

**CERTIFICATE OF COMPLETION**

San Joaquin LAFCo  
509 West Weber Avenue, Suite 420  
Stockton, CA 95203

Doc #: 2020-082609  
07/10/2020 12:20:48 PM  
Page: 1 of 6 Fee: \$0  
Steve J. Bestolarides  
San Joaquin County Recorders  
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Short Form Designation:

**ALVAREZ REORGANIZATION TO THE CITY OF TRACY (LAFC 03-20)**

Alvarez Reorganization of 14.6 ± acres to the City of Tracy with concurrent detachments from the Tracy Rural Fire Protection District and San Joaquin Resource Conservation District.

1. Filed pursuant to action by City of Tracy
2. The name of each district or city involved in this change of organization or reorganization and the kind or type of change of organization ordered to each such city or district as follows:

<u>CITY OR DISTRICT</u>	<u>TYPE OF CHANGE OF ORGANIZATION</u>
City of Tracy	Annexation
Tracy Rural Fire Protection District	Detachment
San Joaquin Resource Conservation District	Detachment

3. The city or districts are located in the following county: San Joaquin.
4. Boundary descriptions for said change have been attached as Exhibit "A".
5. Terms and conditions, if any, are provided in said Resolution, attached.
6. I hereby certify that the action taken by adoption of the above cited resolution complies with the boundaries and conditions specified by the San Joaquin Local Agency Formation Commission in Resolution No. 1425.

\_\_\_\_\_  
JAMES E. GLASER, EXECUTIVE OFFICER  
San Joaquin Local Agency Formation Commission

Completion Date: July 11, 2020

**LEGAL DESCRIPTION  
ALVAREZ ANNEXATION TO THE CITY OF TRACY  
SAN JOAQUIN COUNTY, CALIFORNIA  
(LAFC 03-20)**

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

A PORTION OF LOTS 3 & 18 IN BLOCK 15 OF TRACY GARDEN FARMS, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD OCTOBER 2, 1913, IN BOOK OF MAPS AND PLATS, VOLUME 8, PAGE 1, SAN JOAQUIN COUNTY RECORDS, ALSO BEING A PART OF RANCHO EL PESCADERO, SAN JOAQUIN COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LARCH ROAD (60.00 FEET IN WIDTH), SAID POINT BEING ON THE NORTHWESTERLY CORNER OF CITY LIMIT LINE BOUNDARY, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 3 AND 30.00 FEET NORTH OF THE NORTHEAST CORNER OF SAID LOT 18, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEARS NORTH 00 DEGREES 23 MINUTES 09 SECONDS EAST, 60.00 FEET FROM THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED, RECORDED NOVEMBER 18, 2016, AS DOCUMENT NUMBER 2016-142571, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE FOLLOWING SEVEN (7) COURSES:

