



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:
 Public Hearing**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-1900085 (C)**

PROPERTY OWNER: Gurudwara Sahib Tracy
 c/o Bhuphinder Sidhu
 24785 South Banta Road
 Tracy, CA 95304

APPLICANT: Mike Hakeem
 3414 Brookside Rd., Suite 100
 Stockton, CA 95219

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).

PROJECT LOCATION: The project site is on the southeast corner of W. Larch Road and S. Naglee Road, in Tracy. (APN/Address: 212-050-01 / 21356 S. Naglee Rd., Tracy) (Supervisory 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 January 1, 2025. 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: December 4, 2024

TO:

SJC Supervisor: District 5	Naglee Burk Irrigation District	CRWQCB
SJC Assessor	City of Tracy	PG&E
SJC Building Division / Plan Check	Tracy Rural Fire District	Air Pollution Control District
SJC Environmental Health	Tracy Unified School District	Precissi Flying Service
SJC Fire Prevention Bureau	Farm Bureau	Carpenters Union
SJC Mosquito Abatement	Caltrans – District 10	Federal Emergency Management Agency
SJC Public Works	US Fish & Wildlife	AT&T
SJC Sheriff Communications Director	1007 Pico & Naglee Rec District	US Army Corps
SJC Agricultural Commissioner	Builders Exchange	Haley Flying Service
San Joaquin Council of Governments	CA Fish & Wildlife Region: 3	Sierra Club