



Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
 P. O. Box 3044
 Sacramento, CA 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, CA 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Conditional Use Permit No. PA-1900085

PROJECT LOCATION: The project site is on the southeast corner of W. Larch Road and S. Naglee Road, in Tracy, San Joaquin County. (APN/Address: 212-050-01 / 21356 S. Naglee Rd., Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: A Conditional Use Permit application for a religious assembly to be constructed in 2 phases over 5 years. Phase 1 of the project is to include construction of a single story, 43,770 square foot multipurpose building to include an assembly hall, a covered courtyard, a dining hall and kitchen, an office, meeting rooms, restrooms, shoe room storage rooms, lobby and wedding rooms. Phase 2 includes the construction of a 13,818 square foot addition to the multipurpose building to contain classroom, prayer hall, office, quest room, and a priest room. The building height is 28.6 feet. The structure will have a dome with a maximum height of 52 feet. The project will utilize private, on site services: Well, septic system, and storm water retention pond. Three water tanks for fire will be installed. On site parking for 365 vehicles will be provided. Two, 2-way driveways are proposed- one off of Naglee Road and one off of Larch Road. An 8-foot high solid wall is proposed for the south property line adjacent to Auto Plaza Drive. There will be no access from Auto Plaza Drive. The operating hours for the assembly will be 10:00 a.m. to 7:00 p.m., 7 days per week, with a maximum of 15 employees. The classrooms will be utilized on Sundays only and will accommodate a maximum of 50 students. Also proposed are 4 annual special events with a maximum attendance of 700 people. These events are considered accessory to the main use. (Use Type: Assembly-Religious).

The Property is zoned AL-10 (Limited Agriculture, 10-acre minimum) and the General Plan designation is A/UR (Agricultural-Urban Reserve).

PROPONENT: Gurudwara Sahib Tracy c/o Bhuphinder Sidhu / Mike Hakeem

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: December 4, 2024

Contact Person:

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