



**Planning Commission Staff Report
Item # 1, February 5, 2026
Conditional Use Permit No. PA-2500121
Prepared by: Alisa Goulart**

PROJECT SUMMARY

Application Information

Property Owner: Confucius Church of Stockton
Project Applicant: Wong Engineers, Inc.

Project Site Information

Project Address: 202 West Mathews Road, French Camp
Project Location: On the south side of West Mathews Road, 600 feet west of South Manthey Road, French Camp

Parcel Number (APN):	193-190-13	Water Supply:	Private
General Plan Designation:	A/UR	Sewage Disposal:	Private
Zoning Designation:	AL-10 / P-F	Storm Drainage:	Private
Project Size:	3.9 acres	100-Year Flood:	No (X Levee)
Parcel Size:	3.9 acres	Williamson Act:	No
Community:	None	Supervisory District:	3

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment C)

This project is a Conditional Use Permit to expand an existing 5.93-acre cemetery onto the adjacent 3.9-acre parcel to allow for additional gravesites. An additional 28 parking spaces and a 147-square-foot restroom are also proposed. The expansion area will be accessed from the existing driveway on Manthey Road and two new driveways on the existing private road, South Grove Tree Road, that runs along the western property line. (Use Type: Funeral/Internment Services – Cemetery)

Recommendation

1. Accept the Notice of Exemption (Attachment C),
2. Adopt the Findings for Use Permit (Attachment D),
3. Approve Conditional Use Permit No. PA-2500121 including the recommended Conditions of Approval (Attachment 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: 39

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

Referrals and Responses

- **Project Referral with Environmental Determination Date:** November 25, 2025

Agency Referrals	Early Consultation	Referral
County Departments		
Assessor		
Community Development		
Building Inspection		
Fire Prevention Bureau		
Code Enforcement		
Public Works		11/21/2025
Environmental Health		10/10/25 12/1/2025
Sheriff's Office		
Mosquito & Vector Control		
Supervisor: District 3		
State Agencies		
Fish & Wildlife, Division: 3		
Clearinghouse OPR		
Cemetery & Funeral Bureau		
Native American Heritage Commission		
Federal Agencies		
F.E.M.A.		
U.S. Fish & Wildlife		

Agency Referrals	Early Consultation	Referral
Local Agencies		
City of Stockton CDD		
Reclamation District 17		
SEWD		
French Camp - McKinley Fire District		
S.J.C.O.G.		12/2/2025
SJ Air Pollution Control District		12/5/2025
Airport Land Use Commission		10/13/2025
Manteca Unified School District		
Miscellaneous		
P.G.&E.		
United Auburn Indian Community		
Stockton Metro Airport		
CA Valley Miwok Tribe		
Buena Vista Tribe Rancheria		
CA Tribal TANF Partnership		
Sierra Club		

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ANALYSIS

Background

Pursuant to a Lodi News article dated June 18, 2003, the existing cemetery was originally developed in 1927 by the Stockton Chinese Benevolent Society. At that time, 2.25 acres of the 10-acre site was developed.

Subsequently, on May 5, 1960, the Planning Commission approved Use Permit No. UP-1489 to enlarge the cemetery by 4 acres, resulting in the cemetery as developed today.

On May 1, 2025, this application was submitted to further expand the existing cemetery to utilize the adjacent 3.9-acre area to enlarge the cemetery.

Operations

The cemetery is not gated and is accessible 24 hours a day, seven days per week. Internments are expected to take place one to two times a month. Aside from internments, four to five visitors are expected per day.

Notice of Exemption

This application is for a cemetery expansion that includes only minor construction. Pursuant to CEQA Guidelines Section 15304 Class 4, a project is exempt from CEQA if the activity consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA. Based on this information, the Community Development Department determined that the proposed cemetery expansion will not result in a significant effect on the environment. If the application is approved, a Notice of Exemption will be filed. (Attachment C)

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RECOMMENDATION

It is recommended that the Planning Commission:

Recommendation

1. Accept the Notice of Exemption (Attachment C),
2. Adopt the Findings for Use Permit (Attachment D),
3. Approve Conditional Use Permit No. PA-2500121 including the recommended Conditions of Approval (Attachment E).

Attachments:

Attachment A – Site Plan
Attachment B – Agency Response Letters
Attachment C – Environmental Document (Notice of Exemption)
Attachment D – Findings for Use Permit
Attachment E – PA-2500121(C) Conditions of Approval

