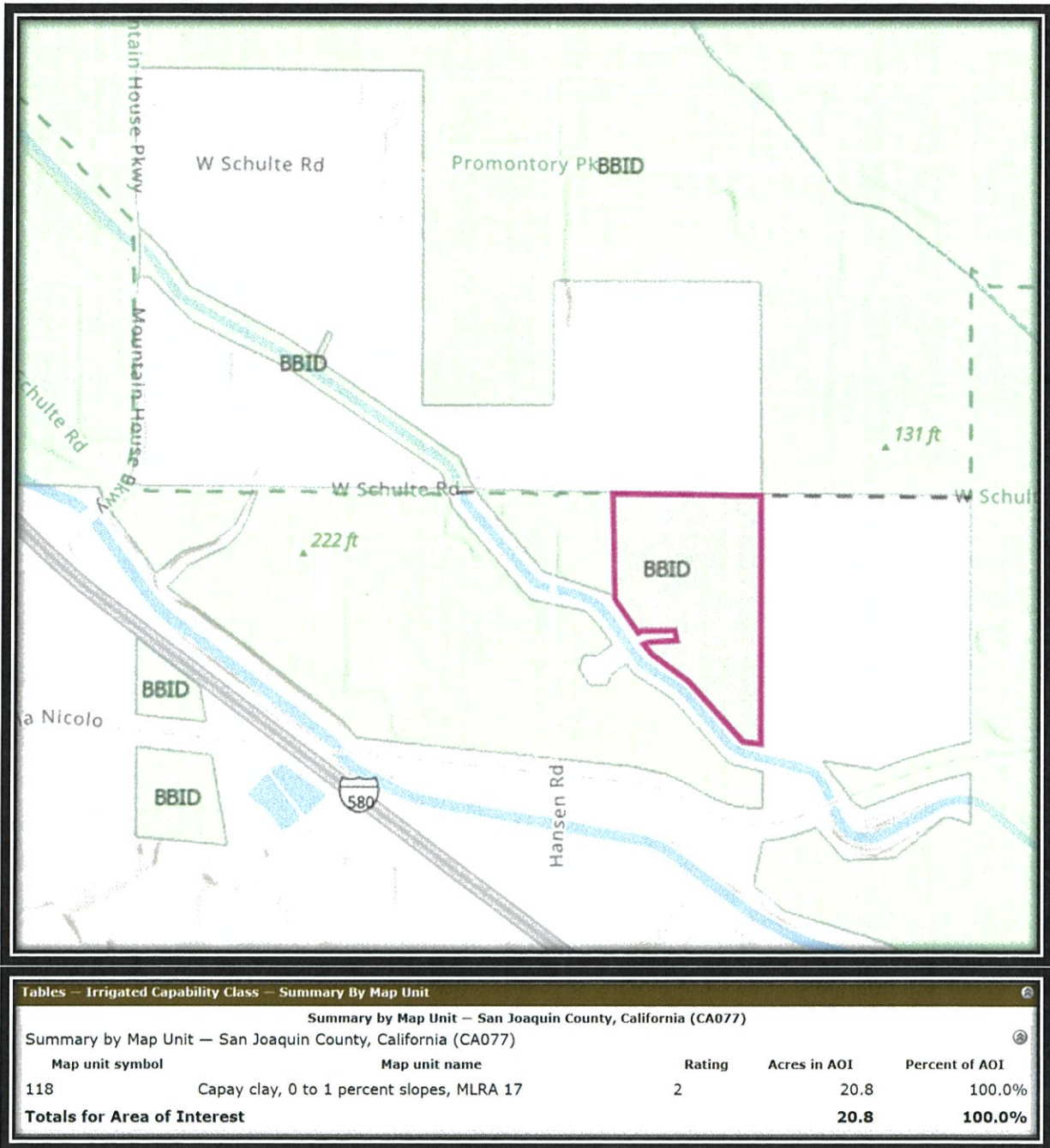
(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The territory of the annexation area has Capay Clay soil type that has soil capability classification making the territory Prime Agricultural land. The Capay Clay soil has a USDA Land Capability Classification as II when irrigated. Although a former dairy site that hasn't been irrigated, the property is within the Byron-Bethany Irrigation District (BBID) making irrigation feasible. Given the proximity of the portion of the Delta-Mendota Canal that is mapped within BBID, the Capay Soil at this site is considered irrigated. The Storie Index of the Capay Clay soil is considered Poor. As a former dairy site, the land has not been under agricultural production or irrigated. Thus the only qualifying factor making the territory considered Prime Agricultural land is the USDA irrigated land capability classification of II.

