



APPLICATION REFERRAL: Public Hearing

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100238 (C)**

PROPERTY OWNER: Datta Yoga Center
1366 Suzanne Ct.
San Jose, CA 95129

APPLICANT: Tulasi C. Tummala
1366 Suzanne Ct.
San Jose, CA 95129

PROJECT DESCRIPTION: A Conditional Use Permit application for a 27,000-square-foot Religious Assembly for a maximum of 750 people to be developed in 2 phases over 5 years. Phase 1 includes the construction of a 5,000-square-foot temple/assembly hall for up to 250 people, and a 3,000-square-foot dwelling unit for 3 priests to live on site. Phase 2 includes the construction of a 12,000-square-foot temple building, and a 7,000-square-foot addition to the Phase 1 assembly hall building for 500 additional attendees. Phase 2 proposes an increase in attendance from a maximum of 250 people to a maximum of 750 people. The project proposes a new on-site well, septic system, and stormwater retention pond. The project site is not under a Williamson Act contract.

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

PROJECT LOCATION: The project site is on the north side of W. Bethany Rd., 1,045 feet west of S. Naglee Rd., Tracy. (APN/Address: 212-020-07 / 12925 W. Bethany Rd., Tracy) (Supervisorial District: 5)

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than September 15, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: August 18, 2023

TO:

SJC Supervisor: District 5	San Joaquin Council of Governments	Delta Keeper
SJC Agricultural Commissioner	Delta Commission	Building Industry Association
SJC Assessor	Delta Stewardship Council	Builders Exchange
SJC Building Division	Caltrans – District 10	Carpenters Union
SJC Environmental Health	CA Regional Water Quality Control Board	Farm Bureau
SJC Fire Prevention Bureau	Central Valley Flood Protection Board	Buena Vista Rancheria
SJC Mosquito Abatement	CA Fish & Wildlife Region: 3	California Tribal TANF Partnership
SJC Public Works	CA Native American Heritage Commission	California Valley Miwok Tribe
SJC Sheriff Communications Director	Naglee-Burk Irrigation District	North Valley Yokuts Tribe
City of Tracy	PG&E	United Auburn Indian Community
Tracy Rural Fire District	1007 Pico & Naglee Reclamation District	Haley Flying Service
Tracy Unified School District	Federal Emergency Management Agency	Precissi Flying Service
Air Pollution Control District	US Post Office	Sierra Club



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California Balaji Temple
12925 W Bethany Road
Tracy, CA 95304

WMB Project No. 21-090

PUBLISH HISTORY:
No. DATE PURPOSE
01.19.22 USE PERMIT
1 02.28.23 REVISION 1

PROPOSED SITE PLAN

A1

**SITE PLAN
Application # PA-2100238**

Received By *GS* On 2.28.2023

LEGEND

- 01.01 KEYNOTE - REF. SCHEDULE THIS SHEET
- 1 BUILDING - REF. SCHEDULE THIS SHEET
- CL CENTER LINE
- LANDSCAPED AREAS

GENERAL NOTES

1. EXISTING PARCEL IS RELATIVELY FLAT.
2. PARKING LOT STALLS SHALL BE 9'-0" x 20'-0", TYP.
3. ALL PERMANENT DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT PAVING.

KEYNOTES

- 05.01 NEW 5' HIGH ORNAMENTAL IRON FENCE/GATE/HARDWARE TO SURROUND POOL
- 13.01 NEW 15x30' PRIVATE IN-GROUND SWIMMING POOL
- 21.01 NEW FIRE PROTECTION WATER STORAGE TANK
- 31.01 NEW STORMWATER RETENTION BASIN
- 31.02 PHASE 2 STORMWATER RETENTION BASIN EXPANSION
- 32.01 NEW ACCESSIBLE DROP OFF ZONE
- 32.02 NEW PRIMARY 30' WIDE DRIVEWAY ENTRANCE
- 32.03 NEW FIRE ACCESS DRIVEWAY (GATED)
- 32.04 NEW PARKING LOT - PHASE 1
- 32.05 NEW PARKING LOT - PHASE 2
- 32.06 NEW UNPAVED (GRAVEL) OVERFLOW PARKING AREA
- 32.08 NEW LANDSCAPING ALONG PUBLIC RIGHT OF WAY - MINIMUM 10' WIDE FULL LENGTH
- 32.09 NEW PARKING LOT LIGHT FIXTURE - PROVIDE WITH CUT-OFF SHIELDS ALONG PROPERTY LINES
- 32.10 NEW PARKING LOT TREE - MINIMUM (1) PER EVERY (5) PARKING SPACES
- 32.12 NEW PLAZA
- 32.13 NEW TRASH/RECYCLING ENCLOSURE
- 32.14 NEW 6' HIGH, 10' WIDE MONUMENT SIGN. FINAL SIGN DESIGN TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION
- 33.01 NEW WASTEWATER DISPOSAL FIELD TO SERVE PHASE 1 DEVELOPMENT
- 33.02 NEW 100% REPLACEMENT AREA FOR PHASE 1 WASTEWATER DISPOSAL FIELD
- 33.03 NEW WASTEWATER DISPOSAL FIELD TO SERVE PHASE 2 DEVELOPMENT
- 33.04 NEW 100% REPLACEMENT AREA FOR PHASE 2 WASTEWATER DISPOSAL FIELD
- 33.05 NEW WELL
- 33.06 NEW SEPTIC TANK TO SERVE PHASE 1 DEVELOPMENT
- 33.07 NEW SEPTIC TANK TO SERVE PHASE 2 DEVELOPMENT

