



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

**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) (Supervisorial 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.

**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