Minimizing the loss of prime agricultural land, a non-renewable natural resource, is that the territory is within the San Joaquin County Natural Resource Conservation District. The District's mission is to assist farmers in reducing erosion of soil, manage soil and water resources for the purpose of conservation; and assisting in the conservation of "related resources." Remaining within the district will facilitate the productivity of the County's remaining prime agricultural lands.







Factors that mitigate the loss of prime agricultural land include:

- 1) Industrial warehouse land use within the annexation area is consistent with the City Tracy General Plan.
- 2) The annexation request is within the the City's 10-year planning horizon.
- 3) The site is within the San Joaquin County Natural Resource Conservation District.





4) The annexation proposes an orderly and logical boundary for annexation and is contiguous to the City limits to the north and east and is adjacent to an area that the City provides services to via an out of boundary service agreement.

5) The annexation creates a logical extension of the City boundaries and can be served by existing infrastructure.

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The proposed annexation by the City provides good urban form with definite and certain boundaries in the form of completing Schulte Road improvements west to Hansen Road, Hansen Road improvements to the Delta-Mendota Canal, and will be consistent with the land use pattern established by the Cordes Ranch and Costco Depot annexations. Being contiguous with existing City boundaries, the City has infrastructure fronting the property, including Fire Station 94 that is immediately adjacent to the site. By doing so the reorganization provides definiteness and certainty of the boundaries of the territory consistent with Government Code Section 56668(f).

(k) The ability of the ...receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The Fiscal Analysis shows a positive impact to the City's General Fund. The construction of the Project will substantially increase the assessed valuation of the property. Currently, the total valuation of the parcel is \$265,504, with \$80,705 of the total value going to the land. The property currently has structures on-site that will be removed by the Project.

The increased valuation of the property comes from the hard construction cost (along with a 10% valuation for unsecured property). This results in an estimated valuation of about \$34.3 million.

The Project will provide one-time benefits to the San Joaquin County economy during the building construction. The investment for building construction will total \$31.1 million (not including fees), and generate \$10.2 million in ancillary benefits to other businesses in San Joaquin County during the construction phase, for a total industry output effect of \$41.3 million.

The construction activity will support 117.4 direct jobs (job years), with a total of 167.7 jobs after accounting for the multiplier effects. In addition, the construction phase will generate \$13.9 million in total labor income, with \$10.7 million coming from direct construction activity at the Project site.





Once the building is occupied with the tenant business fully operational, the Project will support an estimated 98.8 jobs on-site as a warehouse. This job estimate is based on an employment density of about 2,200 square feet per job, which is representative of a warehousing operation in San Joaquin County. The facility will support a total of 137.3 jobs in the county after accounting for the indirect and induced jobs.

Using labor productivity averages for San Joaquin County, the industry output for a warehouse facility at the Project site would total \$11.3 million in direct output, with \$17.7 million in total output after adding the multiplier effect. In addition, a warehouse at the Project site will support about \$9.8 million in labor income, with \$7.4 million coming directly from workers on-site.

The construction of the Project will substantially increase the assessed valuation of the property. Currently, the total valuation of the parcel is \$265,504, with \$80,705 of the total value going to the land.

The increased valuation of the property comes from the hard construction cost (along with a 10% valuation for unsecured property). This results in an estimated valuation of about \$34.3 million. The project is expected to increase the property value by approximately \$33.9 million.

Activity/Economic Effect Categories	Economic Effect
San Joaquin County	
One-Time Primary Construction Benefits [1]	\$41.3 M
One-Time Primary Construction Jobs (Job Years) [2]	167.7
Annual Ongoing Operational Benefits - Logistics Tenant [3]	\$17.7 M
Annual Ongoing Operational Jobs - Logistics Tenant (Annual Avg.)	137.3
Annual Property Tax Revenues [4]	\$361,088
City of Tracy	
Business License Fees [5]	
Logistics Tenant	\$10,140

Source: EPS; IMPLAN, 2023 Dataset; Panattoni Development Company.