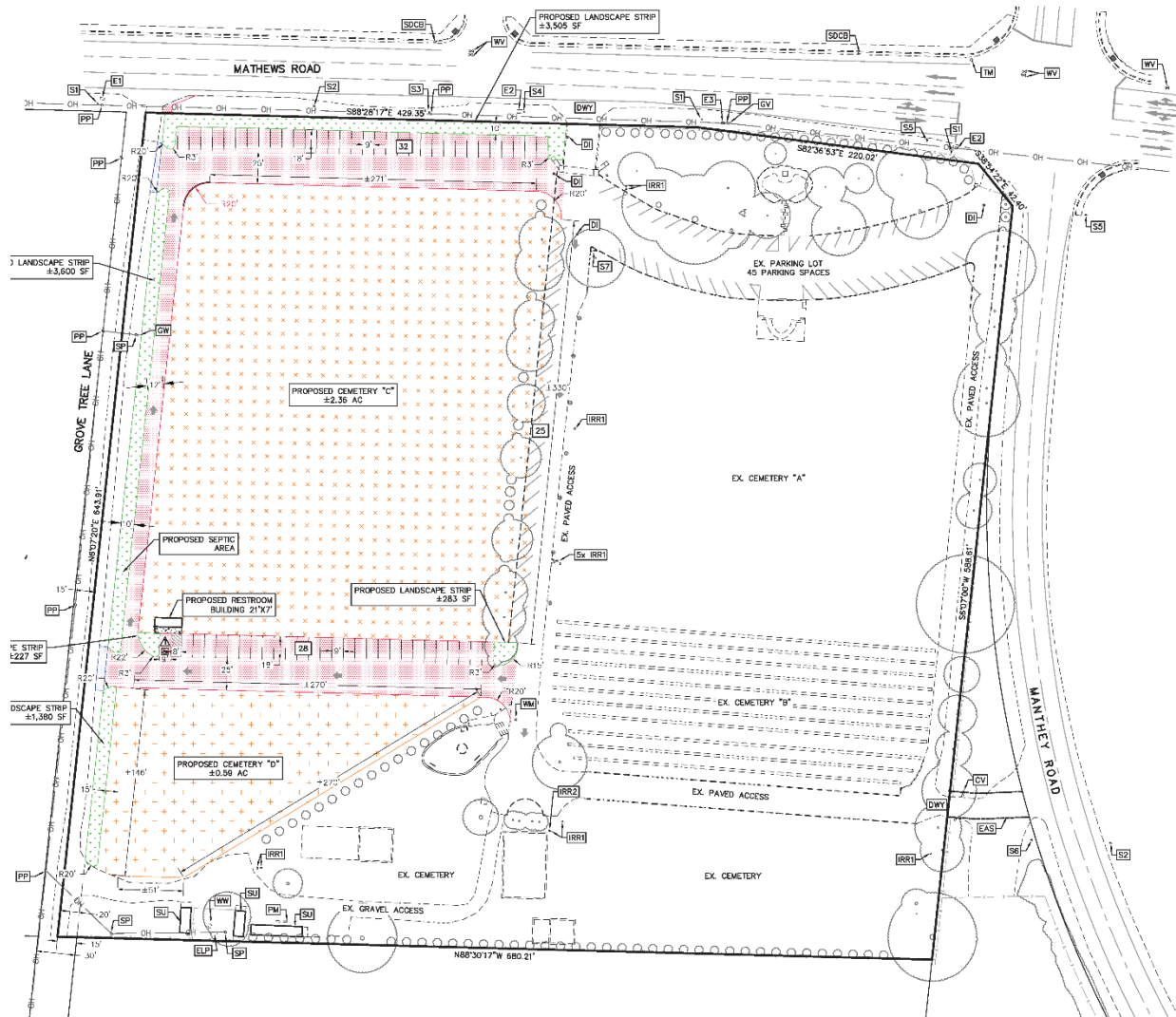
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Attachment A **Site Plan**

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Site Plan



REVISIONS							
NO.	DESCRIPTION	DATE	BY				

 WONG ENGINEERS, INC. PLANNING ENGINEERING SURVEYING 4878 FEATHER RIVER DRIVE, SUITE A STOCKTON, CALIFORNIA (209) 476-0011 <i>Joel Wong</i>	L.S. 7600 R.C.E. 48717	DATE 5/1/25	JOB NO.: 3151 DATE: APR. 2025 SCALE: AS SHOWN DRAWING: NS DESIGN: ZCW/GC CHECKED: ZCW	202 W. MATHEWS ROAD FRENCH CAMP CALIFORNIA	SITE PLAN	SHEET 1 OF ONE FILE 3151

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Attachment B

Agency 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

November 21, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Shayan Rehman, Engineering Services Manager 
Development Services Division

SUBJECT: PA-2500121 (C); A Conditional Use Permit application to expand an existing 5.93 acre cemetery onto the adjacent 3.9 acre parcel to include more gravesites, 28 additional parking spaces, and a 147 square foot restroom. Access is from W. Mathews Road. A private, on site well and septic system will service the site. Storm water drainage is natural; located on the south side of W. Mathews Road, 515 feet west of S. Manthey Road, French Camp.
(Supervisory District 3)

OWNER: Confucius Church of Stockton

APPLICANT: Zachary Wong

ADDRESS: 202 W. Mathews Rd., French Camp

APN: 193-190-14

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Manthey Road has an existing and planned right-of-way width of 60 feet.

Mathews Road has an existing right-of-way width of 60-variable feet and a planned right-of-way width of 84-110 feet.

Grover Tree Road is a private road not maintained by San Joaquin County.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)

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PA-2500121 (C)

- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 3) The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 4) The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 5) The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- 6) The Flood Protection Development Impact Fee shall be required for this application. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Resolutions R-22-135)
- 7) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- 8) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 9) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
 - a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP
 - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- 10) Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.

PA-2500121 (C)

- 11) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
- 12) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.

