



Planning Commission Staff Report
Item # 1, March 5, 2026
Use Permit Modification No. PA-2200053
Prepared by: Giuseppe Sanfilippo

PROJECT SUMMARY

Applicant Information

Property Owner: Manteca Sportsmen Inc.
Project Applicant: San Joaquin County

Project Site Information

Project Address: 30261 South Airport Way, Manteca
Project Location: On the north side of South Airport Way, 0.5 miles east of Kasson Road, Manteca

Parcel Number (APN):	241-370-07	Water Supply:	Private (None)
General Plan Designation:	A/G	Sewage Disposal:	Private (None)
Zoning Designation:	AG-40	Storm Drainage:	Private (None)
Project Size:	0.92-acres	100-Year Flood:	Yes (AE)
Parcel Size:	12.55-acres	Williamson Act:	No
Community:	None	Supervisorial District:	5

Environmental Review Information

CEQA Determination: Categorical Exemption Section 15321 Class 21 (Attachment E Environmental Document)

Project Description

This project is a Modification to Use Permit No. UP-3009 that established the Manteca Sportsmen Club to add two Conditions of Approval to ensure that the gun range and related activities do not pose a danger to attendees and the public. These conditions include:

- A requirement for the installation of safety canopies to prevent projectiles from going over the levee at each rifle range shooting bench.
- A requirement for a certified range master to be on site during all hours of operation.

Recommendation

1. Adopt Finding Nos. 2, 3, and 6 for Modification of Use Permit (Attachment C), and
2. Approve Modification No. PA-2200053 to Use Permit No. UP-3009 with the revised Conditions of Approval (Attachment I) Nos. 1.d and 1.e.

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: January 16, 2026.

Number of Public Hearing notices: 324

Date of Public Hearing notice mailing: January 16, 2026.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** March 28, 2022

Project Re-Referral with Environmental Determination Date: March 6, 2025

Agency Referrals	Response Date - Referral	Response Date-Re Referral	Agency Referrals	Response Date - Referral	Response Date-Re Referral
County Departments			Local Agencies		
Ag Commissioner			2064 River Junction Reclamation District		
Assessor			Lathrop-Manteca Fire District		
Community Development			Mosquito Abatement		
Building Division			S.J.C.O.G.		
Fire Prevention Bureau			San Joaquin Farm Bureau		
Public Works		3/7/2025	San Joaquin Air Pollution Control District		
Environmental Health		3/10/2025	Manteca Unified School District		
General Services					
Sheriff Office					
Board of Supervisors, District 5					
State Agencies			Miscellaneous		
A.B.C.			A.T.&T.		
Department of Transportation			B.I.A.		
District 10			Builders Exchange		
Division of Aeronautics			Haley Flying Service		
C.H.P.			P.G.&E.		4/4/2025
C.R.W.Q.C.B.			Precissi Flying Service		
Fish & Wildlife, Division: 2			Sierra Club		
CA Native American Heritage Commission			United Auburn Indian Community		
CA Tribal TANF Partnership			CA Valley Miwok Tribe		
Federal Agencies			North Valley Yokuts Tribe		
F.A.A.			Buena Vista Rancheria		
F.E.M.A.			Farm Bureau		

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ANALYSIS

Background

On August 6, 1964, the Planning Commission approved Use Permit No. 3009 for a shooting range on the subject property subject to Conditions of Approval (Attachment E.). Condition of Approval No.1 stated that:

The permitted use shall not at any time develop into a nuisance, as herein defined. If, in the opinion of the Planning Commission or Board of Supervisors, any County Ordinance or State Law or regulations or conditions attached hereto are being violated in connection with the operation of this use, that they retain the power to revoke or modify this permit. For the Purposes of this use permit, a nuisance is defined as follows:

“Nuisance is defined as anything resulting from unreasonable or unlawful practices or from neglect which is, or tends to be, injurious to health, safety, or public welfare, or is unsightly or offensive to the senses so as to interfere with the comfortable enjoyment of life or property in the neighborhood area, as such neighborhood area is defined by the Planning Commission.”

In February 2022, a San Joaquin County Sheriff's Office (Sheriff's Office) investigated a complaint that stray bullets were landing on properties near the Manteca Sportsmen Inc.'s club property (APN: 241-370-07). A follow-up investigation by the Sheriff's Office confirmed that bullets from rifles fired at the Manteca Sportsmen Inc.'s shooting range were landing outside of the shooting range property causing a safety hazard to the public. Bullets were found up to 1-mile north of the shooting range on APN: 241-180-16, which is a site owned and operated by the San Joaquin County Office of Education (SJCOE). This site contains two educational facilities: a regional center for STEM and environmental exploration (Durham Ferry Outdoor Education Center) and a charter school (Historic Durham Ferry Academy).

Compliance Agreement

As a result of Sheriff's Office investigation, the Community Development Department determined that the shooting range operations were in violation of Use Permit No. 3009, Condition of Approval No. 1, because the shooting range had developed into a nuisance by neglecting to maintain all shooting range activities on-site and therefore creating a situation that could be injurious to health, safety, and public welfare. In order to ensure public safety, the Community Development Department and the Manteca Sportsmen Inc. entered into a Compliance Agreement (Attachment F) on March 9, 2022. The Compliance Agreement dictated that Manteca Sportsmen Inc. must:

- Immediately stop the outdoor use of certain types of rifles on the firing range that are more likely to result in bullets leaving the property;
- Staff the range with a certified rangemaster during all shooting activities to ensure shooters are operating at their shooting stations safely.
- Submit engineered plans for physical improvement that will prevent bullets from leaving the subject property; and
- Make changes to the shooting range operations to ensure the approved use of the property will not be detrimental to the public health or safety, or be a public nuisance, in addition to other terms.

In return, the Compliance Agreement also stated that the County will stay enforcement action during the term of the agreement, provided operations do not create an imminent threat to public health, safety, or welfare. Although the original Compliance Agreement was in effect only for a 1-year period and the most current addendum expired February 1, 2025, Manteca Sportsmen Inc. has remained in compliance by not operating the rifle range until all safety concerns are resolved. Other elements of the facility are still in operation and not subject to complaints or enforcement actions.

In addition to the Compliance Agreement, the Community Development Department also opened Code Enforcement Case No. EN-2300651 for tracking purposes while the case remains active and until a long-term solution has been approved.

Modification/Revocation

Pursuant to Development Title Section 9-802.130 Modification or Revocation, any permit granted under the Development Title may be revoked or modified if any of the conditions or terms of the permit are violated or if any law or regulation is violated. Additionally, as noted above, the Conditions of Approval for UP-3009 allow the Planning Commission to revoke or modify the permit if it were to become a nuisance. On March 17, 2022, Community Development Department staff requested that the Planning Commission formally proceed with the revocation or modification process to address the public safety concerns confirmed by the Sheriff's Office. In response, the Planning Commission directed staff to work with the Manteca Sportsmen Club and the Sheriff's Office to bring back proposed modifications to the Conditions of Approval to integrate physical and operational requirements to ensure that shooting range operations and related activities on the property do not pose a danger to the public, including attendees and staff of the nearby SJCOE facilities.

Proposed Conditions of Approval

On April 22, 2025, the Community Development Department met with the Sheriff's Office and Manteca Sportsmen Inc. to discuss necessary modifications to Use Permit No. 3009 to address safety concerns. As a result of this meeting, CDD staff developed the following recommended Conditions of Approval (Attachment I):

- 1.d Safety canopies shall be required to prevent projectiles from going over the levee at each rifle range shooting bench.
- 1.e. A certified range master shall be on site during all hours of operation.

Safety Canopy Review

In order to ensure that the proposed Conditions of Approval would address the safety concerns, the applicant submitted Building Permit No. COM-BP-2500328 with details regarding the proposed safety canopies. On July 18, 2025, staff from the Sheriff's Office conducted an on-site evaluation of a related mock-up of the proposed safety canopies prepared by Manteca Sportsmen Inc. The Deputy Building Official and Senior Planner assigned to the project were also present during this evaluation. A sniper for the Sheriff's Office determined that the safety canopy mock-up was insufficient but could be modified to prevent projectiles from going over the levee. The sniper recommended adding an 8.5-inch ballistic block at the shooting bench running the full width of the safety canopy and raising the safety canopy 2 inches from the rear.

In addition to the Sheriff's Office review of the proposed safety canopies, the Community Development Department directed Manteca Sportsmen Inc. to obtain confirmation from a ballistics expert that the safety canopies, with the modified proposal, would provide sufficient protection to the public by maintaining all bullets on the shooting range property. On December 30, 2025, the applicant submitted a letter from Gene Whisenand, owner of Trident Firearms Academy and a private investigator with experience providing expert witness testimony pertaining to ballistics in criminal cases. The letter stated that the use of AR 400 steel in the construction of the safety canopies would prevent the projectiles from leaving the shooting range site and flying over the levee. On January 5, 2026, the Sheriff's Office sent an e-mail stating that they had reviewed the letter and had no issues with the conclusions or the credentials of Mr. Whisenand.

As a result, the Deputy Building Official determined that Building Permit No. COM-BP-2500328 must reflect the proposed modifications to the safety canopies prior to approval of the plans. This requirement has also been incorporated into the proposed modified Conditions of Approval (1.f.1.a. & b.).

Upon finalizing the proposed modified Conditions of Approval, the project was scheduled for a public hearing at the Planning Commission on February 5, 2026. On January 29, 2026, the San Joaquin County Office of Education submitted an email requesting continuance of the item in order to procure the services of their own ballistics expert to review the the design of the proposed safety canopies and conclusions of the Manteca Sportsmen Inc.'s ballistics expert. At the meeting, representatives for both Manteca Sportsmen Inc. and San Joaquin County Office of Education spoke regarding the continuance request. The

representative for Manteca Sportsmen Inc. requested that the Planning Commission keep the item on schedule, while the representatives for the San Joaquin County Office of Education requested a continuance to the March 5, 2026, Planning Commission meeting. The Planning Commission approved the request for continuance and the motion passed 4-1.