Item	Value/Cost
Current Assessed Value of Land [1]	\$80,705
Project Construction Cost	\$31,097,638
Unsecured Property Value (10% of Construction Cost)	\$3,109,764
Estimated Net Assessed Value of Property [2]	\$34,288,107

Item	Tax Rate	Annual Tax Allocation
Initiative-Passed Bond Measures		
Lammersville USD 2006 Measure E Bond	0.00920%	\$3,155
Lammersville USD 2016 Measure L Bond	0.03170%	\$10,869
S.J. Delta Comm College 2004 Measure L Bond	0.01220%	\$4,183
Countywide General Property Tax [3]	1.00000%	\$342,881
<u>Allocation of General Property Tax [4]</u>		
County General	21.6%	\$74,043
Road District 5	4.2%	\$14,500
County Library	1.7%	\$5,974
Lammersville Unified Schools	20.5%	\$70,252
S.J. Delta Comm College	3.9%	\$13,292
County Office of Education	1.5%	\$5,295
Tracy Cemetery	0.5%	\$1,845
Tracy Rural Fire	12.6%	\$43,062
SJC Flood Control	0.2%	\$583
SJC Mosquito Abatement	0.8%	\$2,616
Byron-Bethany Irrigation	4.0%	\$13,846
ERAF - Educational Revenue Augmentation Fund	28.5%	\$97,574
Total Property Tax		\$361,088

(I) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The City of Tracy provides water service for the residents and businesses within the City and would be the water provider for the annexed territory. The Tracy Schulte Warehouse DEIR concluded that the City of Tracy will have sufficient water supplies to meet the projected demands from development consistent with the





General Plan, and therefore has sufficient water supplies available to serve the Tracy Schulte Warehouse Project from existing entitlements and resources and would not require new or expanded entitlements during normal, dry, and multiple dry years. The City's 2020 Urban Water Management Plan (UWMP) included existing and projected water demands for existing and projected future land uses to be developed within the City's SOI through 2040. The water demand projections in the City's 2020 UWMP included existing City water demands and future water demands within the service area.

Attachments:

Attachment 1 Property Owners Consent

Attachment 2 Resolution Conditionally Approving Annexation to City of Tracy

Attachment 3 Annexation Boundary Map and Legal Description





Attachment 1

Written Permission for Inclusion in Annexation Application – Tracy Schulte Warehouse Project

Dear J.D. Hightower,

I, the undersigned, am the legal owner of the property located at:

Property Address/APN: 16286 West Schulte Rd; APN: 209-230-250

I acknowledge that my property is located within the proposed annexation area for the Tracy Schulte Warehouse Project, which seeks annexation from San Joaquin County into the City of Tracy.

By signing this letter, I hereby grant my written permission for my property to be included in the territorial boundary change as part of the annexation application to the San Joaquin Local Agency Formation Commission (LAFCo). I understand that inclusion in the annexation area does not alter the ownership of my property and that this consent is provided solely for the purpose of allowing the City of Tracy and San Joaquin LAFCo to process the annexation request.

Owner Information

- Owner Name(s): D&D Pombo, LLC / David Pombo
- Mailing Address: 25730 Hansen Road, Tracy, CA 95377
- Phone/Email: david.pombo.realtor@gmail.com

Signature of Property Owner(s):

Date: _____

9/15/25

Date: _____



October 15, 2025

VIA: UPS Next Day Air:

1ZX921300297111894

San Joaquin Local Agency Formation Commission (LAFCO)
Attn: J.D. Hightower, Executive Officer
44 N. San Joaquin Street, Suite 374
Stockton, CA 95202

(209) 468-3198

jhightower@sjgov.org

**RE: Written Permission for Inclusion in Annexation Application – Tracy
Schulte Warehouse Project**

Dear J.D. Hightower,

I, the undersigned, am Director of Real Estate of the legal owner ("Owner") of the property located at:

Property Address/APN: 16310 West Schulte Rd; APN: 209-230-26 (the "Property")

I acknowledge that the Property is located within the proposed annexation area for the Tracy Schulte Warehouse Project, which seeks annexation from San Joaquin County into the City of Tracy.

By signing this letter, on behalf of Owner, I authorize the Property to be included in the territorial boundary change as part of the annexation application to the San Joaquin Local Agency Formation Commission (LAFCo); provided, however, that the City of Tracy provides written confirmation that upon such annexation it will accept the Property and Owner's use of the Property as currently permitted, or otherwise, authorized by San Joaquin County and will require no additional environmental or permitting reviews or authorizations related to or arising out of Owner's current use of the Property, for so long as the Property remains in compliance with such San Joaquin County permits and authorizations. I understand that inclusion in the annexation area does not alter the ownership of the Property and that this consent is provided solely for the purpose of allowing the City of Tracy and San Joaquin LAFCo to process the annexation request.