SR:GM:GG



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

October 20, 2025

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Sastina Thammavongsa; (209) 616-3068 *CS*
Registered Environmental Health Specialist

RE: **PA-2500121 (C), Referral, SU-2500817**
202 W. Mathews Road, French Camp APN: 193-190-14

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

- 1) A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.
- 2) Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the **Soil Suitability/ Nitrate Loading Study findings** (San Joaquin County Development Title, Section 9-605.010).
- 3) The disposal field area of the sewage disposal system shall be barricaded such that it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5))
- 4) Submit Water Provision Declaration form to the Environmental Health Department for review. If the EHD determines that the facility classifies as a Small Public Water System (SPWS), the applicant shall submit a Preliminary Technical Report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) prior to issuance of building permits and at least six months before initiating construction of any water related

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improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency, EHD, is prohibited without the concurrence of the Water Board. Please contact Gena Farley at Gena.Farley@waterboards.ca.gov or 209-948-7488 with the SWRCB Division of Drinking Water concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

- 5) If the Water Board determines that the applicant has met the requirements of Senate Bill 1263 and Health and Safety Code section 11652, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. An annual permit to operate a public water system will be required by the Environmental Health Department prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030). An onsite well shall meets public well standards to serve the potable water supply.
- 6) The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- 7) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



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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

December 1, 2025

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Sastina Thammavongsa; (209) 616-3068 
Registered Environmental Health Specialist

RE: **PA- 2500121 (C), Revised Referral, SU-2500817**
202 Mathews Road, French Camp APN: 193-190-14

All conditions of approval shall be complied with as stated in the EHD conditions of approval, dated October 20, 2025.

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S J C O G, Inc.

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San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Alisa Goulart, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: December 2, 2025
Local Jurisdiction Project Title: PA-2500121 (C)
Assessor Parcel Number(s): 193-190-14
Local Jurisdiction Project Number: PA-2500121 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the application referral for PA-2500121 (C). This project consists of a Conditional Use Permit application to expand an existing 5.93-acre cemetery onto the adjacent 3.9-acre parcel to include more gravesites, 28 additional parking spaces, and a 147 square foot restroom. Access is from W. Mathews Road. A private, on site well and septic system will service the site. Storm Water drainage is natural. The project site is on the south side of W. Mathews Road, 515 feet west of S. Manthey Road, French Camp (APN/Address: 193-190-14 / 202 W Mathews Road, French Camp).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). [The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.](#) Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This project is subject to the SJMSCP and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

If this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or

- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

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SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500121 (C)

Landowner: Confucius Church of Stockton

Applicant: Zachary Wong

Assessor Parcel #: 193-190-14

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Alisa Goulart

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



Christina Fugazi
CHAIR

Gary Singh
VICE CHAIR

Diane Nguyen
EXECUTIVE DIRECTOR

Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
MOUNTAIN HOUSE,
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TRACY,
AND
THE COUNTY OF SAN
JOAQUIN

SAN JOAQUIN COUNCIL OF GOVERNMENTS

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October 13, 2025

Community Development Department
1810 E Hazelton Avenue
Stockton, California 95205

Re: PA-2500121 (C)

Dear Alisa Goulart,

The San Joaquin Council of Governments (SJCOG), acting as the Airport Land Use Commission (ALUC), has reviewed PA-2500121 (C), which is a Conditional Use Permit application to expand an existing 5.93 acre cemetery onto the adjacent 3.9 acre parcel to include more gravesites, 28 additional parking spaces, and a 147 square foot restroom. Access is from W. Mathews Road. A private, on site well and septic system will service the site. Storm water drainage is natural.

AIRPORT LAND USE COMMISSION'S REVIEW

This project is in the Stockton Metropolitan Airport Traffic Pattern Zone 7b.

SJCOG, as ALUC, finds that this project is compatible with the 2018 San Joaquin County Airport Land Use Compatibility Plan (ALUCP). (<https://www.sjcog.org/ALUC>)

SJCOG would like to provide standards and project design conditions that comply with the Airport Land Use Compatibility Plan as a reference guide. *Note: Jurisdictions determine if the following standards and conditions apply to this project.*

1. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:
 - a. Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).
 - b. Sources of dust, steam, or smoke which may impair pilot visibility.
 - c. Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.
 - d. Occupied structures must be soundproofed to reduce interior noise to 45 decibels (dB) according to State guidelines.
 - e. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).

2. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
 - a. If requested by the FAA.
 - b. Any construction or alteration that is more than 200 ft. AGL at its site.
 - c. Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - i. 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
 - ii. 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - iii. 25 to 1 for a horizontal distance of 5,000 ft. of the nearest takeoff and landing area of a public use heliport
 - d. Any highway, railroad, or other traverse way whose prescribed adjusted height would exceed the above noted standards.
 - e. Any construction or alteration located on a public use airport or heliport regardless of height or location.

Thank you again for the opportunity to comment. Please contact ALUC staff Gwen Owens (209-674-5489 or aluc@sjcog.org) if you have any questions or comments.

Sincerely,

Gwen Owens

Gwen Owens
Manager of Programming & Project Delivery



December 5, 2025

Alisa Goulart
County of San Joaquin
Community Development Department
1810 E. Hazleton Avenue
Stockton, CA 95205

Project: PA-2500151, Conditional Use Permit - Confucius Church of Stockton

District CEQA Reference No: 20251360

Dear Ms. Goulart:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Conditional Use Permit (CUP) from the County of San Joaquin (County) for the project described above. Per the CUP, the project consists of the expansion of an existing 5.39 acre cemetery onto the adjacent 3.9 acre parcel to include more gravesites, 28 additional parking spaces, and a 147 square foot restroom (Project). The Project is located at 202 W. Matthews Road in French Camp, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

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1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Electric On-Site Off-Road and On-Road Equipment

Since the development project consists of a cemetery expansion, the Project may have the potential to result in increased use of off-road equipment (e.g., forklifts) and on-road equipment (e.g., mobile yard trucks with the ability to move materials). The District recommends that the CUP include requirements for project proponents to utilize electric or zero emission off-road and on-road equipment.