Findings

Pursuant to Development Title Section 9-802.130(d), the original decision-maker must make any one of six possible findings in order to modify or revoke a land use permit. The Community Development Department recommends that Findings Nos. 2, 3, and 6 can be made in the affirmative, as discussed below and in Attachment C.

2. One or more of the conditions upon which such development approval was granted have been violated

This finding can be made as the project is in violation of the following condition: “The permitted use shall not at any time develop into a nuisance” by creating a safety concern. The Sheriff’s Department opened an investigation regarding bullets going over the levee and landing on properties up to 1-mile from the range.

3. The use or facility for which the development approval was granted is so conducted or maintained as to be detrimental to the public health or safety, or as to be a public nuisance of the conditions upon which such development approval was granted have been violated.

This finding can be made because bullets leaving the site and landing on parcels up to one-mile from the facility is potentially detrimental to public health and safety.

6. There is or has been a violation of or failure to observe the terms or conditions of the permit or approval, or the use has been conducted in violation of the provisions of this Title or any other applicable law or regulation.

This finding can be made as the project is in violation of the following condition: “The permitted use shall not at any time develop into a nuisance”.

CEQA Exemption

This application is for a modification to the Conditions of Approval for a shooting range to ensure that the facility is operated in a manner that is not a nuisance injurious to the health, safety, and public welfare. Pursuant to CEQA Guidelines Section 15321 Class 21, a project is exempt from CEQA if the activity is an enforcement action by a regulatory agency. Specifically, actions to enforce a land use entitlement or the standards administered and adopted by the regulatory agency are included under this exemption. Additionally, here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed modifications to the Conditions of Approval to address a violation of the approved land use permit will not cause a significant impact on the environment. Therefore, the project is exempt from CEQA.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt Finding No. 2, 3, and 6 for Modification of Use Permit (Attachment C), and
2. Approve Modification No. PA-2200053 to Use Permit No. UP-3009 with the revised Conditions of Approval (Attachment J) Nos. 1.d and 1.e.

Attachments:

Attachment A – Site Plan
Attachment B – Agency Response Letters
Attachment C – Findings for Modification
Attachment D – Environmental Determination
Attachment E – Previously Approved Conditions of Approval
Attachment F – Compliance Agreement
Attachment G – Rifle Range Safety Canopy
Attachment H – Operational Procedures
Attachment I – Ballistics Expert Correspondence
Attachment J—Conditions of Approval

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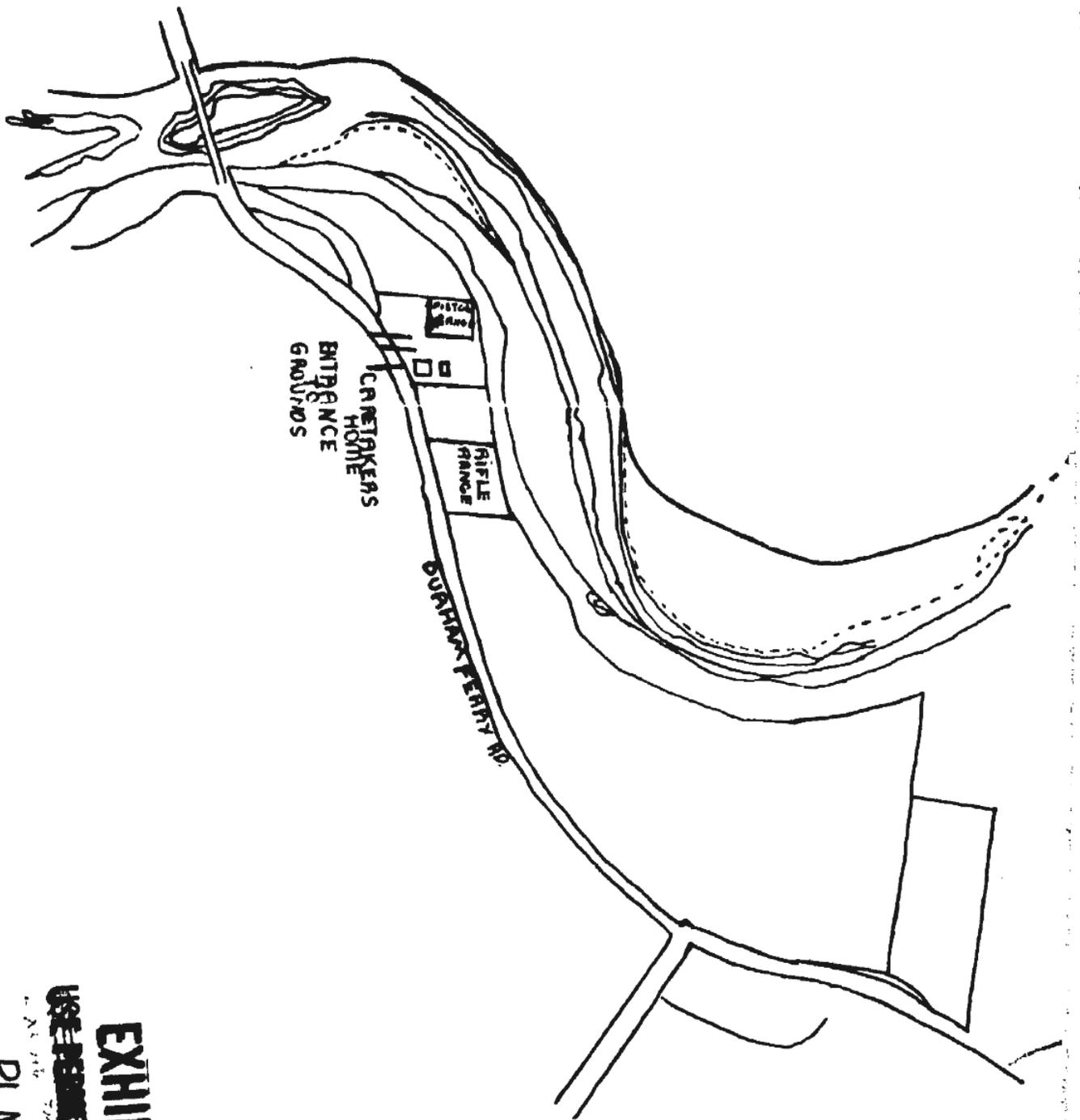
Community Development Department

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Attachment A

Site Plan

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UP 3009

EXHIBIT A
~~USE PERMIT NO 3009~~
 PLATE NO 1

Range Baffle Foundation

Scope of work: Addition of fourteen (14) deflector structures of an existing rifle range.

Client/Advertiser

MORRIS SPORTSMAN, INC.
2200 S Airport Way
Manteca, CA 95337
Contact: Jimmy Smith
Phone: (209) 825-2119

Vicinity Map:



Project Data

Project Address: 2200 S Airport Way
Project Location: Manteca, CA 95337
City: Manteca
County: Merced
Map Name: 2200 S Airport Way
Map Date: 11/20/2024
Map Scale: 1" = 125' (approx.)

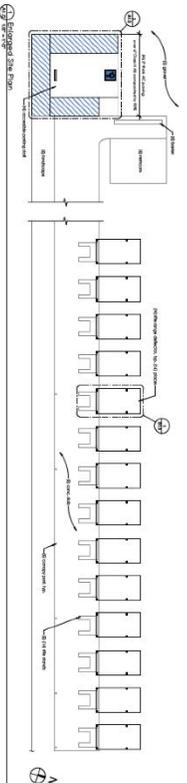
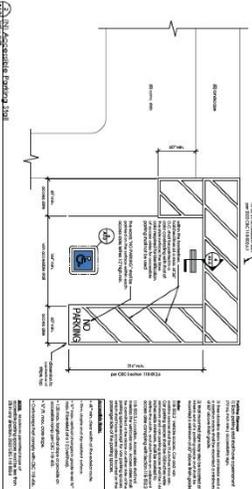
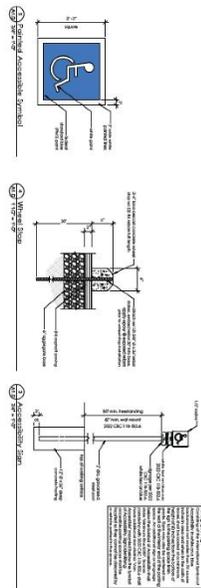
Project Team:

Prepared by: J.C. Wagner & Associates
2132 N D Street
Stockton, CA 95204
Phone: (209) 227-7446

NOTE:
The design decided on these drawings is intended to meet the structural requirements of the California Building Code. The engineer is not a contractor and does not assume responsibility for the construction of the project. The owner has been advised of this fact and assumes all liability regarding the construction of the project.



Property Reclamation/Retaining
As shown on 11/20/2024
Project 11/20/2024



Sheet Number	Sheet Name
1	Site Plan
2	Foundation
3	Structural
4	Foundation
5	Structural
6	Foundation
7	Structural
8	Foundation
9	Structural
10	Foundation
11	Structural
12	Foundation
13	Structural
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100	Foundation

Range Baffle Foundation
30261 S Airport Way
Manteca, CA 95337

Drawn By: J.C. Wagner
Checked By: J.C. Wagner
Date: 11/20/2024
Scale: 1/8" = 1'-0"

Engineered
By: J.C. Wagner
Date: 11/20/2024
Scale: 1/8" = 1'-0"

J.C. WAGNER & ASSOCIATES
2132 N D Street
Stockton, CA 95204
Phone: (209) 227-7446



Title Sheet
A0.0



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Attachment B **Response Letters**

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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 7, 2025

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Shayan Rehman, Engineering Services Manager SR
Development Services Division

SUBJECT: PA-2200053 (MISC); Modification proceedings to add two Conditions of Approval for Use Permit No. UP 3009 for the Manteca Sportsmen Club to ensure that the gun range and related activities do not pose a danger to attendees and the public. The first additional Condition of Approval is to require 14 safety canopies at the rifle range to prevent projectiles from going over the levee. The second additional Condition of Approval is to require a certified range master at the rifle range during all hours of operation. The project site is not under a Williamson Act contract; located on the north side of South Airport Way, 0.5 miles east of Kasson Road, Manteca. (Supervisorial District 5)

OWNER: Manteca Sportsmen Inc.