[SIGNATURE APPEAR ON FOLLOWING PAGE]



Owner Information

- Owner Name(s): WilTel Communications, LLC, formerly Williams Communications, Inc.
- Mailing Address: WilTel Communications, LLC, c/o Lumen Technologies, 931 14th St., Denver, CO 80202 Attn.: Vice President of Real Estate
- Phone/Email: Angela.hunt@Lumen.com

Signature of Property Owner:

Wiltel Communications, LLC

By: 
Angela Hunt (Oct 16, 2025 14:15:26 CDT)

Name: Angela Hunt

Title: Senior Manager of Real Estate & Fleet



ADMINISTRATIVE RESOLUTION NO. 1559

**BEFORE THE EXECUTIVE OFFICER OF THE SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION APPROVING THE 20.91 ACRE SCHULTE ROAD
WAREHOUSE PROJECT ANNEXATION LOCATED AT 16286 AND 16310 WEST
SCHULTE ROAD (APN'S 209-230-25 & 26) TO THE CITY OF TRACY (LAFC 30-25)**

WHEREAS, the above Schulte Road Warehouse Project Annexation proposal was authorized to be filed by the City of Tracy City Council Resolution 2025-207 on August 19, 2025; and

WHEREAS, on August 19, 2025, the City of Tracy, as the lead agency for the Project, certified a CEQA Findings including: the Final Environmental Impact Report (EIR)(SCH# 2023120437), Statement of Overriding Consideration; and, Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to and in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Draft EIR was made available for the statutory 45-day public review period and recirculated for public review and comments received were posted and responded to by the City of Tracy within the Final EIR; 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 it's own conclusions as to whether and how to approve the proposed annexation; and;

WHEREAS, the City of Tracy filed an application for Annexation to the Commission and a Certificate of Filing issued on November 6, 2025, by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Schulte Road Warehouse Project Annexation boundary filed by the City of Tracy is co-terminus with the boundaries of two (2) parcels of land, 20.91 acres commonly referred to as 16286 and 16310 West Schulte Road (APN'S 209-230-25 & 26); and

WHEREAS, the City of Tracy, Sub-Area 1 Municipal Services Review Update was approved by the Commission on June 11, 2025, that evaluated the City's Sphere of Influence, Sub-Area 1, and determined that, "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 Schulte Warehouse Annex Project was identified as one of the three known projects that were evaluated in the 2025 Sub-Area 1 Municipal Services Review Update; 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 Schulte Road Warehouse Annexation territory is considered uninhabited with 5 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 November 14, 2025 allowing agencies and the public to request a notice and hearing on the project from November 14, 2025 until December 8, 2025 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 written consent letters by the representatives for both the owner of 16286 West Schulte Road (APN 209-230-25), D&D Pombo, LLC, and the owner of 16310 West Schulte Road (APN 209-230-26), Wiltel Communications, LLC, were submitted as part of the application by the City of Tracy; and

WHEREAS, Public Notice of the proposed annexation was published in the Tracy Press on November 14, 2025 and a sign of Pending Territorial Boundary Change was posted on the site on November 4, 2025; and



WHEREAS, There has not been any public comment received regarding proposed annexation; and

WHEREAS, the Commission specifically considered all applicable factors described in Government Code Section 56668; and

WHEREAS, the project staff report by the Executive Officer evaluates the 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. The Shulte Road Warehouse Project Annexation is as shown on Attachment 1 of this resolution.

Section 2. Certifies that, as a Responsible Agency, the Executive Officer of the Commission has independently reviewed, considered, and concurs with the City's findings within the project Environmental Impact Report (SCH# 2023120437), CEQA including the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program adopted by the City of Tracy.

Section 3. Finds that the proposal is uninhabited pursuant to State Government Code Section 56079.5.

Section 4. Finds that no written request for Notice and Hearing were received by either affected public agencies or members of the public.

Section 5. Pursuant to California Government Code Section 56663, the commission waives protest proceedings pursuant to State Government Code Part 4 (commencing with Section 57000).

Section 6. 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 7. 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 8. 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 Schulte Road Warehouse Project Annexation, adoption of this Resolution, or any of the terms and conditions set forth herein.