3) Vegetative Barriers and Urban Greening

There are residential units located west of the Project. The District suggests the County consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of a cemetery, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://www2.valleyair.org/grants/clean-green-yard-machines-residential/> and <https://www2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

5) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the County and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

6) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

6b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of space.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

6c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or

stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:
<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

6d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

6e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Matt Crow by e-mail at Matt.Crow@valleyair.org or by phone at (559) 230-5931.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager



October 2, 2025

**Gerry Altamirano
Office Assistant Specialist
1810 East Hazelton Avenue
Stockton, CA 95205**

Ref: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for submitting the **PA-2500121 (C)** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



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

October 28, 2025

Re: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500121 (C). 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



Attachment C
Environmental Document
(Notice of Exemption)

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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-2500121

Project Location - Specific: The project site is on the south side of W. Mathews Road, 515 feet west of S. Manthey Road, French Camp. (APN/Address: 193-190-13 / 202 W. Mathews Rd., French Camp) (Supervisory District: 3)

Project Location – City: French Camp

Project Location – County: San Joaquin County

Project Description: Conditional Use Permit application to expand an existing 5.93 acre cemetery by establishing the use on the adjacent 3.9 acre parcel to include more gravesites, 28 additional parking spaces, and a 147 square foot restroom. Access is from W. Mathews Road (public) and S. Grove Tree Road (private). A private, on site well and septic system will service the site. Storm water drainage is natural.

The Property is zoned AL-10 (Limited Agriculture, 10-acre minimum) and P-F (Public Facilities); the General Plan designation is A/UR (Agricultural-Urban Reserve).

Project Proponent(s): Confucius Church of Stockton / Wong Engineers Inc

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:
Categorical Exemption. (Section 15304)

Exemption Reason:
Processed under the provisions of the California Code of Regulations Section 15304, which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15304. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: _____

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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

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Attachment D

Findings for Use Permit

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FINDINGS FOR USE PERMIT

PA-2500121

CONFUCIUS CHURCH OF STOCKTON / WONG ENGINEERS, INC.

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan; any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned Development zone; and any other applicable plan adopted by the County.
 - **This finding can be made because the project, a cemetery expansion, is a permitted use for a site with the General Plan designation A/UR (Agriculture/Urban Reserve) and zoned AL-10 (Limited Agriculture, 10-acre minimum) and P-F (Public Facilities) with the benefit of an approved Conditional Use Permit. Development of the proposed cemetery expansion must comply with all County regulations. There are no other Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because the project proposal demonstrates that adequate utilities, access roads, sanitation, drainage, and other necessary facilities will be provided. The project site will utilize an existing well for water supply and a new septic system for sanitary sewer service. Stormwater drainage will occur naturally, as the majority of the site surface will allow water to infiltrate into the ground. The existing cemetery is served by two access points that are appropriately connected to existing public roadways. Two proposed access driveways are proposed from an existing private roadway and new interior driveways and parking areas will be added to accommodate site circulation needs.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the Site Plan, dated April 11, 2025, demonstrates the 3.9-acre project site can accommodate all required components of the proposed cemetery expansion. All improvements will comply with applicable Development Title regulations to ensure that the scale, type, and intensity of the project are appropriate for the site. The project site is zoned AL-10 (Limited Agriculture, 10-acre minimum) and P-F (Public Facilities), zones that are applied to parcels that are suitable for the intensity of all permitted uses.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - **This finding can be made because the project conditions will require the project to comply with all applicable Development Title regulations, ensuring that adjacent parcels are not adversely affected. The project site is bordered by the Interstate 5 frontage road to the east and the County hospital complex to the north, while agricultural uses with scattered residences lie to the west and south. A cemetery is a low-intensity land use, and the proposed expansion is not expected to negatively impact the livability, use, or future development of surrounding properties.**
5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.
 - **This finding can be made based on the nature of cemetery use, which is a low-intensity land use not expected to generate nuisances related to odor, dust, gas, noise, vibration, smoke, heat or glare at a level that would exceed ambient conditions. While the development phase will involve temporary grading and construction activities, the operational phase of the project will not include activities that would create or contribute to such nuisances.**

6. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.
 - **This finding can be made because the project site is adequately served for the needs of the project by highways and streets. The zoning of the project site is AL-10 (Limited Agriculture, 10-acre minimum) and P-F (Public Facilities) which permit the use of private on-site services such as a well and septic system, and onsite storm drainage. There is no requirement for public utility services. The French Camp - McKinley Fire District provides fire protection services for the project site and the Sheriff's Office provides law enforcement service to the area.**
7. The proposed use complies with all applicable provisions of this Title.
 - **This finding can be made because the Funeral/Interment - Cemetery use type is a permitted use in the AL-10 (Limited Agriculture, 10-acre minimum) and the P-F (Public Facilities) zones with an approved Conditional Use Permit. The property does not require rezoning to approve the use nor is it in conflict with surrounding uses. The recommended Conditions of Approval will ensure that the project complies with all applicable provisions of the Development Title.**



Attachment E

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2500121
CONFUCIUS CHURCH OF STOCKTON / WONG ENGINEERS, INC.