APPLICANT: San Joaquin County

ADDRESS: 30261 S. Airport Way, Manteca

APN: 241-370-07

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE. The 100-Year Flood Elevation will be approximately 33-feet NAVD 1988.

RECOMMENDATIONS:

- 1) None. (All previous conditions shall apply.)

SR:GM:FS



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

March 10, 2025

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Aldara Salinas (209) 616-3019 
Environmental Health Specialist

RE: **PA-2200053, (MISC), Referral, SU0014851**
30261 S. Airport Way, Manteca

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. Submit a Water Provision Declaration form to the Environmental Health Department for review.
2. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
3. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).
4. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
 - d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjgov.org/ehd

- ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
 - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

April 4, 2025

Giuseppe Sanfilippo
San Joaquin County
Community Development Department

Re: PA-2200053 (MISC)

Dear Giuseppe,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2200053. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management

From: Gary Boswell <gdboswell21@gmail.com>

Sent: Thursday, January 22, 2026 4:01 PM

To: pcrecords [CDD] <pcrecords@sjgov.org>

Subject: PA-2200053

I just wanted to offer my opinion in favor of the proposed project (PA-2200053) at the Manteca Sportsman.

Gary Boswell
30000 Kasson Rd.
Tracy, CA 95304
209-612-7941

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Attachment C **Findings**

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FINDINGS FOR MODIFICATION

Pursuant to Development Title Section 9-802.130(d), a permit may be modified or revoked by the original decision-maker under any one of the following findings after a duly-noticed public hearing. Findings Nos. 2, 3, and 6 can be made in the affirmative.

1. The approval was obtained by means of fraud or misrepresentation of a material fact:

This finding cannot be made. The property owner met all prerequisites of the Use Permit application and obtained approval from the Planning Commission. There is no evidence or allegation that the approval was obtained or extended by fraud.

2. One or more of the conditions upon which such development approval was granted have been violated

**This finding can be made as the project is in violation of the following condition:
“The permitted use shall not at any time develop into a nuisance”**

3. The use or facility for which the development approval was granted is so conducted or maintained as to be detrimental to the public health or safety, or as to be a public nuisance of the conditions upon which such development approval was granted have been violated.

This finding can be made because bullets leaving the site and landing on parcels up to one-mile from the facility is potentially detrimental to public health and safety.

4. The use, building, or structure have been substantially expanded beyond what is set forth in the original permit, thereby causing substantial adverse impacts to the surrounding neighborhood.

This finding cannot be made. The facility occupies substantially the same footprint as is included in the approval, and has been recognized historically.

5. The use in question has ceased to exist or has been suspended for one year or more.

This finding cannot be made. The facility has been consistently in operation and has not ceased to operate for a period of one year or more.

6. There is or has been a violation of or failure to observe the terms or conditions of the permit or approval, or the use has been conducted in violation of the provisions of this Title or any other applicable law or regulation.

**This finding can be made as the project is in violation of the following condition:
“The permitted use shall not at any time develop into a nuisance”**

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Attachment D Environmental Document

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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: Modification proceedings to add additional Conditions of Approval for Use Permit No. UP-3009 No. PA-2200053

Project Location - Specific: The project site is located on the north side of S Airport Way, 0.5 miles east of Kasson Rd., Manteca. . (APN/Address: 241-370-07 / 30261 S. Airport Way, Manteca) (Supervisorial District: 5)

Project Location – City: Manteca

Project Location – County: San Joaquin County

Project Description: Modification application proceedings to add two Conditions of Approval for Use Permit No. UP 3009 for the Manteca Sportsmen Club to ensure that the gun range and related activities do not pose a danger to attendees and the public. The first additional Condition of Approval is to require 14 safety canopies at the rifle range to prevent projectiles from going over the levee. The second additional Condition of Approval is to require a certified range master at the rifle range during all hours of operation. 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 Proponent(s): Manteca Sportsmen Inc. / San Joaquin County

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

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Senior Planner
 San Joaquin County Community Development Department

Exemption Status:
 Categorical Exemption. (15321)

Exemption Reason:
 Processed under the provisions of the California Code of Regulations Section 15321, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15321. Class 21 consists of:

- (a) Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:
 - (1) The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard, or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;
 - (2) The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.

*Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

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Community Development Department
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Attachment E
Previously Approved
Conditions of Approval for
Use Permit No. UP-3009

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USE PERMIT APPLICATION

№ 3009

Ent

Date: July 15, 1964
Planning Commission
Public Hearing: 8-6-64

APPLICANT: MANTECA SPORTSMAN INC.
510 San Juan
Mailing Address: Manteca, California
Location of property involved: North side of Airport Way just east of the
Junction of Airport Way and San Joaquin River
Legal Owner of property: Same as above
Mailing Address:
Zoning: I-H Present Use:

REQUEST:

P.ISTOL RANGE

I (We) certify (or declare) under penalty of perjury that the foregoing is true and correct.

SIGNATURE OF APPLICANT:

BY: *John Loria*
Authorized Representative

San Joaquin County Planning Commission
1850 East Hazelton Avenue, Stockton 9, California

By: Louis Thanas, Planner II Date: July 15, 1964

Public Hearing Fee: \$15.00 Receipt No. 1450

ACTION:

Approved by the Planning Commission on August 6, 1964

Reason for Action: the proposal is consistent with existing uses and the general plan.

Subject to the operational standards listed on the reverse side.

Richard Y. Felton, Jr. K.G. Director-Secretary
August 13, 1964 Date

Board of Supervisors action upon appeal from the decision of the Planning Commission:

Board Planning Commission decision by Resolution dated

UP3009

USE PERMIT CONDITIONS:

1. The permitted use shall not at any time develop into a nuisance, as herein defined. If, in the opinion of the Planning Commission or Board of Supervisors, any County Ordinance or State Law or regulations or conditions attached hereto are being violated in connection with the operation of this use, that they retain the power to revoke or modify this permit. For the purposes of this use permit, a nuisance is defined as follows:

"Nuisance is defined as anything resulting from unreasonable or unlawful practices or from neglect which is, or tends to be injurious to health, safety or public welfare, or is unsightly or offensive to the senses so as to interfere with the comfortable enjoyment of life or property in the neighborhood area, as such neighborhood area is defined by the Planning Commission."

2. The attached Plot Plan is hereby made a permanent part of this approved use permit and shall be identified as "EXHIBIT A," and all construction, reconstruction, moving, remodeling or other structural alteration shall be made in conformity therewith. Any variation from said Plot Plan shall be first approved by the Planning Department or Commission.
3. This use permit is granted under the condition that said permit not be transferred within a 90-day period after the date of approval.

STAFF REPORT INVESTIGATION
(See reverse for land use sketch)

APPLICANT Manassas Sportsman Inc U.P. # 3009

LOCATION North side of Airport way just E. of the
Junction of Airport way & S. River ZONE HH

REQUEST Pistol Range

DATA:

Property description Sausage shaped parcel approximately
1500' long lying between Airport way, and the S. River
Average depth is 300'
Land Use

Property 2 Residences (one appears vacant) Various
Small Utility Bldgs screened pens etc. An existing
Rifle Range on N.E. end of parcel.
Area Many small residences along & around the
River (None appears to be in proposed line of fire)
Vacant sparsely wooded land & Ag uses elsewhere.
Traffic Light, but Road was under construction
& much was likely detoured.
Sanitation _____

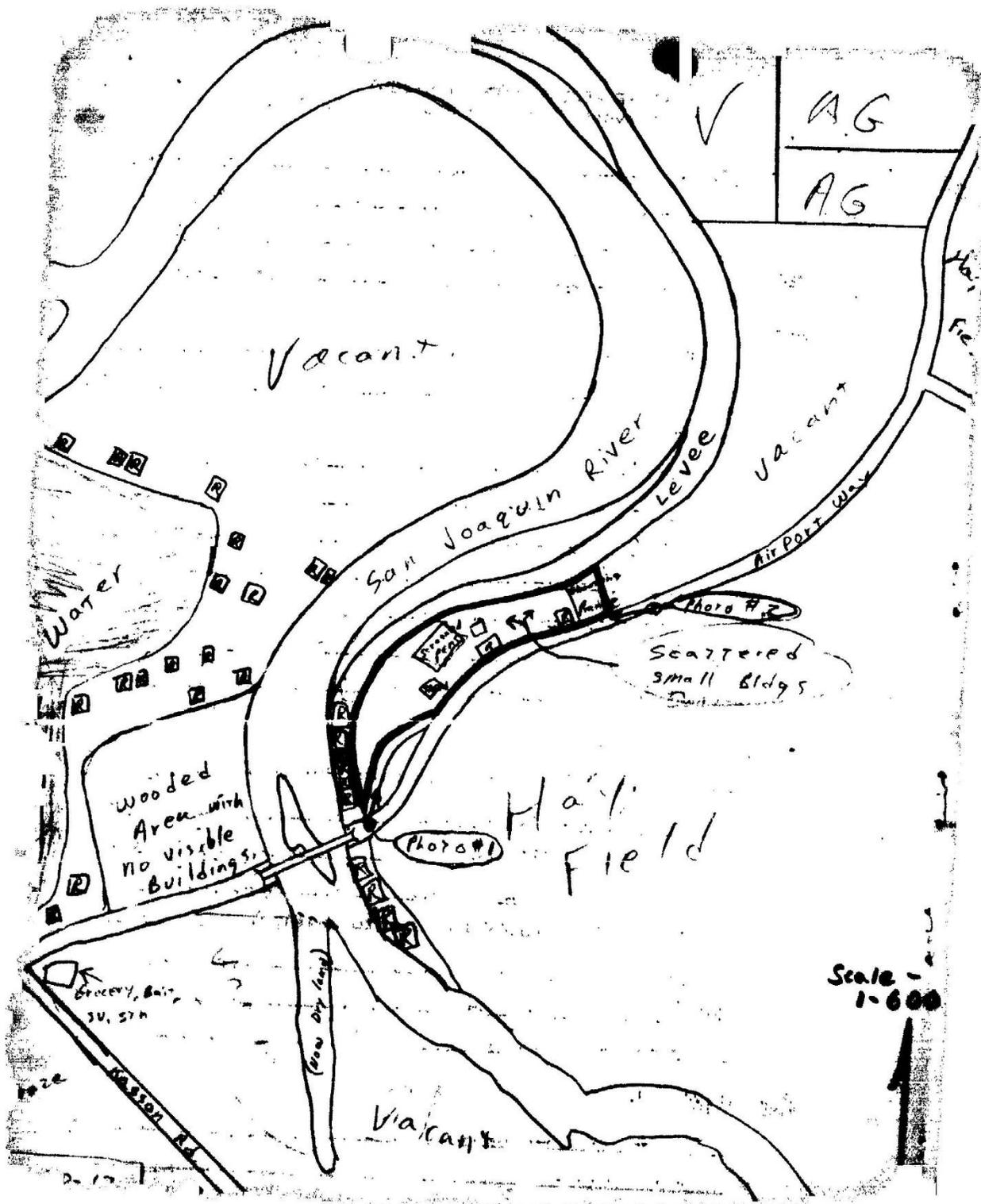
OBSERVATIONS:

General Plan or Planning Commission Policies G.P. Recreation
& Rec. Reserve, surrounded by ag.
Planning aspects _____

Relationship of proposed change to zoning _____

Note It appears that the Waterways have changed
considerably since Assessor's maps were made.
Changes were roughed in on reverse sketch.
Map orientation indicated on reverse,

RECOMMENDATION:

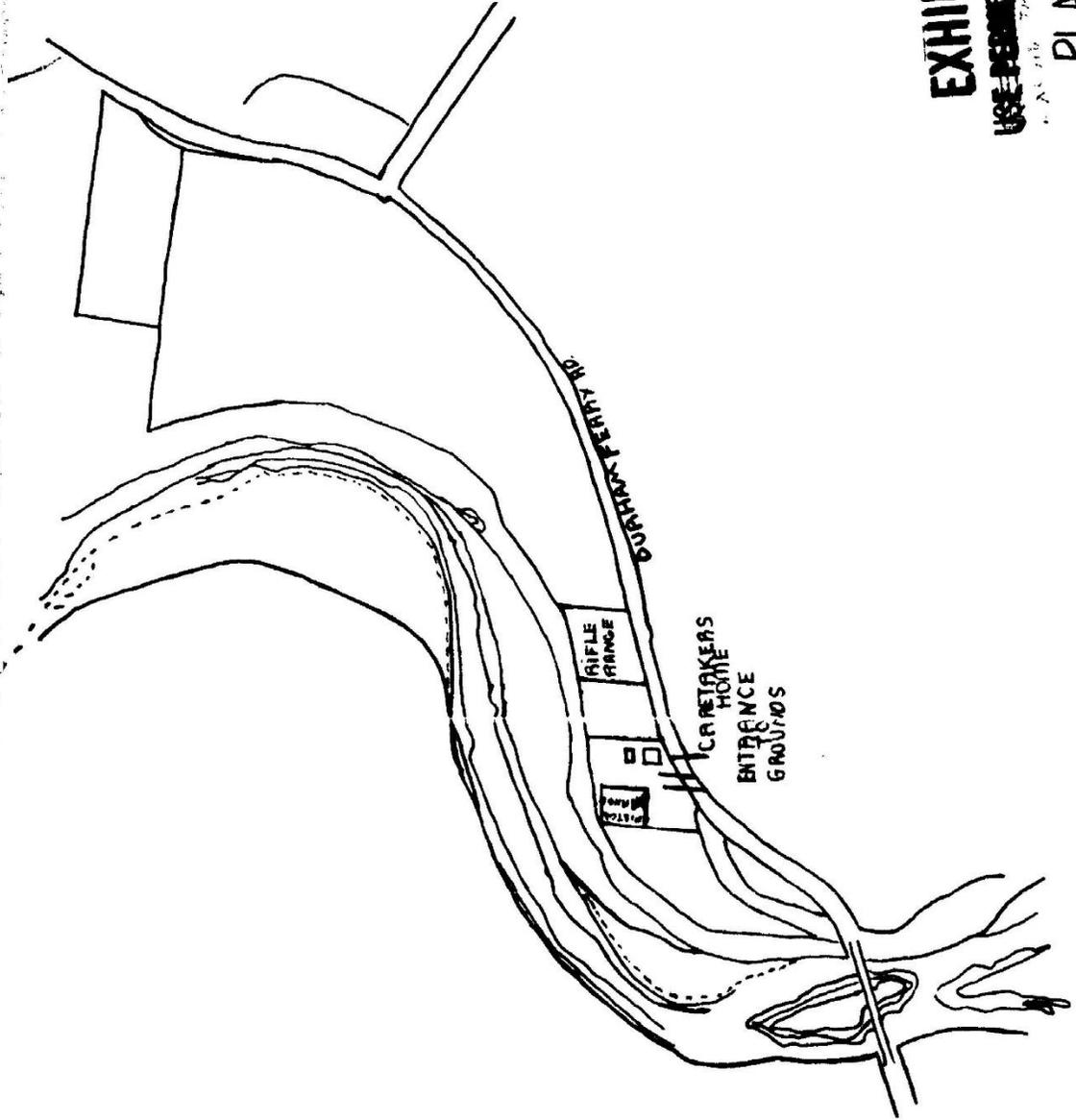


UP 3009

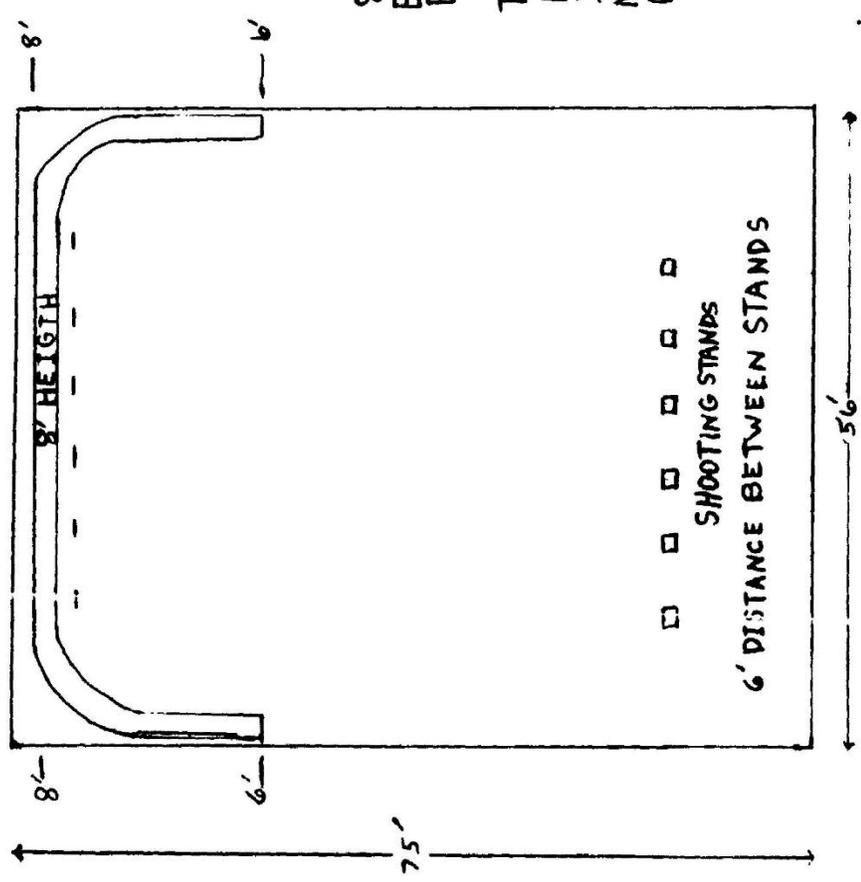
EXHIBIT A

USE PERMIT NO. 3009

PLATE NO. 1



SAN JUAN RIVER



DIRECTION OF SHOOT

8' REVENTMENT TO BE OF EARTH FILLED SACKS AND EARTH.

TOP OF REVENTMENT HAVE STRUCTURE CONSISTING OF POLES AND MATERIAL TO HEIGHT 10' ABOVE REVENTMENT

SHOOTING STANDS
6' DISTANCE BETWEEN STANDS

UP 3009

EXHIBIT B

USE PERMIT NO. 3009

PLATE NO. 1

CERTIFICATE OF ACKNOWLEDGMENT BY PROPERTY OWNER

I, ^{PRESIDENT} ~~the undersigned owner~~ of property located at

MANTECA SPORTSMAN INC.
(Street address, location or legal description of property involved)

JUNCTION OF AIRPORT WAY AND SAN JOAQUIN RIVER, ROAD ALSO KNOWN AS DURHAM FERRY RD.

DO HEREBY AUTHORIZE John Loua
(Check) MY AGENT AS LESSEE AS BUYER

Address 510 SAN JUAN, MANTECA, CALIF.

to request USE PERMIT
(Use Permit, Variance, or Reclassification requested)

TO ERECT A PISTOL RANGE

on the above mentioned property.

