



NOTICE OF EXEMPTION

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-1900085

Project Location - Specific: The project site is located on the southeast corner of W. Larch Road and S. Naglee Road, Tracy. (APN/Address: 212-050-01 / 21356 S Naglee Rd., Tracy) (Supervisory District: 5)

Project Location – City: Tracy

Project Location – County: San Joaquin County

Project Description: Conditional Use Permit application to construct a religious assembly totaling 57,588 square feet to be constructed in 2 phases over 5 years. Phase 1 includes construction of a single story, 43,770-square-foot multipurpose building with an assembly hall, a covered courtyard, a dining hall, a kitchen, an office, meeting rooms, restrooms, a shoe room, storage rooms, a lobby, and wedding rooms. Phase 2 includes the construction of a 13,818-square-foot addition to the multipurpose building to contain classrooms, a prayer hall, an office, a quest room, and a priest's room. The proposed building ranges in height from 28.6 feet at the main parapet to a maximum height of 52 feet at the top of the dome. Maximum attendance is anticipated to be 250 attendees with the exception of 4 annual special events for a maximum attendance of 500 attendees. These events are considered accessory to the religious assembly. Operating hours will be 10:00 a.m. to 7:00 p.m., seven (7) days per week, with a maximum of 10 employees. The facility has 2 access driveways - one on Larch Road and one on Naglee Road. An 8-foot-tall solid screen wall is proposed along the property's southern border along Auto Plaza Drive. Services will be provided by an onsite well for water, septic system for wastewater, and retention pond for storm drainage. This parcel is not under Williamson Act Contract.

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

Project Proponent(s): Gurudwara Sahib Tracy Inc. / Mike Hakeem

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

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

Exemption Status:
Statutory Exemptions. (Section 15183)

Exemption Reason:
Section 15183 of the State CEQA Guidelines, enables public agencies to streamline the environmental review of subsequent projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified by limiting its examination of environmental effects which are peculiar to the project or its site.

Filed Doc #: 39-06262025-184
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Page: 1 of 2 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

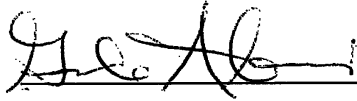
By Deputy: vjensen



Lead Agency Contact Person:

Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____



Date: _____

6/25/25

Name: _____

Gerardo Altamirano

Title: _____

Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

6/25/25