Conditional Use Permit No. PA-2500121 was approved by the Planning Commission on February 13, 2026. The effective date of approval is . This approval will expire on , which 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: Community Development Department, [209] 468-3121)
 - a. **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 9-802.020)
 - b. **APPROVED USE:** This approval is for the expansion of an existing 5.93-acre cemetery onto the adjacent 3.9-acre parcel to allow for additional gravesites. This approval also includes the construction of a 147-square-foot restroom building and the development of a new parking area with 28 parking spaces. (Use Type: Funeral/Internment Services – Cemetery).
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
 - d. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All permanent parking lots shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. (Development Title Section 9-406.060[i])
 2. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
 - e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 1. Access driveways shall have a width of no less than 25 feet. (Development Title Section 9-406.060[n])
 - f. **LIGHTING:** Lighting shall be provided and comply with the following:
 1. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m][3])
 - j. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future

right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility.
(Development Title Section 9-408)

2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

- a. An encroachment permit shall be required for all work within the road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light-standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607-040)
- b. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- c. The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
- d. The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- e. The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5)
- f. The Flood Protection Development Impact Fee shall be required for this application. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Resolution R-22-135)
- g. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth of the basin is 18 inches or more. Required retention basin capacity shall be calculated and submitted with a drainage plan for review and approval prior to release of building permit. (Development Title Section 9-606)
- h. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- i. This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
 1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 2. Hydromodification: A registered professional engineer shall design the site to comply with the volume (reduction requirement outlined in the County's 2023 SWQCCP).
 3. Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- j. Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- k. Prior to release of the building permit, the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP.

- I. Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.

3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

- b. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- c. The disposal field area of the sewage disposal system shall be barricaded such that it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title Section 9-605.010(c)(3)(5))
- d. Submit Water Provision Declaration form to the Environmental Health Department for review. If the EHD determines that the facility classifies as a Small Public Water System (SPWS), the applicant shall submit a Preliminary Technical Report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) prior to issuance of building permits and at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.
- e. If the Water Board determines that the applicant has met the requirements of Senate Bill 1263 and Health and Safety Code Section 11652, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. An annual permit to operate a public water system will be required by the Environmental Health Department prior to sign off of the certificate of final occupancy (San Joaquin County Development Title Section 9-602.010 and 9-601.030). An onsite well shall meet public well standards to serve the potable water supply.
- f. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- g. Any geotechnical drilling shall be conducted under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-601.010 (b) and 9-601.020(i)).

4. SAN JOAQUIN COUNCIL OF GOVERNMENT (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open

Space Plan (SJMSCP) must provide a Certificate of Payment prior to issuance of any grading or building permits.



Planning Commission Staff Report
Item # 2, February 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	Supervisory 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.).

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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Attachment A **Site Plan**

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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
Development Services Division SR

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.
(Supervisory 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

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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.

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- 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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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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) (Supervisory 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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Attachment E
Previously Approved
Conditions of Approval for
Use Permit No. UP-3009

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USE PERMIT APPLICATION

Nº 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:

PISTOL 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 Hamilton 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 G. Feltz, 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
Sanitation & much was likely detoured.

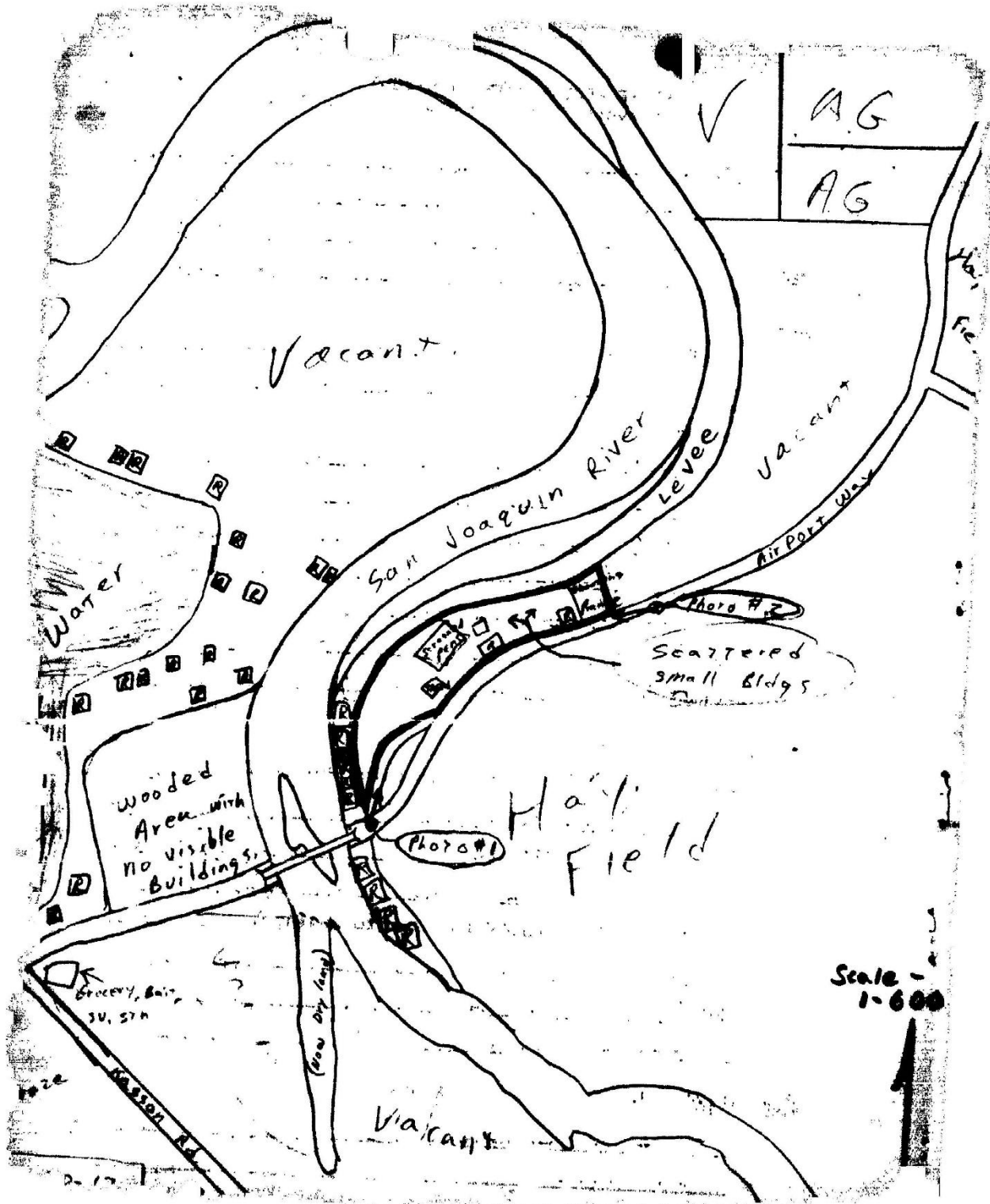
OBSERVATIONS:

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:

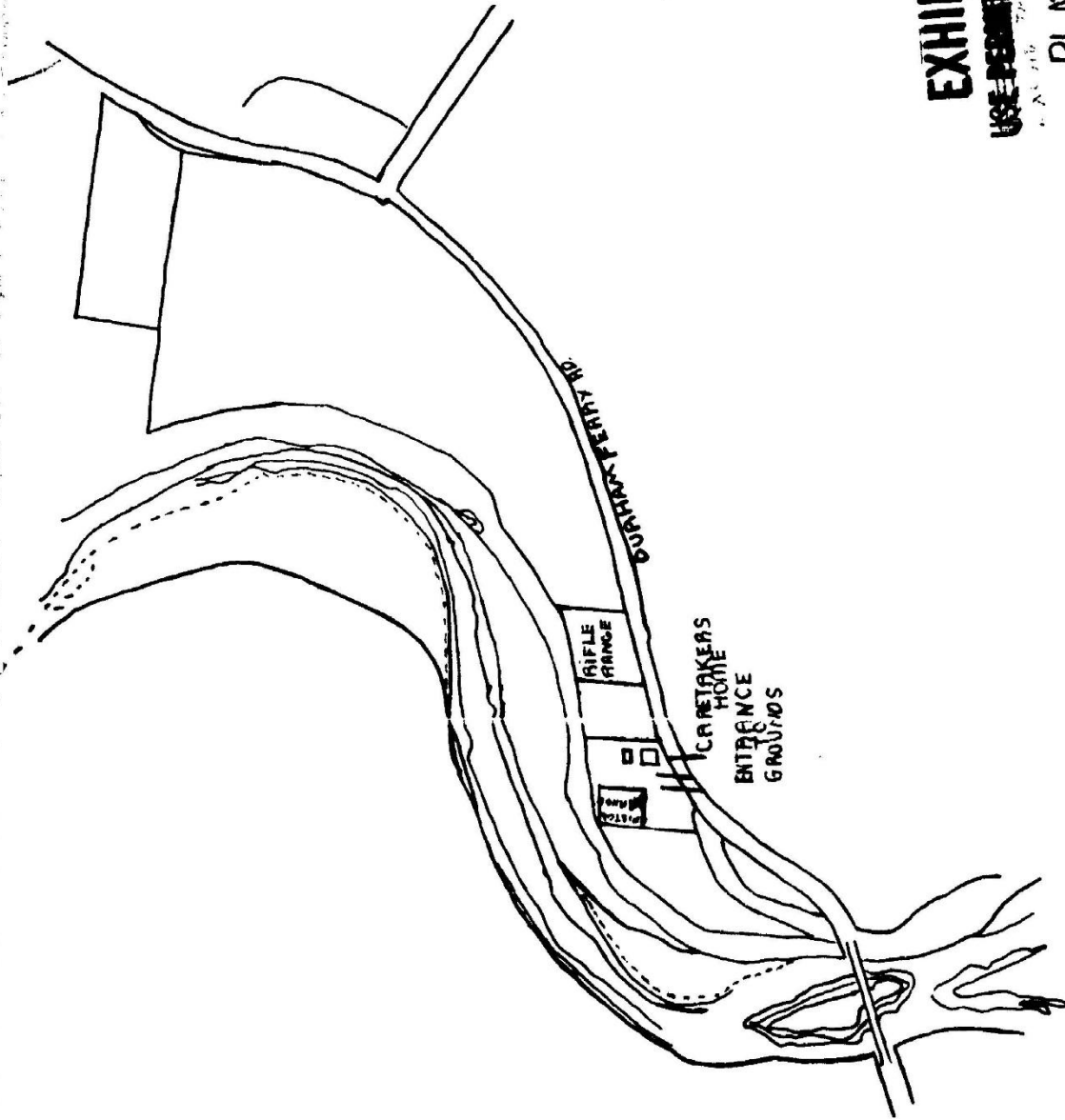


UP 3009

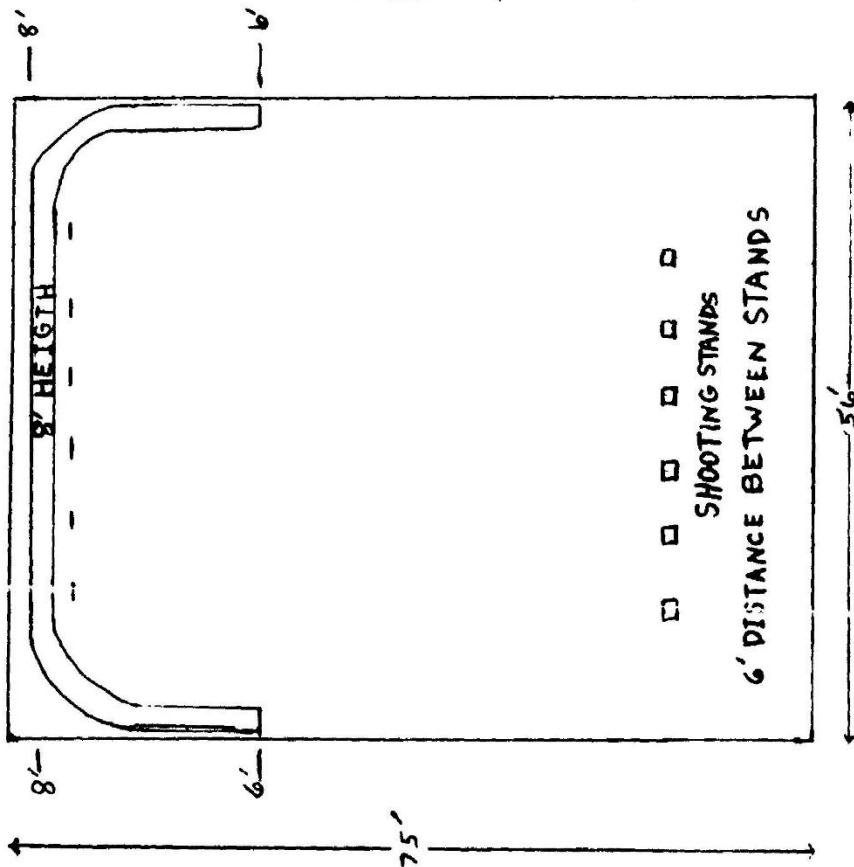
EXHIBIT A

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 CONSI-
DERING 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 Loma
(Check) ☒ MY AGENT ☐ AS LESSEE () ☐ AS BUYER ()

Address 510 SAN JUAN, MANTECA, CALIF.

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

FOR TO ERECT A PISTOL RANGE

on the above mentioned property.

Signed: Ernest A Goodrich President

Address: 819 Edythe St

Date: July 13th 1964

UP 3009

CERTIFICATE OF MAILING NOTICE OF PUBLIC HEARING
CONCERNING

USE PERMIT APPLICATION NO. 3009 of Manteca Sportsman Inc.

STATE OF CALIFORNIA) ss
COUNTY OF SAN JOAQUIN)

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

UP 3009

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:

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

[illegible]

BOARD OF TRUSTEES

A. R. Glover, M.D., Pres.
W. A. Stauffer, Sec'y
Robert H. Kinn
W. J. Johnson
E. C. Davis
James D. Baker, Jr., M. D.
C. E. Probert
H. L. Diekmann
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 3C
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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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment F **Compliance Agreement**

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1 **COMPLIANCE AGREEMENT**

2 **Manteca Sportsmen Club**

3 **30261 S. Airport Way, Manteca, California**

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