Signed: Quentin A Goodrich President

Address: 819 Edythe St

Date: July 13th 1969

UP 3009

CERTIFICATE OF MAILING NOTICE OF PUBLIC HEARING
CONCERNING

USE PERMIT APPLICATION NO. 3009 of Manteca Sportsman Inc.

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN) ss

Toni Hallmark states:

That she is and at all times herein mentioned was a citizen of the United States, residing in the County of San Joaquin, State of California, over the age of eighteen years and not interested in the above matter:

That on July 30, 1964, she deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC HEARING, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses appear on the latest adopted Tax Roll of the County of San Joaquin, as owning property within a distance of not less than 300' from, or adjacent to and opposite the exterior boundaries of the area actually occupied or to be occupied by the use which is the subject of the hearing; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than five days prior to the date of said hearing:

That there is a regular communication by mail between the place of mailing and each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

Date at Stockton, California July 31, 1964

(S) Toni Hallmark

NOTICE
PUBLIC HEARING
Before the

UP 3009

SAN JOAQUIN COUNTY PLANNING COMMISSION

On Thursday, **August 6, 1964** at 7:30 p.m. in the Planning Commission Auditorium, 1850 East Hazelton Avenue, Stockton, California, the Planning Commission will consider:

USE PERMIT APPLICATION NO. 3009 of MANTECA SPORTSMAN INC. for a PISTOL RANGE on property located on the north side of Airport Way just east of the junction of Airport Way and the San Joaquin River, in an I-H Zone.

All persons interested in this matter are invited to be present and/or submit statements orally or in writing during or before said hearing.

RICHARD G. SALTER, Director-Secretary
San Joaquin County Planning Commission
1850 East Hazelton Avenue
Stockton 5, California

(8/6/64) E-30-13

UP APPLICATION NO. 3009 of Manteca Sportsman

Parcel	Receipt No.	Name	Address
5-30-12-4	76917	Meagher, Gwen	50 Elrod Ave, Oakland, Calif
Pg 11-1	59453	San Joaquin River Club	Rt 2, Box 150, Tracy, Calif
Pg 15-3	59353	Fisk, W.H.	Rt 2, Box 280, Tracy, Calif
1	59407	Ohm, M, and others	Rt 2, Box 318, Tracy, Calif
1	77061	Shell Oil Co	c/o 100 Bush St, San Francisco, Calif
25	77058	Coan Land & Cattle Co.	120 N. Yosemite Ave, Orland, Calif

UP 300

BOARD OF TRUSTEES

A. R. Glover, M.D., Pres.
W. A. Stouffer, Sec'y
Robert H. Kinn
W. J. Johnson
E. C. Davis
James D. Baker, Jr., M. D.
C. E. Probert
H. L. Diekman
W. R. Mensinger, Jr.

SAN JOAQUIN LOCAL HEALTH DISTRICT

1601 East Hazelton Avenue, P. O. Box 2009
Stockton, California 95205

Jack J. Williams, M. D., District Health Officer

SERVICES

City of Tracy
City of Ripon
City of Lodi
City of Manteca
City of Escalon
City of Stockton
San Joaquin County
San Joaquin County
San Joaquin County

Aug. 6, 1964

USE PERMIT APPLICATION # 3009 - MANTECA SPORTSMAN INC.

Recommend approval. Water and sewage systems already approved by Health District.

RECEIVED
AUG 6 1964
SAN JOAQUIN COUNTY
PLANNING DEPARTMENT



**SAN JOAQUIN
COUNTY
PLANNING
DEPARTMENT

OFFICIAL
STAFF
REPORT**

**PLANNING COMMISSION
BOARD OF SUPERVISORS
OTHERS**

UP 30
August 6, 1964

**PREPARED
REVIEWED
APPROVED
PRESENTED AT
MEETING OF**

SUBJECT

USE PERMIT APPLICATION NO. 3009 of MANTECA
SPORTSMAN INC.

REPORT

Application to establish a pistol range on property located on the north side of Airport Way just east of the junction of Airport Way and San Joaquin River.

Subject property is an elongated parcel with about 1200' frontage on Airport Way, and averages 300' in depth. There is an existing rifle range at the east end of the property, a caretaker's residence, shed, and some screened pens 1000' to the west. The proposed range is to be placed about 300' east of the caretaker's residence.

Recreational uses, including dense concentrations of resort cabins exist along the waterways and levees to the south and west. Agricultural uses predominate to the north east.

The area is intended for recreational use. As the orientation of the proposed range is on vacant land, and the use is compatible with existing uses and the General Plan, the staff recommends approval (unless evidence is presented at the hearing to indicate the pistol range may pose a danger to nearby residents).

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SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment F

Compliance Agreement

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COMPLIANCE AGREEMENT

Manteca Sportsmen Club

30261 S. Airport Way, Manteca, California

This agreement is by and between the County of San Joaquin, Community Development Department (hereinafter referred to as the "County"), and the Manteca Sportsmen Club as the owner of the Subject Property (hereinafter referred to as the "Owner or Sportsman Club"). Collectively, the County and the Owner are the "Parties."

The Parties agree to the following Recitals:

- A. This Agreement is regarding real property commonly known as 30261 S. Airport Way, Manteca, California, APN 241-370-07 (the "Subject Property").
- B. On August 6, 1964, the County approved a Use Permit to establish a pistol range on the Subject Property, in addition to an existing rifle range (the "Use Permit").¹

C. The Use Permit contains the following Condition of Approval:

"The permitted use shall not at any time develop into a nuisance, as herein defined. If, in the opinion of the Planning Commission or Board of Supervisors, any County Ordinance or State Law or regulations or conditions attached hereto are being violated in connection with the operation of this use, that they retain the power to revoke or modify this permit. For the purposes of this use permit, "nuisance" is defined as follows:

"Nuisance is defined as anything resulting from unreasonable or unlawful practices or from neglect which is, or tends to be injurious to health, safety or public

¹ On May 8, 1968, the County also approved a Use Permit for the addition of a club house for use by the Sportsmen Club on the Subject Property (the "1968 Use Permit"). The 1968 Use Permit also contains a condition prohibiting a nuisance.

- 1 welfare, or is unsightly or offensive to the senses so as to
2 interfere with the comfortable enjoyment of life or property
3 in the neighborhood area, as such neighborhood area is
4 defined by the Planning Commission.”
- 5 D. No other Use Permit conditions of approval address the safe operation of the
6 rifle or pistol range.
- 7 E. The Sportsmen Club has been in continuous operation as a gun range since
8 the approval of the Use Permit.
- 9 F. In February 2022 the County Sheriff’s Department conducted an investigation
10 and found that bullets from rifles fired from the Subject Property are landing
11 approximately 1 mile away on the grounds and have hit the buildings of the
12 Durham Ferry Outdoor Education Center, a regional center for STEM and
13 environmental exploration, owned and operated by San Joaquin County Office
14 of Education, and the Historic Durham Ferry Academy, a charter school on the
15 same grounds (collectively, the “School”), creating a risk of death and injury to
16 students and staff. The Sheriff found that such incidents have happened since
17 at least 2011, but recently increased in frequency. In addition to the rifle bullets
18 on the School grounds, the Sheriff’s Department found bullets of varying sizes
19 fired from rifles and non-rifles outside of the approved boundaries of the gun
20 range, including on the levee adjacent to the gun range.
- 21 G. County contends that such findings constitute a threat to the public health or
22 safety and a nuisance in violation of the Use Permit.
- 23 H. Owner has not conducted its own investigation and does not have sufficient
24 independently developed information to endorse or rebut the Sheriff’s
25 Department findings or the County’s contentions.
- 26 I. County Development Title Chapter 9-230 allows for the Planning Commission
27 to initiate an action to modify any development approval, including a Use

COMPLIANCE AGREEMENT
Page 2 of 6

- 1 Permit, if they find that "the use or facility for which the development approval
2 was granted is so conducted or maintained as to be detrimental to the public
3 health or safety, or as to be a public nuisance."
- 4 J. The County and the Owner want to avoid any dangers created by bullets
5 leaving the Subject Property to ensure that the Sportsmen Club can continue
6 to operate safely on the Subject Property.
- 7 K. Accordingly, the Parties have agreed the best process to address the concern
8 of bullets leaving the Subject Property is to request the Planning Commission
9 to initiate the modification of the Use Permit pursuant to County Development
10 Title Section 9-230.3 and then to bring back for a public hearing proposed
11 modifications to the Use Permits that integrate physical and operational
12 requirements that ensure safe use of the Subject Property.
- 13 L. The Parties agree to the above stated facts and based on those facts now enter
14 into this Compliance Agreement.
- 15 The terms of this Compliance Agreement are as follows:
- 16 1. THE OWNER AGREES TO:
- 17 a. Immediately stop outdoor use of rifles firing center fire rifle calibers or rim
18 fire ammunition (hereinafter "Rifles") on the Subject Property, including but
19 not limited to the use of such Rifles in the rifle range and/or NRA National
20 Match Course, except as allowed in this Section.
- 21 i. The Owners can use cowboy action rifles firing pistol caliber
22 ammunition or rim fire ammunition in the cowboy action shooting
23 area and black powder muzzle loader rifles in the black power range
24 on the Subject Property but not within the rifle range and/or NRA
25 National Match Course.
- 26 ii. If the Owners provide evidence that limited or specific Rifle use on
27 the Subject Property outside of the existing rifle range can be done

COMPLIANCE AGREEMENT
Page 3 of 6

- 1 in a prescribed manner without bullets leaving the Subject Property,
2 then the County will consider a modification to this Agreement
3 allowing that limited or specific rifle use during the Term of this
4 Agreement.
- 5 b. Have a certified rangemaster present on the Subject Property during all
6 shooting activities to ensure compliance with this Agreement.
- 7 c. Submit to the County proposed modifications to the Use Permit within
8 **3 months** of the Effective Date for consideration by the County as
9 enforceable Conditions of Approval including but not limited to:
- 10 i. Engineered plans for physical improvements to the Subject Property
11 that will prevent bullets from leaving the Subject Property.
- 12 ii. Operational changes to the approved gun ranges/operation that will
13 ensure that the approved use of the Subject Property will not be
14 detrimental to the public health or safety, or be a public nuisance.
- 15 d. Respond to staff contacts and requests regarding the Subject Property and
16 any proposed physical or operational modifications to the Use Permit.
- 17 e. Owner understands that the failure to respond to staff in a reasonable time
18 and/or to complete necessary actions will be deemed a failure to move
19 forward in good faith and a breach of this Agreement.
- 20 f. Consent to inspections of the Subject Property by a County Code
21 Enforcement Officer during regular County business hours within 24 hours
22 of a request by the County, or at time otherwise agreed to by the Parties.
- 23 g. Operate the non-rifle operations on the Subject Property in a safe manner
24 such that the allowed operations do not create an imminent threat to public
25 health, safety, or welfare.

