



SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., Board of Supervisors Chambers, Stockton, California

Thursday, June 19, 2025
SPECIAL TIME: 6 P.M.

SPECIAL HEARING INFORMATION:

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email (pcrecords@sjgov.org) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

PARTICIPATE:

Use Microsoft Teams via computer or mobile device at:

<https://sjgov.link/planning-commission-hearing>

Or by calling (209) 645-4071, Conference ID: 847 406 772#

Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.

WATCH:

Live stream the Planning Commission meetings at:

https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA_Anw

Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.

LISTEN:

Members of the public may listen to the hearing by calling (209) 468-0750.

Note: Please mute phone after calling in. This number does not allow for public participation.

PUBLIC COMMENT:

Public Comments may be submitted by sending an email to pcrecords@sjgov.org. Written comments received by 3:00 pm on the day of the hearing will be provided to Planning Commissioners at the hearing and be part of the written record and written comments received between 3:00 pm and the end of the hearing will become part of the written record on the item. Emailed comments regarding a specific agenda item should include the application number in the subject line. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

PUBLIC HEARING PROCEDURES

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
 - Applicant may provide oral (limited to 20 minutes) or written testimony.
 - Other project proponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - Applicant may provide a rebuttal (limited to 10 minutes).
 - Time limits do not apply to responses to questions from Planning Commissioners or staff.
 - Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.
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- **Flag Salute**
 - **Roll Call**
 - **Action on Requests for Continuances or Withdrawals (if needed)**
 - **Explanation of Hearing Procedures**
 - **The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes.**
 - **Action Item:**
 1. **CONDITIONAL USE PERMIT NO. PA-2200056 OF GURUDWARA SAHIB TRACY, INC (C/O MIKE HAKEEM, THE LAW FIRM OF HAKEEM, ELLIS, MARENGO, & RAMIREZ)** 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 guest 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 with 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 a Williamson Act Contract. The project is located on the southeast corner of W. Larch Road and S. Naglee Road, Tracy. (Supervisory District: 5)

Environmental Determination: It is CDD's intent to adopt a CEQA exemption pursuant to Section § 15183. A Notice of Exemption will be filed if the project is approved.

2. **MAJOR SUBDIVISION NO. PA-2200056 OF VENTANA DEVELOPMENT COMPANY, INC. (C/O DILLON & MURPHY)** to subdivide 2 parcels totaling 78.76 acres into 54 lots of one or more acres each, and a 4.8-acre designated remainder. Each lot will utilize on-site septic systems for wastewater. A public water system is required to be established and a non-County public utility agency must be formed to provide for the operation, maintenance, and improvement of the water system. Storm drain service will be provided by County Service Area 29. The project site is located on the northeast corner of N. Lower Sacramento Road and E Liberty Road, Galt. (Supervisory District: 4)

Environmental Determination: It is CDD's intent to adopt a CEQA exemption pursuant to Section §15183. A Notice of Exemption will be filed if the project is approved.

- **Special Events Workshop**
- **Other Business:**
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of Future Hearings – as needed)**
- **Adjournment**

Donald Ruhstaller, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on June 30, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.