8 The Parties agree to the following Recitals:

9 A. This Agreement is regarding real property commonly known as 30261
10 S. Airport Way, Manteca, California, APN 241-370-07 (the "Subject Property").

11 B. On August 6, 1964, the County approved a Use Permit to establish a pistol
12 range on the Subject Property, in addition to an existing rifle range (the "Use
13 Permit").¹

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

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

22 "Nuisance is defined as anything resulting from
23 unreasonable or unlawful practices or from neglect which
24 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.

COMPLIANCE AGREEMENT

Page 1 of 6

- 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: SANJUAN@YAHOO.COM
2 Telephone: 209-879-3148
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. Anthony Abbott 3/1/22
24 J. Anthony Abbott
25
26
27 Counsel for the Manteca Sportsmen Club

COMPLIANCE AGREEMENT
Page 6 of 6



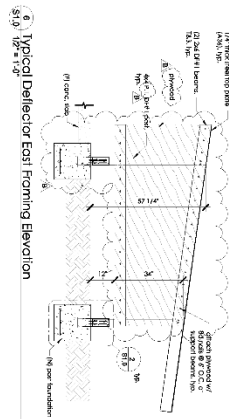
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Community Development Department

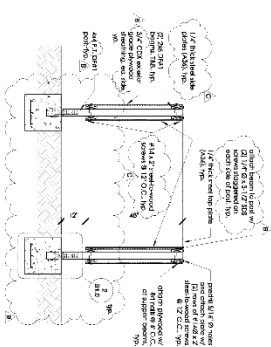
Planning · Building · Code Enforcement · Fire Prevention

Attachment G **Rifle Range Safety Canopy**

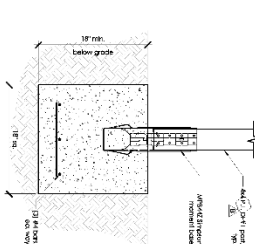
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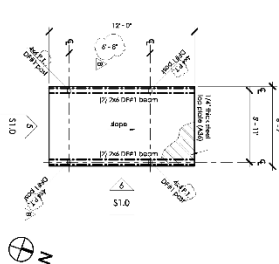
8. Typical Deflector East Framing Elevation
S1.0 1/2" = 1'-0"



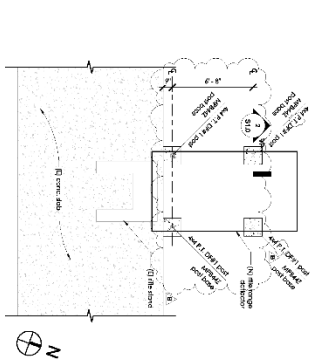
5. Typical Deflector South Framing Elevation
S1.0 1/2" = 1'-0"