COMPLIANCE AGREEMENT
Page 4 of 6

- 1 h. Immediately cease all operations on the Subject Property if the County or
2 other governmental agency with lawful authority finds that such operations
3 create an imminent threat to public health, safety, or welfare.
- 4 2. COUNTY AGREES TO: Stay further enforcement action, including but not limited
5 to a revocation of the Use Permit pursuant to Development Title Chapter 9-230,
6 during the Term of this Agreement so long as operations do not create an imminent
7 threat to public health, safety, or welfare.
- 8 3. TERM OF AGREEMENT: This Agreement shall begin on the Effective Date and
9 remain in effect until the Planning Commission has approved modifications to the
10 Use Permits pursuant to Chapter 9-230 and all related Conditions of Approval are
11 completed or **1 year**, whichever occurs first, or upon the transfer of ownership of
12 the Subject Property to a non-Party.
- 13 a. The Term of this Agreement can be modified only in a writing signed by all
14 Parties.
- 15 4. No Waiver: Nothing herein shall affect or be a waiver of the County's police powers
16 or the Owner's legal and allowed use of the Subject Property.
- 17 5. Effective Date: The effective date of this Compliance Agreement shall be the date
18 the last Party signs this Agreement.
- 19 6. Contact/Notification: The following people shall be the primary contact person for
20 their respective Parties in regards to this Agreement:
- 21 a. County?: Juanita Huerta, Senior Code Enforcement Officer
22 Email: jhuerta@sjgov.org
23 Telephone Main Office: (209) 468-3121
24 Telephone Direct: (209) 468-0977
- 25 b. Owner: Michael Maciel

2 This contact person may not be the same County employee assigned to work
with the Owner on the modification of the Use Permit.

COMPLIANCE AGREEMENT
Page 5 of 6

1 Email: SANTRETCULAIT@YAHOO.COM
2 Telephone: 209-829-3148
3

4
5 Laurel K. Sipe Date: 3/1/2022
6 By: LAUREL K. SIPE, PRESIDENT
7 For Manteca Sportsmen Club
8

9 SAN JOAQUIN COUNTY
10 David W. Kwong Date: 03/09/2022
11 By: DAVID KWONG,
12 Community Development Department Director
13 For County of San Joaquin
14

15 APPROVED AS TO FORM:

16 [Signature]
17
18 _____

19 ZAYANTE (ZOEY) P. MERRILL,
20 Deputy County Counsel
21 County of San Joaquin
22

23 J. P. Platt 3/1/22
24 J. Anthony Abbott
25
26
27 Counsel for the Manteca Sportsmen Club



SAN JOAQUIN
— COUNTY —
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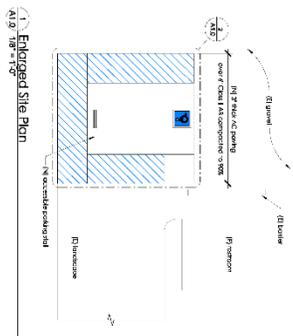
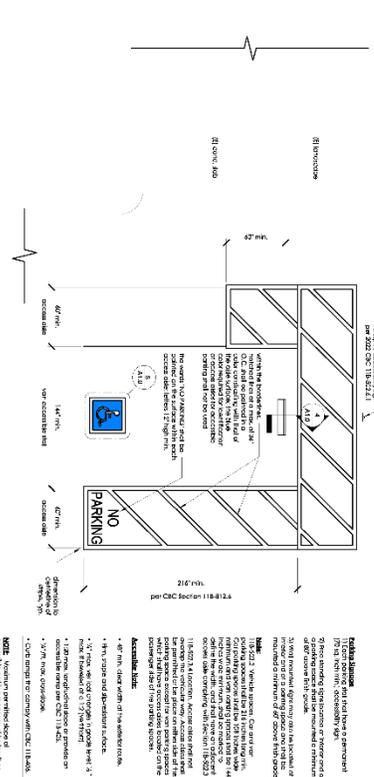
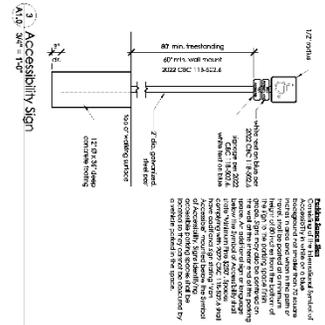
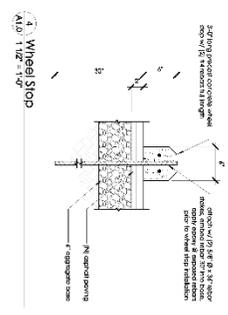
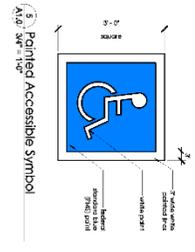
Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment G

Rifle Range Safety Canopy

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Drawn By	GR
Checked	HRT
Scale	As Shown
Date	11/11/2022
Project	Rifle Range Safety Canopy
Sheet	1 of 1

Range Deflector Structures
30261 S Airport Way
Manteca, CA 95337



J.C. WAGNER & ASSOCIATES
2122 N. El Estero St.
Manteca, CA 95231
520-222-1111

A1.0
Enlarged Site Plan

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—COUNTY—
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment H

Operational Procedures

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RIFLE RANGE QUESTIONNAIRE

NAME _____ DATE _____ LICENSE # _____

EMAIL ADDRESS _____

1. What will you be shooting?
 - a. RIFLE _____
 - b. CALIBER _____
 - c. AMMO _____
2. Is this a new firearm for you? _____
3. How much firearms training have you had?
 - a. Basic firearm training by NRA _____
 - b. Basic training by friend or other _____
4. How long have you been shooting?
 - a. 0 TO 6 MONTHS _____
 - b. 6 MONTHS TO A YEAR _____
 - c. 1 TO 5 YEARS _____
5. DO YOU WISH TO RECEIVE NOTIFICATION OF RANGE ACTIVITIES AND SPECIALS _____

NEW RANGE RULES:

1. ONLY ONE SHOOTER PER BENCH.
2. ONLY ONE PERSON PER BENCH MAY GO DOWN RANGE.
3. BEFORE GOING DOWN RANGE EACH PERSON WILL "CHECK OUT" WITH THE RANGE SAFETY OFFICER BEFORE GOING DOWN RANGE.

4. IMMEDIATELY, UPON RETURN FROM GOING DOWN RANGE, EACH PERSON WILL "CHECK IN" WITH THE RANGE SAFETY OFFICER.
5. NO ARMOR PIERCING OR INCENTEDARY AMMO IS ALLOWED. (TEST WITH MAGNET).
6. NO CALIBER LARGER THAN 30 CALIBER.
7. ANY ONE SHOOTING THE BAFFLES WILL BE ASKED TO LEAVE THE RANGE.
8. MSI staff and Range Safety Officers are the authority concerning all matters involving range operation and safety. Participants must heed all range commands without hesitation or risk expulsion from the facility. The range is not open unless a Range Safety Officer is present.
9. The baffles are placed to prevent rounds from leaving the property; ricochets and muffle the sounds of gunfire. A specific reason that the Manteca Sportsmen's range was upgraded is to allow gun owners to practice using their centerfire rifles safely and responsibly under the supervision of trained range safety officers.

SIGN-IN PROCEDURE TO USE THE RANGE.

1. Complete the questionnaire
2. Present your driver's license for scanning
 - a. Set-up MSI range account(WaiversForEver).
3. View the range safety video.
4. Read and sign the liability waiver (WaiversForEver).
5. Pay range use fee.

RIFLE RANGE RULES

EVERYONE, INCLUDING MEMBERS MUST SIGN IN BEFORE ENTERING THE GROUNDS OR RANGE. Non-Members must have a release of liability in their possession while on Manteca Sportsmen Inc. (MSI) ranges and grounds. Anyone 17 years or younger must be **ACCOMPANIED** by a parent or guardian.

Basic firearm rules (MSI sanctioned, Range Officer supervised, events may use modified rules)

Treat all firearms as if loaded!

1. Always point the muzzle in a **SAFE** direction (straight up or toward target).
2. Keep your finger **OFF** the trigger, except when shooting.
3. Keep the action **OPEN** and the firearm **UNLOADED**, except when shooting.
4. Do not **touch/handle/move ANYTHING** on the benches during a "CEASE FIRE".
5. Do not **handle/move/transport** firearms on/off ranges during a "CEASE FIRE"
6. **NO** rapid fire is allowed (Shooting faster than 1 shot **EVERY 5 SECONDS**).
7. Know your firearm and ammunition.
8. Be sure of your target ... and what's beyond!
9. Shoot only at authorized paper targets.
10. Know where others are at all times.
11. Wearing ear and eye protection is required.
12. Know and obey all range rules and Range Officer commands.
13. No alcohol or drugs.