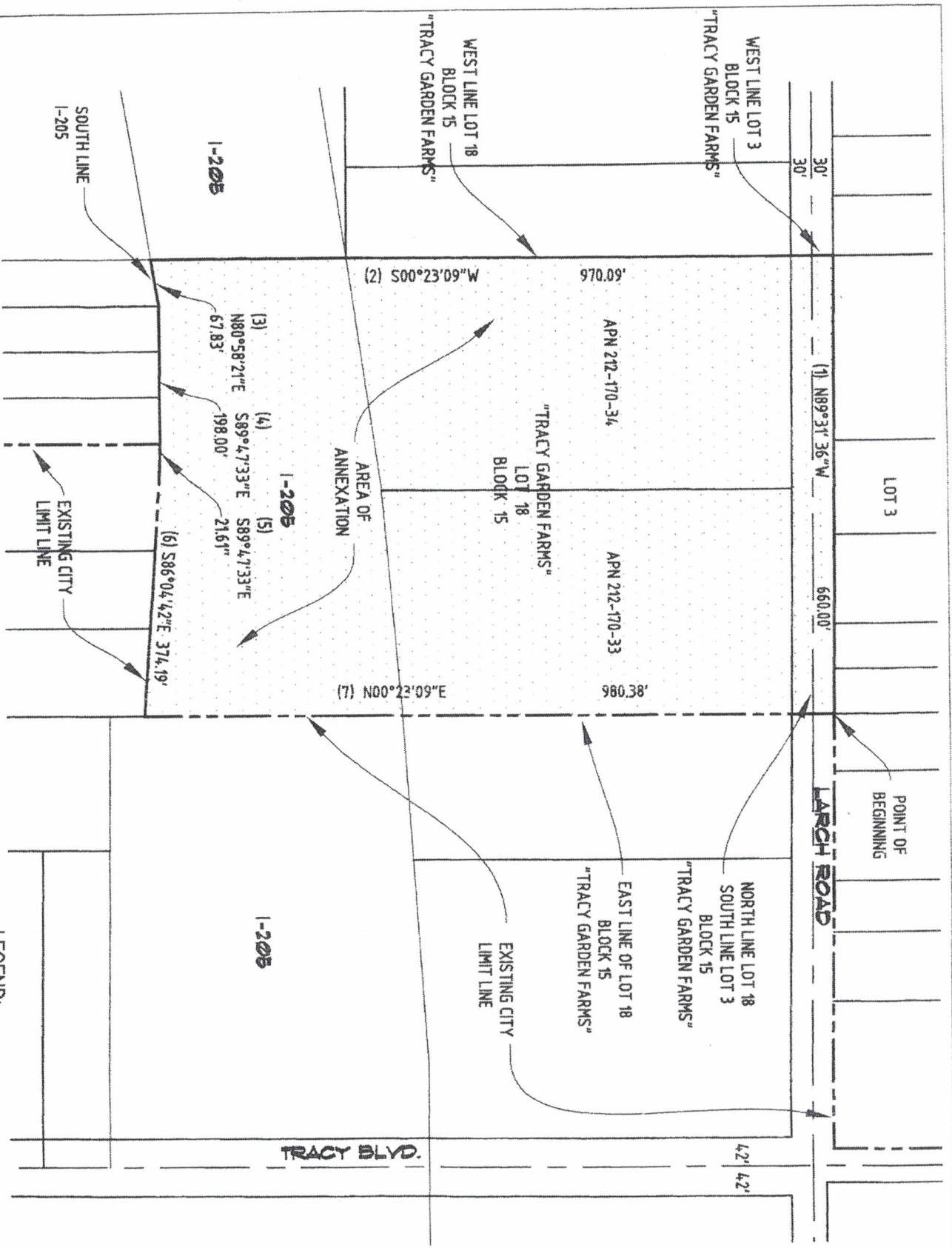
- (1) NORTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, ALONG THE NORTH LINE OF SAID LARCH ROAD, 660.00 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF SAID LOT 3.
- (2) SOUTH 00 DEGREES 23 MINUTES 09 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOTS 3 & 18, A DISTANCE OF 970.09 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF INTERSTATE ROUTE NO. 205;

- (3) NORTH 80 DEGREES 58 MINUTES 21 SECONDS EAST, ALONG THE SOUTH LINE OF SAID INTERSTATE ROUTE NO. 205, A DISTANCE OF 67.83 FEET, MORE OR LESS TO A POINT;
- (4) CONTINUING ALONG SAID SOUTH LINE OF INTERSTATE ROUTE NO. 205, SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, 198.00 FEET, MORE OR LESS TO A POINT, SAID POINT BEING ON THE EXISTING CITY LIMIT LINE BOUNDARY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED, RECORDED DECEMBER 20, 2007, AS DOCUMENT NUMBER 2007-212674, SAN JOAQUIN COUNTY RECORDS;
- (5) CONTINUING ALONG SAID SOUTH LINE OF INTERSTATE ROUTE NO. 205 AND SAID CITY LIMIT LINE, SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, 21.61 FEET, MORE OR LESS TO A POINT;
- (6) SOUTH 86 DEGREES 04 MINUTES 42 SECONDS EAST, ALONG SAID SOUTH LINE OF INTERSTATE ROUTE NO. 205 AND SAID CITY LIMIT LINE, 374.19 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID LOT 18, SAID POINT ALSO BEING ON SAID EXISTING CITY LIMIT LINE BOUNDARY;
- (7) NORTH 00 DEGREES 23 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF SAID LOTS 18 AND 3, AND SAID EXISTING CITY LIMIT LINE BOUNDARY, 980.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.6 ACRES, MORE OR LESS, AS DESCRIBED ABOVE.