2. INI Deflector Post Foundation
S1.0 1/2" = 1'-0"



4. Typical Deflector Framing Plan
S1.0 1/4" = 1'-0"



3. Typical Deflector Foundation Plan
S1.0 1/4" = 1'-0"

Range Deflector Structures

30261 S Airport Way
Manteca, CA 95337

Drawn by: CR
Checked: JLT
Date: 10/1/10
Project: 111127-PA
Title: Range Deflector Structures
Scale: 1/4" = 1'-0"

WAGNER
ASSOCIATES



Range Deflector
S1.0

General Notes:

[illegible]

Word

[illegible]

Foundation:

1000

Concrete:

[illegible]

Reinforcing Steel:

[illegible]

Basis For Design

[illegible]

Special Inspection

[illegible]

Code Compliance

All work had to be performed in accordance with the following codes, including but not limited to:

- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Fire Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Efficiency Standards
- 2022 California Title Insurance Building Code
- 2022 California Title Insurance Building Code
- 2022 California Title Insurance Building Code

Table 2304.10.2 - Fastening Schedule	2022 C.B.C.
DESCRIPTION OF BUILDING ELEMENTS	

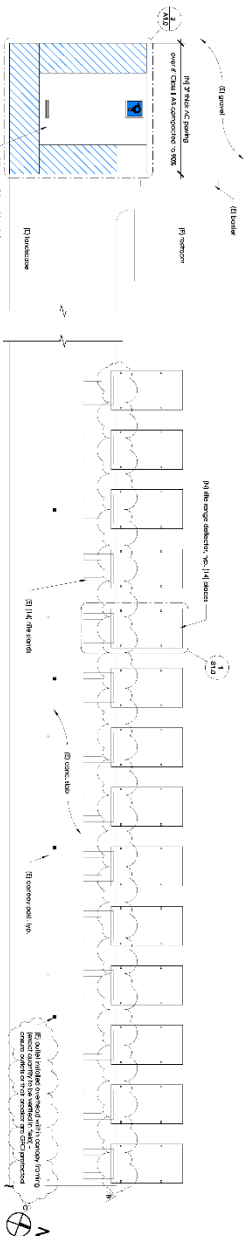
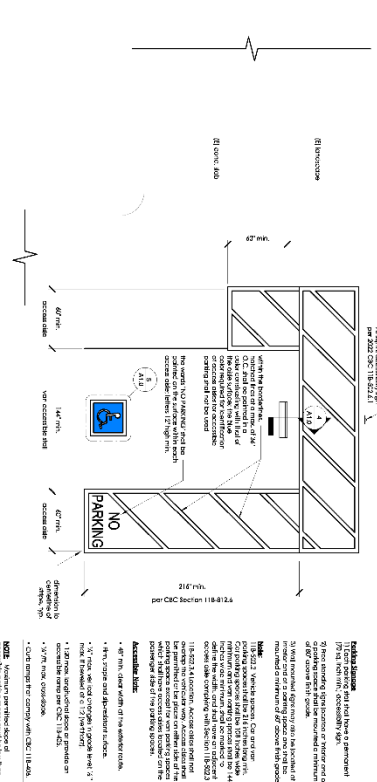
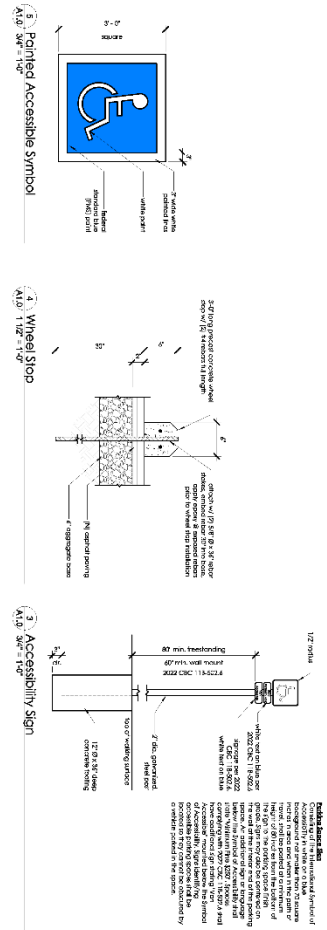
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Range Deflector Structures
30261 S Airport Way
Manteca, CA 95337

Down by	GR
Character	HLT
Job #	16740
Scale	Noted
Environ	Scripts
Date	Description
A 11/02/2024	CYCL Par Chas



0.0s



Drawn By: GR
 Checked: HT
 Date: 11/11/2022
 Title: Range Deflector Structures
 Scale: As Shown
 Project: 2022-0053
 Client: City of Manteca
 Designer: J.C. Wagner & Associates

Range Deflector Structures
 30261 S Airport Way
 Manteca, CA 95337



A1.0
 Enlarged Site Plan

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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.

C:\USERS\MSC\DOWNLOADS\RIFLE RANGE QUESTIONNAIRE.DOCX

Page 1

4. IMMEDIATELY, UPON RETURN FROM GOING DOWN RANGE, EACH PERSON WILL "CHECK IN" WITH THE RANGE SAFETY OFFICER.
5. NO ARMOR PIECERING 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 gofers) 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.

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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/departments/cdd

gsanfilippo@sjgov.org

1810 East Hazelton Avenue, Stockton, CA 95205

Lobby hours: M-Th - 8 AM to 5 PM
Closed - Noon to 1 PM
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/departments/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