Rifle Range Specific Operating Procedures and Rules

1. The Range Safety Officer shall enforce range rules and all other MSI range & safety rules. A copy of MSI rules can be requested at the sign in office. Anyone violating range or safety rules or is damaging MSI equipment or property will be asked to leave MSI grounds without refund of range fees and may be subject to prosecution and restoration, for any property damage.
2. The first three benches as you enter the rifle range from the parking lot are for rim fire rifles only (limited to .22 short, .22 long, .22 long-rifles, 22 magnums, .17HMR and .17 mach2). These benches are marked A, B, and C. The next 11 benches are for rim fire, center fire and muzzle loading rifles. No shotguns or pistols allowed (no Shot, Slugs or Sabots).
3. Carry uncased firearms with the **muzzle straight up, action open, magazine empty or out and finger off the trigger**. If the firearms are cased when bringing them to the range leave them in the case until putting them onto the bench at the firing line. All firearms are to be cased or uncased on the shooting bench with the muzzle pointed downrange. Close and turn the case if you open it and find the firearm not pointed downrange.

4. A cease-fire will be called at the discretion of the Range Safety Officer. *Before the range is closed*, shooters must unload, empty/remove the magazine, open cylinders and bolts, and lock their firearm actions open, and keep the firearm pointed down range. An empty chamber indicator must be placed between the bolt and the chamber to show the firearm is safe. No one should go down range until all the above mentioned actions are taken. The use of safety catches is not permitted in lieu of unloading the firearm. **Firearms and equipment on benches must not be handled, transported, or moved in any way during a cease-fire.** Muzzleloader shooters ONLY must be extended the courtesy to fire any round(s) in place when the cease-fire was called (except in an emergency).
 5. **NO ONE MAY GO FORWARD OF THE FIRING LINE** (*Front Edge of Shooting Benches*) **UNTIL THE "RANGE IS CLOSED" or "FIRING LINE IS CLEAR" HAS BEEN DECLARED AND THE LINE IS SAFE.**
 6. **During cease fire: Each person going down range must "check out" with the range safety officer, and "check back in" upon their return to the firing line.** Shooters may check and repair targets and retrieve brass forward of the firing line. Do not approach the shooting station for any reason. Step back from the Shooting Benches until you are given a "Commence Firing" or "Range is Hot" command. Even if you are through firing, no firearm is to be handled while a cease fire is in effect, do not remove your equipment from the bench until you hear the command to "Commence Firing" or "Range is Hot".
 7. Fire only from behind the firing line (Front Edge of shooting bench) and only at targets on frames numbered to the bench you are using. Do not cross fire targets or raise the muzzle of any firearm above the lower edge of the baffle and keep your finger off the trigger until your sights are on target and you are ready to shoot. Do not shoot the Baffles; Target frame holders or number boards. Do not load your gun until the command "Commence Firing" or "Range is Hot" is given.
 8. All shooting will be done from the bench. Position shooting (e.g. prone, kneeling, sitting, standing) is not allowed. The barrel muzzle shall extend past the edge of the bench/cement pad.
 9. Firing will be done **only at authorized paper targets** placed on MSI target frames. Exploding targets, cans, bottles, clay birds etc. are not authorized targets. Targets must fit within the target frame and not extend above or below the cardboard. You may not shoot at any wildlife (including gophers) on MSI property.
 10. Muzzle loading and tubular magazine rim fire rifles may be loaded with the muzzle pointed up. Muzzleloaders must be on the bench pointed down range before capping.
 11. Shooters are responsible for policing their litter, cartridge cases, etc. from all around their shooting station. Brass buckets are provided for discarded brass. Steel cases should be disposed of in the trash barrels. During a cease-fire the shooter may collect cases in front of the shooting bench. Do not touch the benches or place the spent cases on the bench until the command "Commence Firing" or "Range is Hot" is given.
 12. Good sportsmanship, safety & courtesy are required by all members, non-members and spectators at all times.
- Report all mishaps, injuries or damage immediately at the check-in office and complete an incident report.

RANGE SAFETY OFFICER COURSE TRAINING:

The NRA Range Safety Officer (RSO) program was developed in response to the demand for a nationally recognized range safety officer certification. To become a NRA Range Safety Officer, you must pass the RSO course and demonstrate that you possess the knowledge, skills, and attitude essential to organizing, conducting, and supervising safe shooting activities and range operations.

The RSO course content consists of RSO's roles and responsibilities, range standard operating procedures, range inspection and range rules, firearm stoppages and malfunctions, and Range Safety Briefings which include procedures to follow in the case of an emergency. RSO's who have successfully completed the course then have the ability to become a Chief Range Safety Officer, someone essential to training and supervising NRA Range Safety Officers and developing range standard operating procedures.

This 9-hour course is classroom-based only, NO LIVE AMMUNITION allowed in the classroom. There will not be any range session or live ammunition firing.

Safety is paramount, at any time everyone shall observe the three ALWAYS NRA rules for safe gun handling. ALWAYS keep the muzzle in a safe direction. ALWAYS keep your finger off from the trigger until ready to shoot. ALWAYS keep the action open until ready to shoot.

Lessons

Introduction to the NRA Basic Range Safety Officer Course

The Role of the NRA Range Safety Officer and Range Standard Operating Procedures

Range Inspection and Range Rules

Range Safety Briefing

Emergency Procedures

Firearm Stoppages and Malfunctions

Test and Review

Course Materials & Resources

Bring some snacks, water and lunch. We will not break for lunch or dinner time.

Bring a pen and notepad. All other materials for this course will be provided by the NRA-certified Chief Range Safety Officer teaching the RSO course.

Course Prerequisites

No pre-requisites are required for the in-class training. However, NRA RSOs should be experienced shooters, involved in many aspects of target shooting, training, and range supervision. The NRA encourages active shooters to learn more and become responsible for the safety of fellow shooters through this program.

Course Completion

You must complete all lessons, all hands-on exercises and administered test with a 90% pass rate in order to become a certified Range Safety Officer. Once you pass the course you will be directed to receive a completion certificate.

The hands-on drills consist of short standardized briefings like an introduction or a range safety briefing, use-case scenarios like an emergency procedure, and making safe or clearing stoppages for common actions (SA/DA revolvers, semi-automatic pistols, rifle and shotguns).

The format of this class requires an intensive involvement and participation of the students. The instructor may cancel or postpone the class due to low enrollment in the class. In this eventuality any payment from the student will be reimbursed.

RANGE COMMANDS

CEASE FIRE, CEASE FIRE, LOCK AND CLEAR ALL FIREARMES.

REMOVE YOUR MAGAZINE, LOCK THE BOLT OPEN AND INSERT THE CHAMBER SAFETY FLAG,

RSO TO CHECK EACH FIREARM.

PICKUP EVERY THING YOU NEED TO CHECK OR REPLACE TARGETS. (TARGETS, STAPLES, TAPE, ETC:)

THE RANGE IS NOW CLOSED. DO NOT TOUCH ANY THING ON THE BENCHES.

YOU MAY GO FORWARD TO RETRIEVE\ REPLACE YOUR TARGET.

EACH SHOOTER WILL CHECK OUT WITH THE RSO BEFORE GOING DOWN RANGE, BY STATING THEIR BENCH NUMBER.

UPON RETURN TO THE FIRING LINE:

EACH SHOOTER WILL CHECK IN WITH THE RSO BEFORE GOING TO THEIR BENCH, BY STATING THEIR BENCH NUMBER.

ONCE EVERYONE HAS RETURNED.

THE RSO IS TO VERIFY THAT THE RANGE IS CLEAR. AND GIVE THE COMMAND "THE RANGE IS NOW HOT. YOU MAY COMMENCE FIRING".

Welcome to the Manteca Sportsmen Club.

Our goal is to provide a safe environment for our members and the public to enjoy the shooting sports.

To achieve that goal, there are a numbers of rules that you will be required follow while using our rifle and pistol ranges.

Treat every firearm as if it loaded.

Do not point firearms at anything you are not willing to destroy. (You can't "un-shoot" something, or someone.)

Be sure of your background. (You own every bullet you fire.)

Keep your finger out of the trigger guard until you are ready to fire.

All firearms brought onto Club property must be unloaded and in a case.

Chamber flags are required for every uncased firearm. They are available for purchase at the Club office.

When taking firearms onto the pistol or rifle range, take them to the shooting bench, with muzzles pointed down-range. Immediately upon removing a firearm from its case, open the action and insert a chamber flag.

In order to enter the rifle or pistol ranges, nonmembers must wear a wristband purchased from the Club office.

Both the rifle and pistol ranges have designated firing positions. No more than two people will be allowed onto the ranges per firing position. Only one person at a time may fire from a designated position. Observers are not allowed into the designated range areas.

All shooters will strictly follow the instructions of the Range Safety Officer (RSO).

The RSO will declare the range "HOT" and will periodically call a "cease-fire" period to service targets or if an unsafe condition is observed.

- If an unsafe condition is observed, any person may call "cease-fire".

During a "cease-fire" period, all firearms will be pointed down-range, have actions open and chamber flags installed. All persons will stay behind the RED LINE and not touch anything on the shooting benches.

Only when directed by the RSO will shooters go down-range to service targets.

On the rifle range all firing must be done from the seated position at the shooting benches. Standing or prone firing is not allowed except during supervised matches.

All rifles used on the rifle range must have functional sights and be sighted in.

- If necessary, initial sighting can be done at designated stations on the pistol range.

On the pistol range all firing, except the limited use to sight in rifles, will be from the standing position, at designated stations.

Rifle caliber pistols, including AR and AK types, are not allowed on either range.

Stations A, B, and C on the rifle range are restricted to the use of rim-fire rifles only.

Rifles chambered for (list of restricted calibers) are not allowed on any ranges.

The use of shotguns or hand-guns is not allowed on the rifle range. Shotguns are not allowed on the pistol range.

- Rim-fire rifles may be used on the pistol range, but only from the standing position.