*Dan R. Schack*  
05/14/20

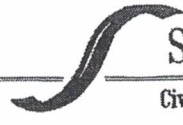


# ANNEXATION MAP

SCALE - 1" = 200'

LEGEND:  
 (1) COURSE NUMBER, SEE LEGAL DESCRIPTION

Date:	03/31/20
Job:	15.052
By:	DW
Sheet	2
of 1	



## Schack & Company, Inc.

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**ALVAREZ ANNEXATION**  
**TO THE CITY OF TRACY**  
 (LAPC 03-20)  
 APN 212-170-33 & 34  
 TRACY, CALIFORNIA

"REVISED" RESOLUTION NO. 1425

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION  
APPROVING THE ALVAREZ REORGANIZATION TO THE CITY OF TRACY  
WITH CONCURRENT DETACHMENTS FROM TRACY RURAL FIRE  
PROTECTION DISTRICT AND THE SAN JOAQUIN COUNTY RESOURCE  
CONSERVATION DISTRICT (LAFC 03-20)**

WHEREAS, the above entitled proposal was initiated by resolution by the City of Tracy and on March 3, 2020 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act of 2000; and

WHEREAS, the Commission held a telephonically public hearing on the proposed reorganization on June 11, 2020, pursuant to notice of hearing which was published, posted, and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal and all persons were given an opportunity to address the hearing telephonically; and

WHEREAS, the City of Tracy certified and adopted a Mitigated Negative Declaration (State Clearinghouse No. 2017102046) and approved Mitigation Measures and a Monitoring and Reporting Program for the Alvarez Annexation Project;

WHEREAS, the subject territory is uninhabited and has 100% owner consent;

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the public hearing held on June 11, 2020;

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 Commission has independently reviewed and considered the Mitigated Negative Declaration (State Clearinghouse No. 2017102046) and adopts the CEQA Mitigation Measures and Monitoring and Reporting Program as certified by the City of Tracy.

Section 2. Finds that the proposal is uninhabited and has 100% owner consent.

Section 3. Approves the annexation of the Alvarez Reorganization to the City of Tracy with concurrent detachment from the Tracy Rural Fire Protection District and the San

Joaquin County Resource Conservation District with the boundary description attached hereto as Exhibit A.

Section 4. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to a planned, well-ordered, and efficient urban development pattern that includes appropriate consideration of the reservation of open-space lands within those urban development patterns.

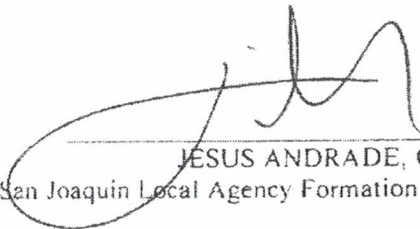
Section 5. Finds, that the Tracy Rural Fire Protection District has not demonstrated that the action will negatively impact the special district's budget or services or requires the continuation of services without the provision of adequate funding.

PASSED AND ADOPTED this 11<sup>th</sup> day of June 2020 by the following roll call vote:

AYES: Commissioners Breitenbucher, Johnson, Patti, Villapudua, and Chairman Andrade

NOES: None

ABSENT: Commissioner Krumeich



JESUS ANDRADE, CHAIRMAN  
San Joaquin Local Agency Formation Commission