Section 9. 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 10. 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 11. The Executive Officer of the Commission finds that the proposed reorganization, as amended, to the City of Tracy will be for the interest of landowners within the City of Tracy and to the territory proposed to be reorganized to the City of Tracy.

ADMINISTRATIVELY ADOPTED this 11th day of December 2025.



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

ATTEST:



MITZI STITES, COMMISSION CLERK
San Joaquin Local Agency Formation Commission



Attachment 3

SEC. 35, T.2S, R.4E, M.D.M.

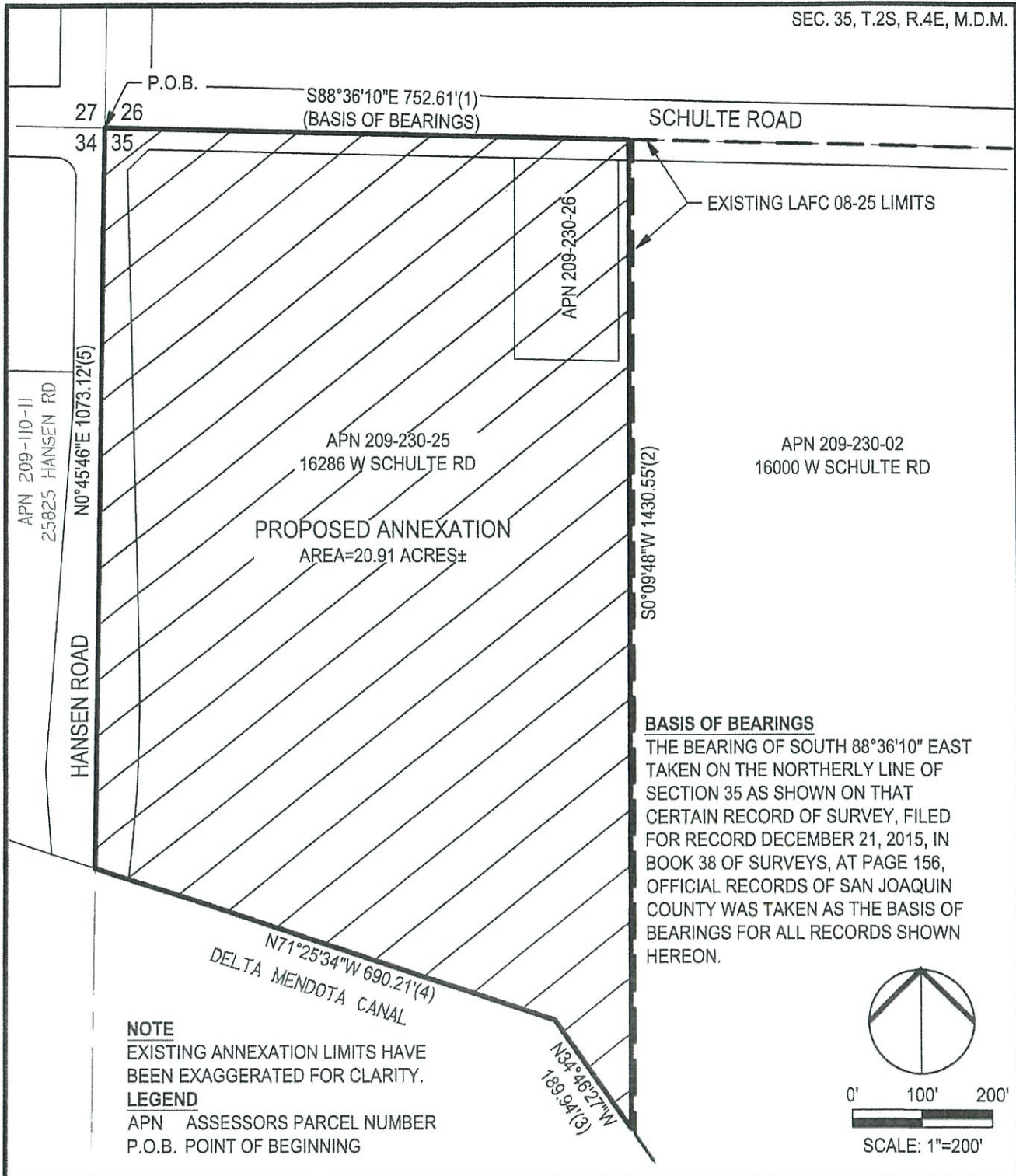
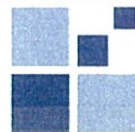


