



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

NOTICE OF EXEMPTION Jeff Niemeyer, Deputy Director of Building Inspection

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 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-2400506

Project Location - Specific: The project site is at the southeast corner of South Lammers Road, South Nancy Emilia Court, Tracy. (APN/Address: 212-090-11 / 18806 S. Nancy Emilia Ct., Tracy) (Supervisory District: 5)

Project Location - City: Tracy

Project Location - County: San Joaquin County

Project Description: Conditional Use Permit application to establish a religious assembly facility under the Use Type: Assembly, Religious. The project is proposed to be completed in two phases, over five (5) years. Phase 1 includes the conversion of an existing 4,765 square foot agricultural building to a temple. Phase 2 includes the conversion of an existing 2,642 square foot agricultural building to a meditation hall. A maximum attendance of 70 is proposed, with the exception of six (6) annual religious events with a maximum of 600 attendees per day, not to exceed 150 persons at any one time. Daily operating hours are proposed as follows: 8:30 a.m. to 12:30 p.m. and 5:30 p.m. to 8:30 p.m., Monday through Friday, and 8:00 a.m. to 9:00 p.m., Saturday through Sunday. A maximum of five (5) staff members are anticipated. The project will be served by an on-site well for water, an on-site septic system for wastewater disposal, and on-site storm drainage. Primary access to the religious assembly facility will be provided via a new proposed dedicated driveway to Lammers Road. Access to the religious assembly facility from Nancy Emilia Court is prohibited.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Viswaprasad Kristipati / Joe Holasek

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Jacob Pahule, Associate Planner
 San Joaquin County Community Development Department

Exemption Status:
 Statutory Exemptions. (Section 15183)

Exemption Reason:
 Processed under the provisions of the California Code of Regulations Section 15183, which are exempt from CEQA. Section 15183 states that projects which are consistent with the development density established by existing zoning, community plan, or 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. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Lead Agency Contact Person:
 Jacob Pahule Phone: (209) 468-3186 Fax: (209) 468-3163 Email: jpahule@sjgov.org

Signature:

Date: 6/4/26

Name: Sean Cardenas

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 6/4/26

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

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 Steve J. Bestolarides
 San Joaquin County Clerk

By Deputy: dfilipowski