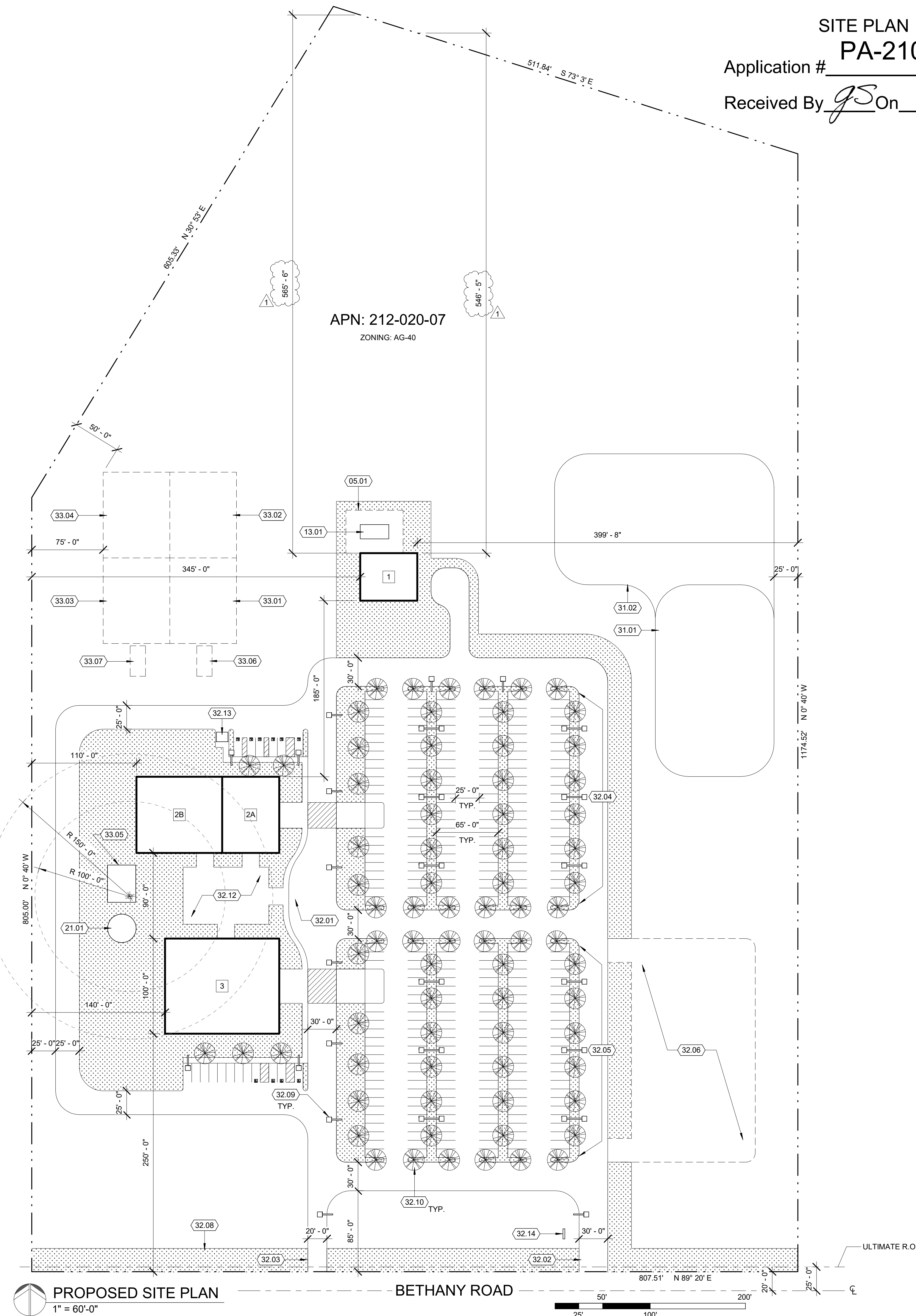
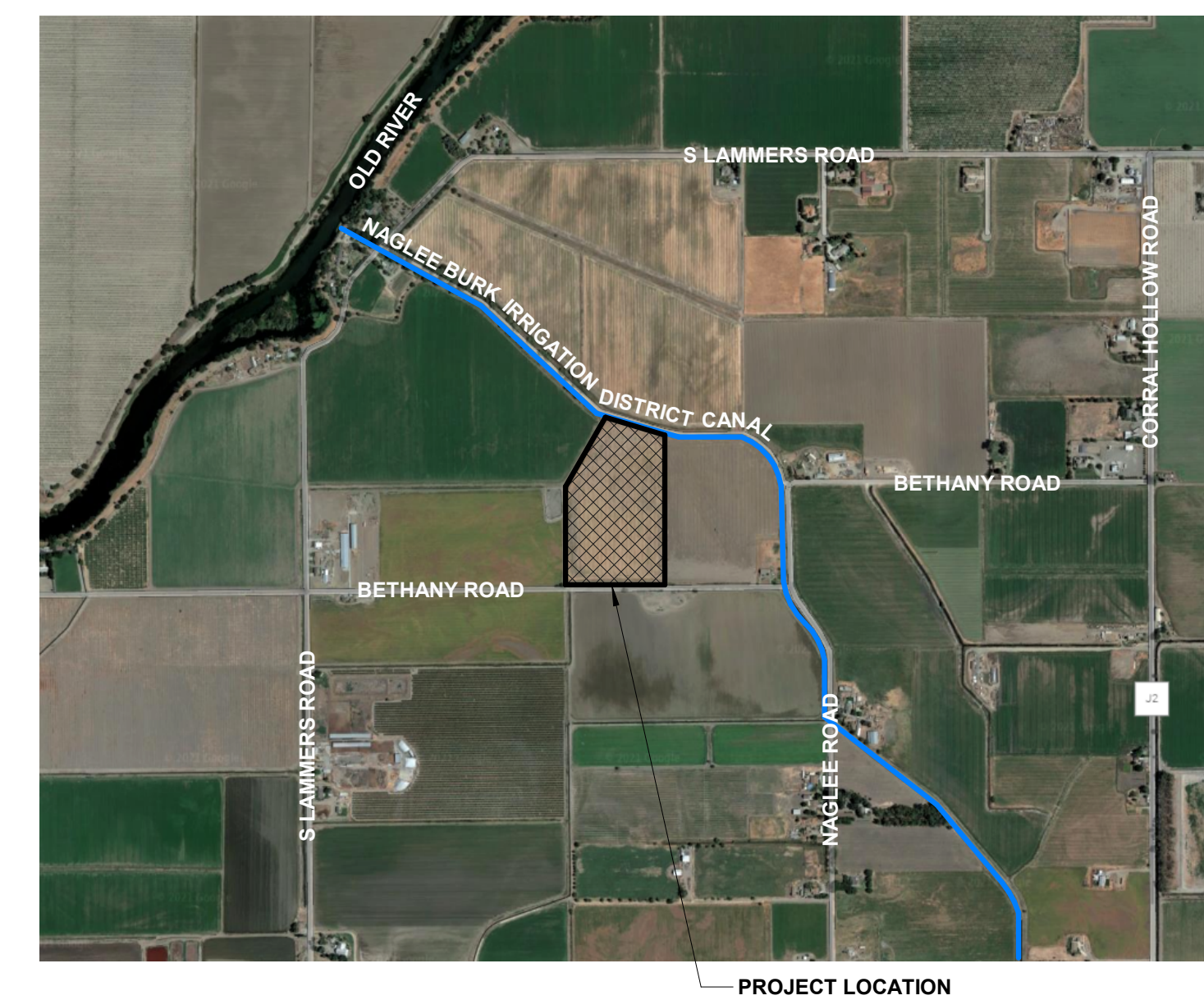
BUILDING SCHEDULE

LABEL	BUILDING	AREA	STORIES	HEIGHT	PHASE
1	PRIEST'S RESIDENCE	3,000 SF	1	25 ft	1
2A	ASSEMBLY HALL	5,000 SF	1	35 ft	1
2B	ASSEMBLY HALL EXPANSION	7,000 SF	1	35 ft	2
3	TEMPLE	12,000 SF	1	35 ft	2

PARKING SCHEDULE

PHASE	# SEATS IN PRIMARY ASSEMBLY SPACE	RATIO	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE SPACES REQ'D	ACCESSIBLE SPACES PROVIDED
1	250	1:3	84	150	6	6
2	750	1:3	250	300	8	10

VICINITY MAP



PROPOSED SITE PLAN
1" = 60'-0"