EXHIBIT "B"

DATE 10/30/2025
DESIGN KJG
DRAWN SRS
JOB NO. 20174



SIEGFRIED

3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx. 209-942-0214

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN

SCALE: AS SHOWN

SHEET

2

OF: 2

C:\Users\soares\appdata\local\temp\AcPublish_3242020174 LAFCO Exhibit.dwg

10/30/25



Attachment 3

L AFC 30-25

DESCRIPTION OF SCHULTE ROAD WAREHOUSE PROJECT ANNEXATION
TO
CITY OF TRACY
EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, LYING WITHIN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION, SAID POINT ALSO LYING ON THE CENTERLINE OF SCHULTE ROAD; THENCE ALONG SAID CENTERLINE AND NORTH SECTION LINE

(1) SOUTH 88°36'10" EAST, A DISTANCE OF 752.61 FEET TO THE NORTHWEST CORNER OF THE COSTCO DEPOT ANNEXATION TO CITY OF TRACY (L AFC 08-25);

THENCE ALONG THE WEST LINE OF SAID ANNEXATION (2) SOUTH 0°09'48" WEST, A DISTANCE OF 1430.55 FEET TO A POINT LYING ON THE NORTH LINE OF THE DELTA MENDOTA CANAL;

THENCE ALONG THE NORTH LINE OF SAID CANAL THE FOLLOWING TWO COURSES:

(3) NORTH 34°46'27" WEST, A DISTANCE OF 189.94 FEET;

(4) NORTH 71°25'34" WEST, A DISTANCE OF 690.21 FEET TO A POINT ON THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF HANSEN ROAD;

THENCE ALONG SAID WEST SECTION LINE AND LAST SAID CENTERLINE (5) NORTH 0°45'46" EAST, A DISTANCE OF 1073.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.91 ACRES, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "B" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

KEVIN J. GENASCI, PLS 8660
OCTOBER 29, 2025

Professional Land Surveyor License No. 8660, State of California, expires on 10/31/2027. Renewal required by 10/31/2026.



CLOSURE REPORT

Project Number/Phase:

Date Printed:

20174

11/04/2025

Name: PROPOSED ANNEXATION

North: 2086879.3900'

East: 6268656.5700'

Segment #1 : Line

Course: S88° 36' 10"E

Length: 752.61'

North: 2086861.0386'

East: 6269408.9562'

Segment #2 : Line

Course: S00° 09' 48"W

Length: 1430.55'

North: 2085430.4944'

East: 6269404.8782'

Segment #3 : Line

Course: N34° 46' 27"W

Length: 189.94'

North: 2085586.5123'

East: 6269296.5472'

Segment #4 : Line

Course: N71° 25' 34"W

Length: 690.21'

North: 2085806.3631'

East: 6268642.2877'

Segment #5 : Line

Course: N00° 45' 46"E

Length: 1073.12'

North: 2086879.3880'

East: 6268656.5737'

Perimeter: 4136.43'

Area: 910892.07 Sq. Ft.

Error Closure: 0.0042

Course: S61° 23' 29"E

Error North: -0.00200

East: 0.00367

Precision 1: 984864.29

STOCKTON

3428 Brookside Rd.
Stockton, CA 95219
t: 209.943.2021

SAN JOSE

84 W. Santa Clara St., #700
San Jose, CA 95113
t: 408.754.2021

SACRAMENTO

1164 National Drive #20
Sacramento, CA 95834
t: 916.520.2777

MODESTO

100 Sycamore Ave, #100
Modesto, CA 95354
t: 209.762.3580



Project Document Check List

Document Name	Yes	No	Date Requested from Client
Justification of Proposal	✓		needs to be signed
Vacienity Map	✓		
Legal Map	✓		
Legal Description	✓		
A copy of Grant deed(s)	✓		
Surveyors Check	✓		
City / District Resolution	✓		
Notice of Determination	✓		
Fish & Wildlife Fee Receipt	✓		
Plan for Services	✓		
Tax Sharing Agreement	✓		
Seperation Agreement / Resolution from Special	N/A		
Finance Disclosure	✓		
EIR / Draft EIR	✓		
LAFCo Fees	✓		

✓ written permission from affected property owner - rec'd 10/25/25

✓ sign picture - 11/4/25