On both ranges, shooters may only fire at approved targets. Intentionally shooting at target frames, lane designation numbers or other improvised targets is not allowed. Do not place targets in such a way that target frames will be damaged.

When finished shooting, bring cases to the shooting bench and keep muzzles down-range until the unloaded firearms are secured in their cases.

The Manteca Sportsmen Club recognizes that we cannot meet the wants and needs of all shooters. The preceding rules are designed to ensure the safety of our members and customers while on the ranges, and for the general public on surrounding properties.

Failure to follow these rules will result in you being told to leave the property. The Manteca Sportsmen Club thanks you for your cooperation. Enjoy safe shooting.

Manteca Sportsmen Rifle Range Policies and RSO Duties

RANGE SAFETY IS OUR NUMBER 1 PRIORITY

Policies

No shooting allowed without a RSO present on rifle range.

It is mandatory for all shooters to have eye & ear protection upon entering the rifle range.

All firearms must be transported onto rifle range in an appropriate case.

Firearms to be uncased and cased on shooting benches only, case within deflection chamber, barrel pointed downrange.

Chamber Safety Flags are required for all firearms on the shooting bench.

All firearms must have some sort of sights or scope.

Only one shooter at a time on a shooting bench.

Shooting is from seated position only and from shooting bench only, thru deflection chamber. No shooting from kneeling, standing or prone positions. No shooting from outside deflection chamber.

NO RAPID FIRE

No pistols on rifle range including AR & AK style pistols or pistol conversions.

Shooters who cannot demonstrate proficiency on 100 yard target will be directed to 50 or 25 yard range to demonstrate they can get on target, make needed sight adjustments, prior to returning to 100 yard range.

RSO's will not assist in any firearm repairs as it takes attention away from overall safety monitoring.

Failure to follow RSO instructions will result in shooter being ejected from range / property. Should shooter refuse have Sheriff called at 209-498-4400 or 911 if situation is exigent.

RSO Duties

Ensure all shooters are wearing eye & ear protection upon entering rifle range.

Ensure all firearms entering range are in an appropriate case.

Ensure all firearms are properly uncase or cased only on shooting bench.

Ensure all firearms on shooting bench have proper chamber safety flags.

Ensure all firearms are equipped with sights and/or scope.

Ensure that all shooting is done from bench only, thru deflection chamber.

Observe all shooters for signs of inexperience or unsafe practices and correct as needed.

Observe deflection chambers, ground and levee for errant strikes and correct shooter as needed.

Ensure safe muzzle direction is followed at all times.

Monitor downrange and levee for any traffic and call cease fire immediately if needed.

Ensure all shooters are behind Red Line during cease fire before allowing anyone downrange.

Ensure all firearms are unloaded, made safe, and chamber safety flags inserted prior to allowing shooters down range.

Ensure all shooters not going downrange remain behind Red Line during cease fire until all shooters have returned from downrange.

Ensure all shooters have returned from downrange and are behind Red Line before calling range Hot.

Rifle Range Opening Checklist

Ensure rifle range entry gate was locked upon opening range. If not inform Facility Manager immediately.

Perform radio check with main office to ensure radio communication is working.

Ensure all security cameras are working and are sighted in on proper view.

Inspect all target stands for damage, replace as needed.

Inspect all deflector chambers for errant round strikes and note bench number and location in log.

Inspect range area for any foreign objects and remove.

Ensure all brass has been swept up and placed in brass recycling containers.

Ensure all trash and debris is placed in proper containers.

Rifle Range Closing Checklist

Ensure all brass, trash and debris is cleared and placed in proper containers.

Ensure all shooting benches are empty of any object that might have been left behind. If any are found turn into main office to be secured.

Inspect all deflector chambers for errant round strikes and note bench number and location in log.

Ensure all security cameras are working and are sighted in on proper view.

Ensure all brass has been swept up and placed in brass recycling containers.

Ensure all trash and debris is placed in proper containers.

Ensure all shooters have left the range.

Close and lock rifle range entry gate.

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Attachment I Ballistics Expert Correspondence

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GENE WHISENAND

P.O. Box 1319, Salida, CA 95368 ★ (209) 595-1451 ★ gene@ca-investigations.com
CA Investigations ★ Private Investigator ★ Firearm Training ★ Firearm Expert

December 24, 2025

John Swan
Manteca Sportsmen, Inc.
30261 S. Airport Way
Manteca, CA 95337

Re: Possibilities of re-opening the rifle range

Dear Mr. Swan,

I am proud, and honored that you requested my assistance with the reconstruction of the rifle range at your range. I know believe you are familiar with my professional history; however, I will recap that for you here. My main professions are as a firearms instructor, a criminal private investigator, and as an expert witness in firearms, gun manufacturer identification, use of force, ballistics, and I have been consulted as a gang expert. I am currently juggling about 30 criminal cases, from misdemeanor to felony, including a couple of special circumstance cases. I just finished within the last 30 days a firearm expert case in San Joaquin County and a trial is starting in Stanislaus County during the first week of January that I will be testifying as a firearms expert and use of force expert in. I still have multiple firearm cases and one use of force case in San Joaquin County. I was first deemed a firearm expert about 12 years ago. I have been a firearms instructor for 17 years now. I am the President, owner, and lead instructor, of Trident Firearms Academy, LLC. We have instructed police, military, security, including nuclear plant security forces, and quite a few citizens in those years. We teach everything from rifles to shotguns to handguns. For fun, I take pictures that have been published in numerous publications, including American Handgunner, Law Enforcement Technology Magazine, officer.com, and policeone.com. I even wrote a couple of articles for some of those publications. With that history out of the way, let me tell you what I know about shooting rifles and the benefit of using AR400 steel on your rifle range.

Your engineered plans indicate that you intend to use AR400 steel to help create a "tunnel" of sorts for your range. I believe that is a very good idea. AR400 is an industry standard in the shooting industry. Using the AR400 as part of the top of the tunnel will keep the errant shots from going over the back berm. By angling the steel if that wild shot hits the steel it will be deflected into the ground. From the plans that I have seen it will be impossible to fire a bullet directly into the top of the "tunnel", or baffle. Even if someone were to figure out how to do that, the bullets likely to be found on your range would not penetrate the steel of the quality and strength of the AR400. By using the AR400 steel on the side walls will also keep those errant shots from leaving the range, rather deflecting the in the berm as well.

I look forward to using your rifle range when it is completed. If I can be of any more help, please let me know.



Gene Whisenand

Page 1 of 1

RE: Manteca Sportsmen, PA-2200053

From Taiariol, Nicholas [SO] <ntaiariol@sjgov.org>
Date Mon 1/5/2026 12:32 PM
To Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>

We do not.

Lieutenant Nick Taiariol
Special Services Division
San Joaquin County Sheriff's Office
Cell- 209-406-9461
Desk- 209-468-5271
ntaiariol@sjgov.org

From: Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>
Sent: Friday, January 2, 2026 1:21 PM
To: Taiariol, Nicholas [SO] <ntaiariol@sjgov.org>
Subject: Manteca Sportsmen, PA-2200053

Good Afternoon,

The applicant for the Manteca Sportsmen's club submitted this letter from Gene Whisenand. Does the Sheriff's Office have any concerns regarding the conclusions of the letter or the credentials of Mr. Whisenand?

Thanks,

Giuseppe Sanfilippo

Giuseppe Sanfilippo, Senior Planner
San Joaquin County
Community Development Department

 (209) 468-0227

 www.sjgov.org/department/cdd

 gsanfilippo@sjgov.org

 1810 East Hazelton Avenue, Stockton, CA 95205

Lobby hours: M-Th – 8 AM to 5PM
Closed – Noon to 1PM
F – 8 AM to Noon

For assistance with building, planning, or fire
permit applications, call: (209) 468-8414 or email:
cddcustomerservice@sjgov.org.



For information regarding Regional Early Action
Planning (REAP), visit the CDD website.
www.sjgov.org/department/cdd



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Attachment J

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2200053

Manteca Sportsmen, Inc. / San Joaquin County

Modification No. PA-2200053 of Use Permit UP-3009 was approved by the Planning Commission on January 15, 2025. The effective date of approval is January 25th, 2025. This approval will expire on January 15, 2028, which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. The permitted use shall not at any time develop into a nuisance, as herein defined. If, in the opinion of the Planning Commission or Board of Supervisors, any County Ordinance or State Law or conditions attached hereto are being violated in connection with the operation of this use, that they retain the power to revoke or modify this permit. For the purposes of this use permit, a nuisance is defined as follows:

“Nuisance is defined as anything resulting from unreasonable or unlawful practices or from neglect which is, or tends to be injurious to health, safety, or public welfare, or is unsightly or offensive to the senses so as to interfere with the comfortable enjoyment of life or property in the neighborhood area, as such neighborhood area as defined by the Planning Commission”

- b. The attached Plot Plan is hereby made a permanent part of this approved use permit and shall be identified as “EXHIBIT A”, and all construction, reconstruction, moving, remodeling, or other structural alterations shall be made in conformity therewith. Any variation from said Plot Plan shall be first approved by the Planning Department or Commission.
- c. This use permit is granted under the condition that said permit not be transferred within a 90-day period after the date of approval.
- d. Safety canopies shall be required to prevent projectiles from going over the levee at each rifle range shooting bench as depicted on the site plan dated February 21, 2025.
- e. A certified range master shall be on site during all hours of operation.
- f. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.110[a][2])
- g. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. The building plans for the safety canopies shall incorporate the design modifications identified by the Sheriff's Department as discussed during the July 18, 2025, site visit.
 - a. Raise the rear of the safety canopy two inches
 - b. Incorporate an 8.5-inch ballistic bench the entire width of the safety canopy.
2. ENVIRONMENTAL HEALTH DEPARTMENT: (Contact: [209] 468-3420)
 1. Submit a Water Provision Declaration form to the Environmental Health Department for review.
 2. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
 3. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).
 4. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - d. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
 - e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 - f. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes