



# Resource Management Agency Planning Department

Norman L. Allinder, AICP *gb*  
Director

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**PLANNING COMMISSION DATE:** August 7, 2012

**AGENDA ITEM:** # 4

<b>CUP</b>	<b>#2012-005</b>	<b>Conditional Use Permit to allow an outdoor gun range and sportsmen's club</b>
<b>APN</b>	<b>#052-062-002</b>	<b>Applicant: Jim Shasky, Chowchilla Sportsmen's Club Property Owners: Chowchilla Sportsmen's Club, Inc.</b>
<b>CEQA</b>	<b>MND #2012-07</b>	<b>Mitigation Negative Declaration</b>

**REQUEST:**

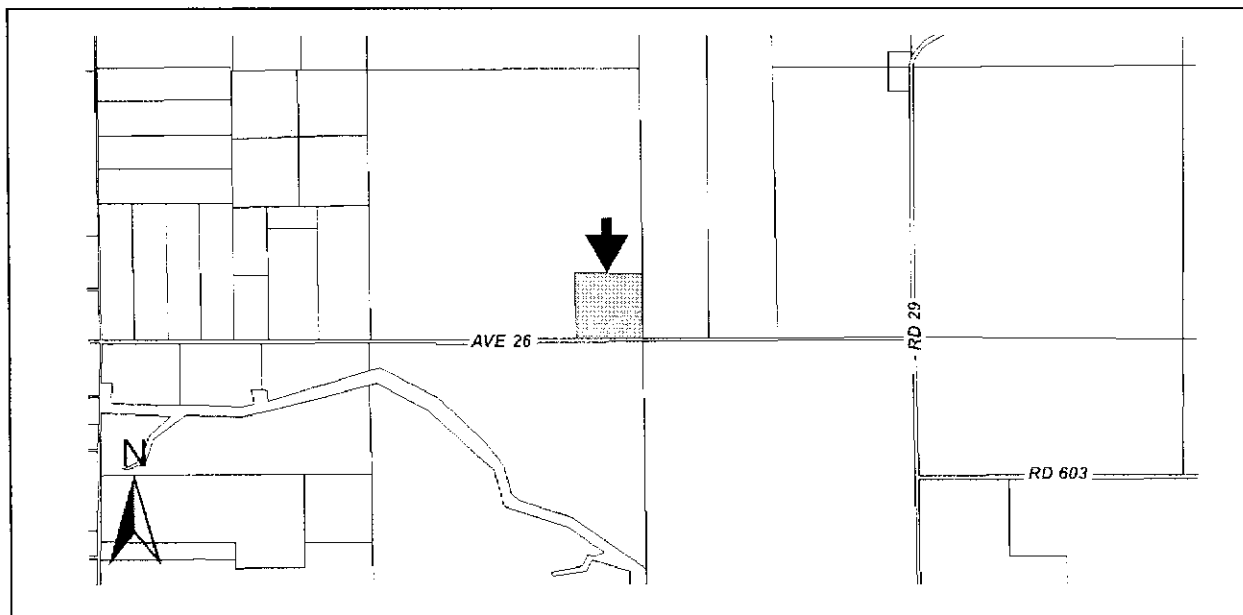
The applicant is requesting a conditional use permit to allow an outdoor gun range and sportsmen's club that includes an assembly hall, picnic area, and various shooting stalls to include long rifles, pistols, trap shooting, and archery.

**LOCATION:**

The proposal is located on the north side of Avenue 26, approximately 1 mile west of the intersection of Avenue 26 and Road 29 (27823 Avenue 26), Chowchilla.

**ENVIRONMENTAL ASSESSMENT:**

A CEQA Negative Declaration (MND #2012-07) (Exhibit O) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:** Approve with conditions

**GENERAL PLAN DESIGNATION (Exhibit A):**

**SITE:** AE (Agricultural Exclusive) Designation

**SURROUNDING:** AE (Agricultural Exclusive) Designation and OS (Open Space) Designation

**ZONING (Exhibit B):**

**SITE:** ARF (Agricultural, Rural, Foothill) District

**SURROUNDING:** ARE-40 (Agricultural, Rural, Exclusive, 40-acre) District, OS (Open Space) District, and ARV-20 (Agricultural, Rural, Valley, 20-acre) District

**LAND USE:**

**SITE:** Rural Residential, Vacant

**SURROUNDING:** Agricultural

**SIZE OF PROPERTY:** 40 acres

**ACCESS (Exhibit A):** Access to the site is via Avenue 26.

**BACKGROUND AND PRIOR ACTIONS:**

No prior entitlements have been issued to this property. A building permit was issued for the existing mobile home onsite in November 2002.

**PROJECT DESCRIPTION:**

The applicant is requesting a conditional use permit to allow an outdoor gun range and sportsmen's club that includes an assembly hall, pro shop, picnic area, and various shooting stalls to include long rifles, pistols, trap shooting, and archery. The club would operate seven days a week from 7:00 am to 10:00 pm. The request also includes special events such as shooting competitions of various weapon types or fundraising type events at the assembly hall, which is also proposed to be constructed. Structures include an assembly hall, shade and picnic area, a caretaker's residence (existing and already permitted), restroom and ancillary storage structures for maintenance equipment.

**ORDINANCES/POLICIES:**

County Code Section 18.64 of the Madera County Zoning Ordinance outlines the land use regulations within the ARF (Agricultural, Rural, Foothill) zone district.

County Code Section 18.94 of the Madera County Zoning Ordinance outlines the allowed uses and requirements for Conditional Use Permits and the submittal and approval requirements for Outdoor Recreational Facilities and Private Clubs.

Madera County General Plan - Policy Document (page 7) outlines the allowed uses that are deemed consistent with the AE (Agricultural Exclusive) designation.

**ANALYSIS:**

The proposed project is for a gun range and sportsmen's club. The overall club would include an assembly hall, pro shop, picnic areas, and various stalls for different type of

shooting (pistols, rifles, shotguns, archery, and tactical combat). Per the Parking Ordinance, the facility is required to accommodate enough parking for the number of stalls at the facility. Therefore, the facility must have a minimum of 162 parking stalls. Currently, the project shows 314 parking stalls available for the facility.

Each type of shooting stall varies in size depending on the type of weapon being used. Rifles are the longest stalls and archery being the shortest. Most of the stalls face to the east with the exception of some rifle stalls (facing north), trap shooting (facing north), and archery (facing west). To the west, there is a drainage basin on an adjacent property with limited row crops next to it. The archery stalls would not affect farm labor employees in this direction. The trap shooting and the two rifle stalls are facing north where row crops currently do exist and are harvested by the property owner. Trap shooting requires shots to be fired into the air at clay targets, therefore, there is some possibility that shots may be aimed at an upward angle. However, standard fallout distance listed by the National Rifle Association's (NRA) range construction manual is 300 feet, so, the trap shooting ammunition is likely to remain onsite. In addition, the applicant has discussed additional apparatus to minimize and catch obscure, stray shots, even though the instances are anticipated to be rare, Staff is requiring the installation of these measures as a condition of approval. The apparatus would be placed strategically within the shooting lane using the trajectory and velocity from weapons to determine their placement. With the current layout of the stalls, it is also recommended that the applicant reconfigure the stalls to better direct the line of fire away from other portions of the site, and, develop an operational phasing plan where specific stalls are not active when other stalls are in use. For example, if the trap shooting area is being utilized, the long range will not be used. The applicant must add the restricting apparatus, such as baffles or bullet catchers at the top of the berms, to eliminate impacts of stray shots to other areas of the site as well as adjacent properties.

The applicant has proposed to install an onsite septic system to serve the facility as well as install an additional well onsite, if necessary, to serve the facility. There is currently a well onsite that was previously used for irrigation purposes that the applicant plans to have tested to see if it could serve the site domestically. All water and septic systems are subject to the approval of the Environmental Health Department and may be subject to public water system standards due to the number of employees and members of the public that will utilize the system. The existing caretaker's residence is currently served by existing facilities that were previously permitted by the County.

Noise from the site would be minimized with the installation of large berms, approximately 15'-0" high, would be constructed in order to muffle some of the sound. In addition, based on the current layout, shots to the north and northwest would likely be shooting in the prevailing wind which would enhance noise attenuation further by inhibiting the travel of sound to the nearest dwelling, which is approximately 0.46 miles north of the project site.

The proposed assembly hall would be permitted and inspected through the Engineering Department through the building permit process. If events were to be held where food is going to be served to the public the assembly facility will also need to have the food preparation facilities permitted through the Environmental Health Department in accordance with local and state regulations.

The project was circulated to outside agencies thought to be impacted or regulating the

development of the proposed project. This included the Department of Fish and Game, Department of Transportation, Department of Conservation, Sheriff's Department, Department of Water Resources, Regional Water Quality Control Board, and the San Joaquin Air Pollution Control District.

Comments were received from the Department of Fish and Game and the Central Valley Water Quality Control Board regarding the concerns for vernal pools and various specially listed species onsite to be potentially impacted. In regards to vernal pools, the soil composition according to the United State Department of Agriculture (USDA) is a Marguerita loam. The soil is characterized as being well drained as well as non-hydric. So, the likelihood of there being standing water within any of the project site is much lower than adjacent areas that have a much different soil type. However, the applicant must have a certified biologist inspect any area of the site prior to grading or construction. The biologist must submit his observations in writing to the Planning Department so further action can be taken if needed.

Comments were also received from the Central Valley Regional Valley Control Board regarding the natural drainage feature in the northwest portion of the property. Development of the property would require that this drainage be redirected to another course and sent likely offsite, to where it is currently collected on the adjacent proper to the west. The applicant shall secure the property permits through the Engineering Department and the Army Corps of Engineers in order to redirect this drainage. The applicant may phase the project in a manner that allows development of portions of the site away from this drainage feature. However, prior to any development occurring in that section of the property, the applicant shall gain approval from both agencies to redirect that drainage feature. If there is not any change in the drainage, mitigation to retrieve ammunition from the drainage should be installed to prevent its migration into the drainage basin to the west.

Staff has also received comments from the public prior to the public hearing regarding the proposal, both verbally and in writing. Concerns raised revolve around the facility's ability to protect adjacent properties from stray shots. One property owner is over a mile away to the west, which will not be impacted if additional measures are added to restrict trajectory of shots, as well as reconfiguration of the property could address this issue. The property owner to the east is concerned for their livestock that grazes in this area. As previously stated, both reconfiguration and/or installation of additional measures would further limit the impacts to the adjacent property. Moreover, the size of the facility is more than adequate at 40 acres compared to the range in Coarsegold which is only 30 acres in size. The size of this club would make it the second largest outdoor range within the region, with the Fresno Rifle and Pistol Club in Auberry being the largest. The proximity of residences in relation to this facility is also far less than the Coarsegold facility as that facility is within a quarter mile of the Indian Lakes Subdivision. Lastly, County Code only prohibits discharging a firearm in various listed locations under Chapter 9.94 such as Bass Lake (within 1,000) and various residential subdivisions such as the Madera Ranchos or Yosemite Lakes Park.

General comments were received from the San Joaquin Air Pollution Control District, Engineering Department, Road Department, Environmental Health Department and Fire Department.

**WILLIAMSON ACT:**

The subject parcel is not within the Williamson Act.

**GENERAL PLAN CONSISTENCY:**

The General Plan designates this property as AE (Agricultural Exclusive). The allowed uses within this designation includes recreational uses. This conditional use permit is for an outdoor recreational facility and public club which is consistent with accepted uses within the AE designation within the General Plan. In addition, the buildings proposed are within the allowed floor area ratios of 0.25 allowed by the designation.

**RECOMMENDATION:**

The analysis provided in this report supports approval of Conditional Use Permit #2012-005 as presented in the staff report with the following conditions:

**CONDITIONS:**

**Engineering Department** (Exhibit G)

1. Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.
2. The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by this project. The basis for all designs shall be the provision of capacity for the runoff from a 100 year, 10 day storm event. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer and shall meet all applicable standards and specifications of the latest California Code of Federal Regulations.
3. A Storm Water Pollution Prevention Plan is required for all projects 1-acre or more of site disturbance.

**Environmental Health Department** (Exhibit H)

1. If the water system for this facility and/or development serves more than 25 employees at any one time or has the potential to serve more than 25 employees in the future the water well should be upgraded at that time to comply with Public Well Standards and the existing water well would need to have a 50 ft. well seal installed to meet at least basic Public Well Standards.
2. The sewer treatment system and onsite wastewater treatment for this development must comply with the Madera County Environmental Health Department and Regional Water Quality Control Board requirements. The septic disposal system for the proposed expansion must be designated for maximum occupancy by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer and is acceptable to this Department.
3. The owner(s)/developer(s) of onsite operations, onsite facilities/equipment are required to ensure that all on-site persons are provided access to drinking water and/or onsite restrooms/toilets/urinals facilities that are acceptable to all State and Madera County requirements. If temporary portable toilets must be utilized on site, by any persons, at any time during any onsite activity then they must be properly maintained by a Madera

County appropriately licensed company. Routine maintenance of these portable toilets must be adjusted according to their usage as to prevent an unhealthy human environment and/or nuisance of any kind, at all times while onsite.

4. The owners/operators of this proposed food facility kitchen within this project must complete and submit a food facility construction plan(s) and application(s) for Food Vending Permit(s) for each food operation with this department Food Program before onset of any construction activities and or before operation.
5. The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s): Vector(s), Dust, Odor(s), Noise(s), Lighting and/or Litter accumulation to surrounding area uses.
6. Lead from Gun Ranges is considered to be toxic according to California Standards and therefore the owners/operators of this Gun Ranger must follow all State and Federal Standards according to its handling, removal, recycling and/or disposal. Provide the written plan of Best management Practices (BMP) for Outdoor Shooting Ranges that you have determined to follow for toxic lead removal. To ensure that this Gun Range is a good steward of all the property surrounding this site there needs to be an effective barrier against residual lead from ricochets.

**Fire Department** (Exhibit I)

1. Access to the property will require modification: Dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Madera County Fire Marshal. A secondary access point will needed to be provided near the proposed rifle range.

**Planning Department**

1. Any proposed lighting shall be hooded and directed away from adjacent properties.
2. The applicant shall comply with San Joaquin Air Pollution Control District requirements.
3. All parking areas shall be paved to reduce dust control. Other areas shall maintain dust free through measures in compliance with the San Joaquin Air Pollution Control District standards and requirements.
4. A biological specialist shall be onsite prior to any grading or construction activities to determine if buffers are needed from any existing biological features. The biologists findings shall be submitted in writing to the department prior to activities any permits being approved onsite. The following buffers shall apply if the following habitats or species are discovered onsite:
  - a. Vernal Pools - 250 foot no disturbance buffer
  - b. Nesting Birds - 250 foot no disturbance buffer around active nests of non-listed bird species, 500 foot no disturbance buffer around migratory bird species, and ½ mile no disturbance buffer from listed species and fully protected species,, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
  - c. California Tiger Salamander - 50 foot no disturbance buffer for all active burrows
  - d. Burrowing Owl - 500 meter no construction buffer zone

- e. Swainson's Hawk - 0.5 miles around active nests until breeding season has ended
5. The applicant shall install a lead sleuth system to remove any ammunition from the drainage feature onsite. The ammunition shall be collected and disposed of by an approved and licensed operator.
6. If the applicant chooses to adjust the existing natural drainage located on the property, the applicant shall secure approved Section 401 and Section 404 permits through the Army Corps of Engineers and Central Valley Regional Water Quality Control Board.
7. The applicant shall either reconfigure all of the stalls to better direct the line of fire away from other portions of the site and adjacent properties, or, develop an operational phasing plan where specific stalls are not active when other stalls are in use as well as use various apparatus to deflect stray ammunition from other stalls and adjacent properties.
8. All parking shall be completely contained onsite for any and all events. The applicant shall provide a minimum of 162 parking stalls onsite. No parking within the right-of-way is permitted.
9. The applicant shall develop an operational and management plan acceptable to the Planning Department that manages stall usage and provides for installation of various ammunition deflection apparatus.
10. The applicant shall provide proof of liability insurance prior to opening day of the operation.
11. The applicant must operate in accordance with the submitted operational statement. Any changes to the operational statement may require an amendment to the conditional use permit.
12. The applicant shall indemnify and defend the County of Madera, its officers, employees and designated agents and volunteers, against the payment of any and all costs and expenses (including attorneys' fees and court costs), resulting from any third party claims, causes of action, lawsuits, and liability, arising out of any approval or decision on the proposed project.

**Road Department** (Exhibit J)

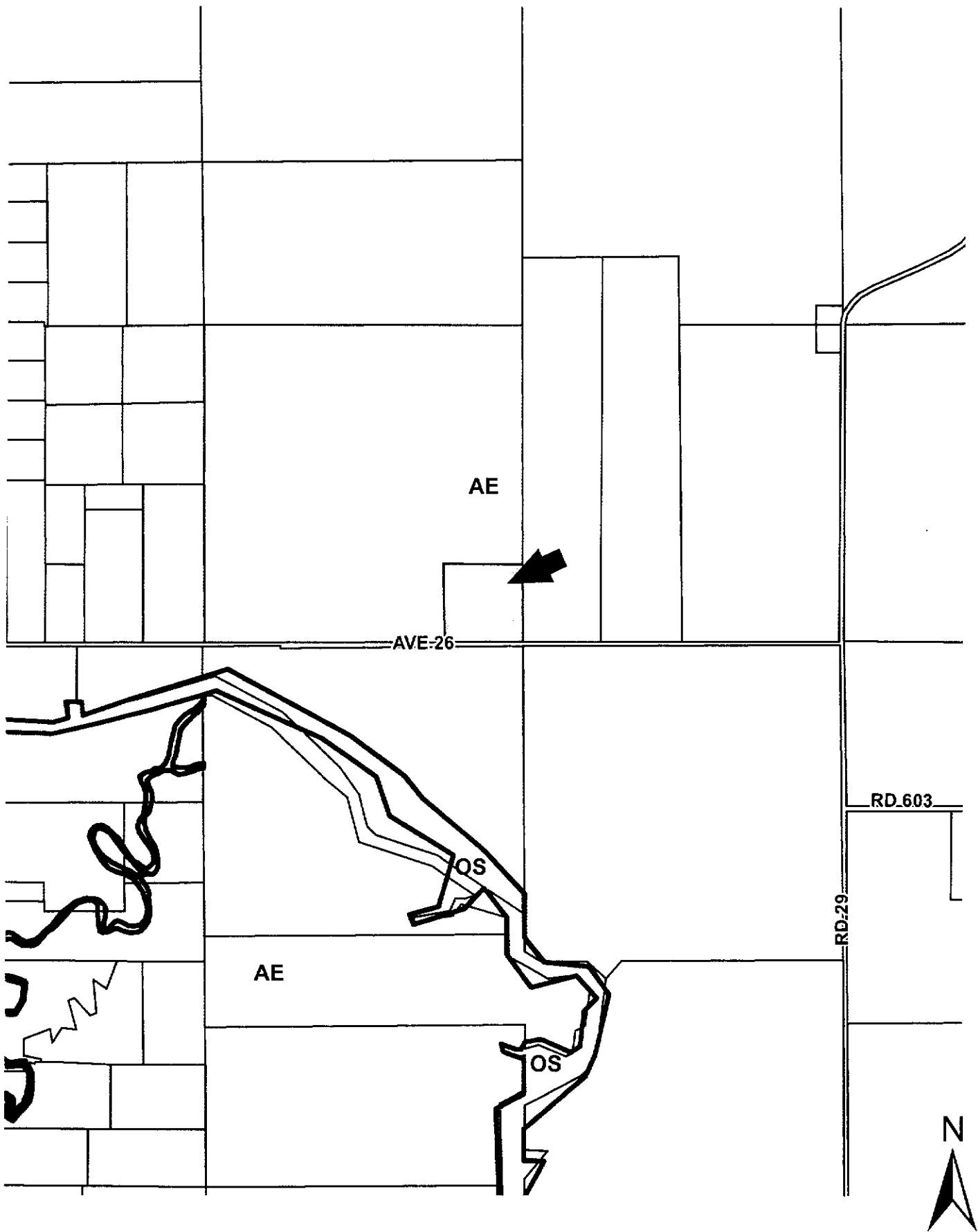
1. The driveway approach shall be improved to a Commercial County Standard.
2. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.

**ATTACHMENTS:**

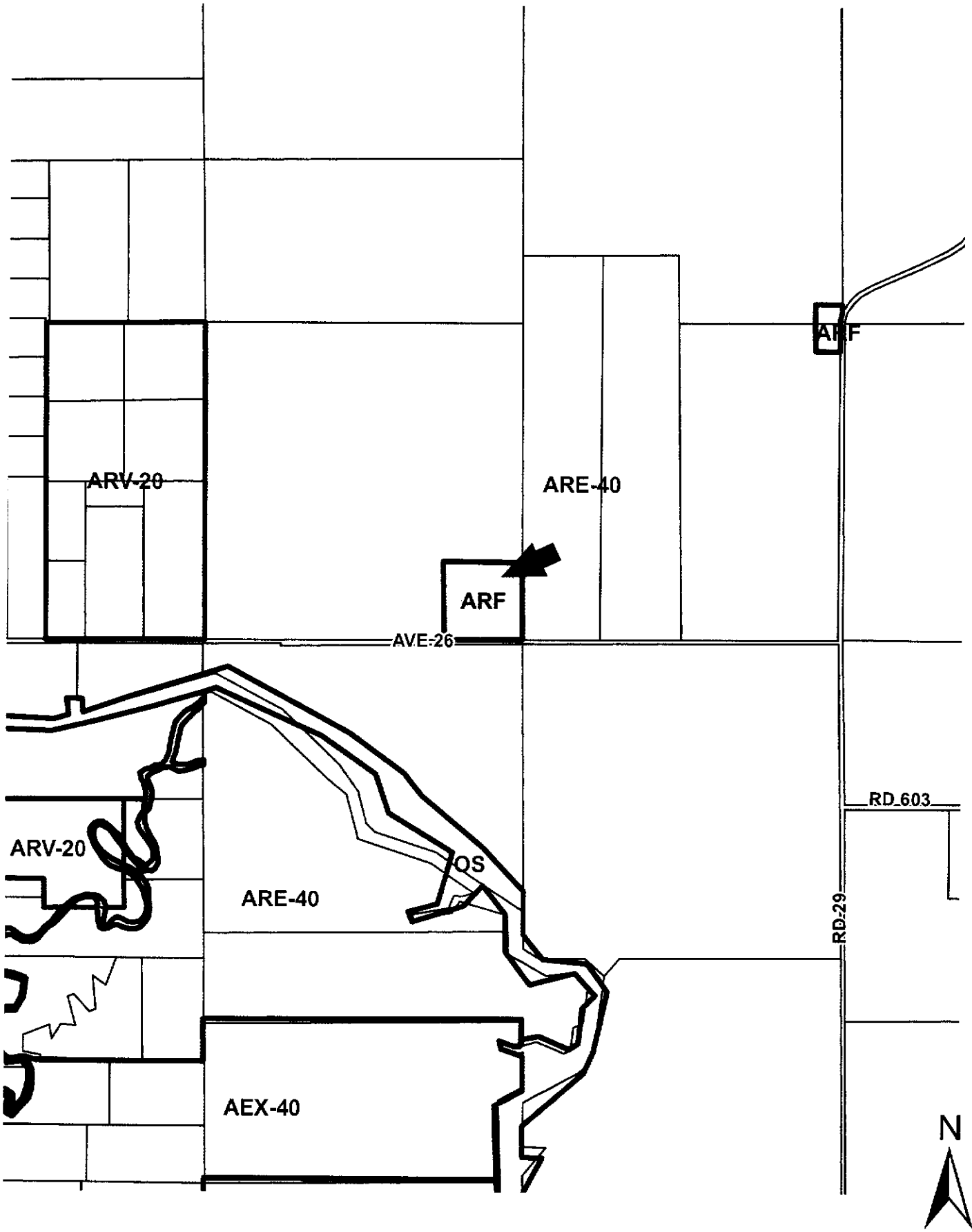
1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D, Site Plan
5. Exhibit E, Aerial Map

6. Exhibit F, Topographical Map
7. Exhibit G, Environmental Health Department Comments
8. Exhibit H, Engineering and General Services Department Comments
9. Exhibit I, Fire Department Comments
10. Exhibit J, Road Department Comments
11. Exhibit K, Department of Fish and Game Comments
12. Exhibit L, Regional Water Quality Control Board Comments
13. Exhibit M, San Joaquin Valley Air Pollution Control District Comments
14. Exhibit N, CEQA Initial Study
15. Exhibit O, Mitigated Negative Declaration #2012-07
16. Exhibit P, Kenneth Krause (neighbor) Letter dated April 15, 2012
17. Exhibit Q, Clay Daulton Letter dated July 15, 2012
17. Exhibit R, Operational Statement





GENERAL PLAN MAP

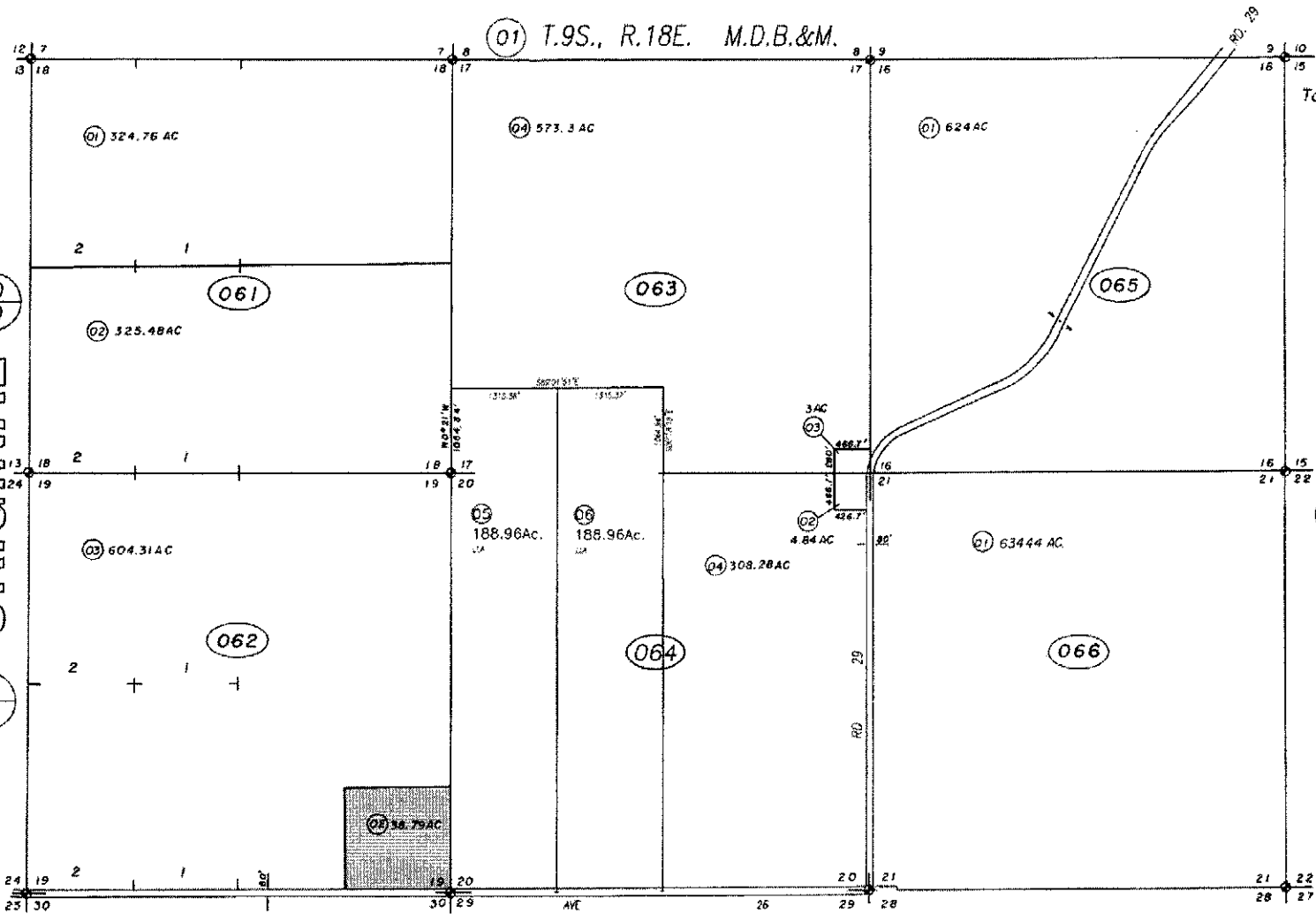


ZONING MAP

IN BLUE ORIGINAL

30  
10

30  
15



01 T.9S., R.18E. M.D.B.&M.

52-06

Tax Area Code  
86-001

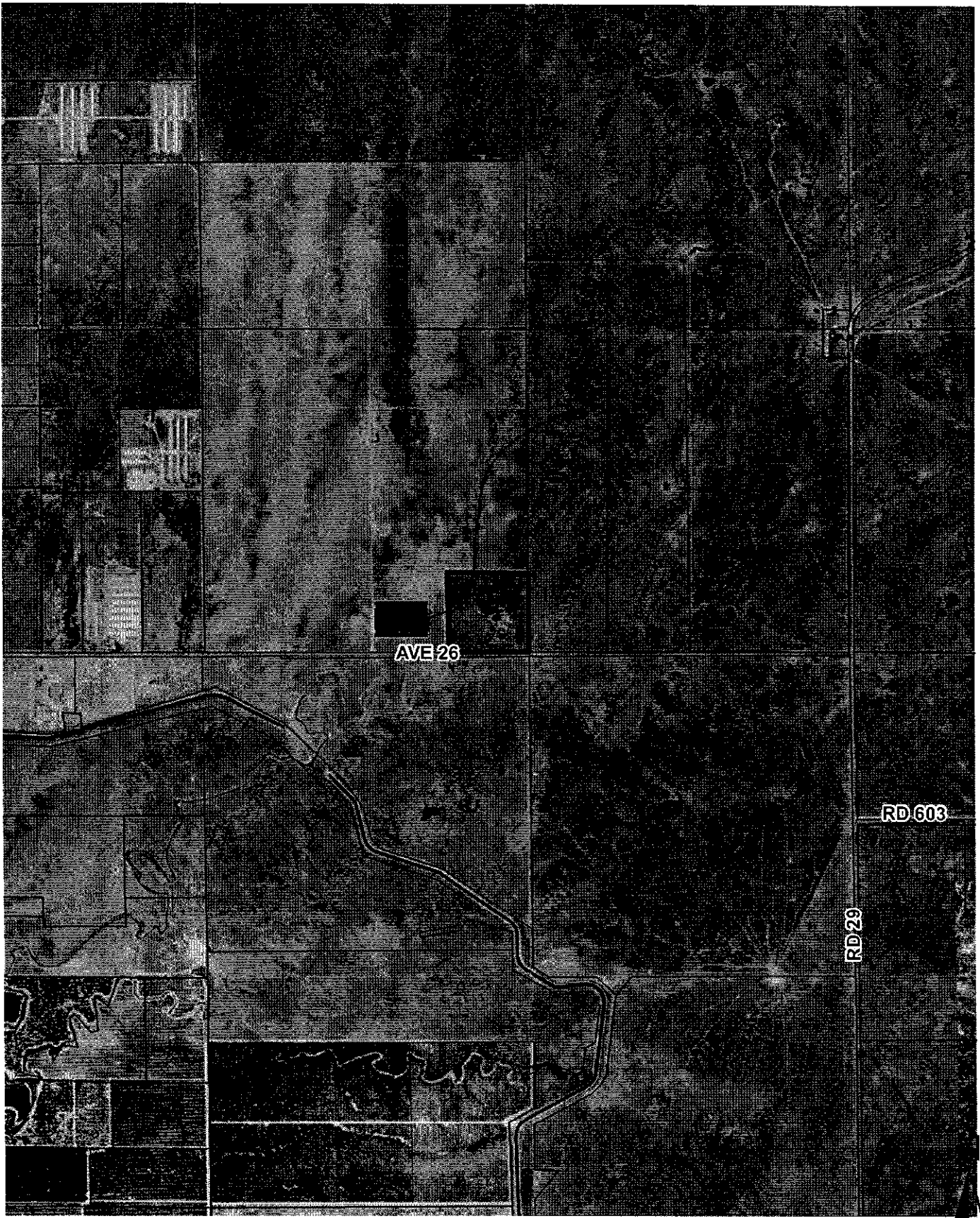


NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

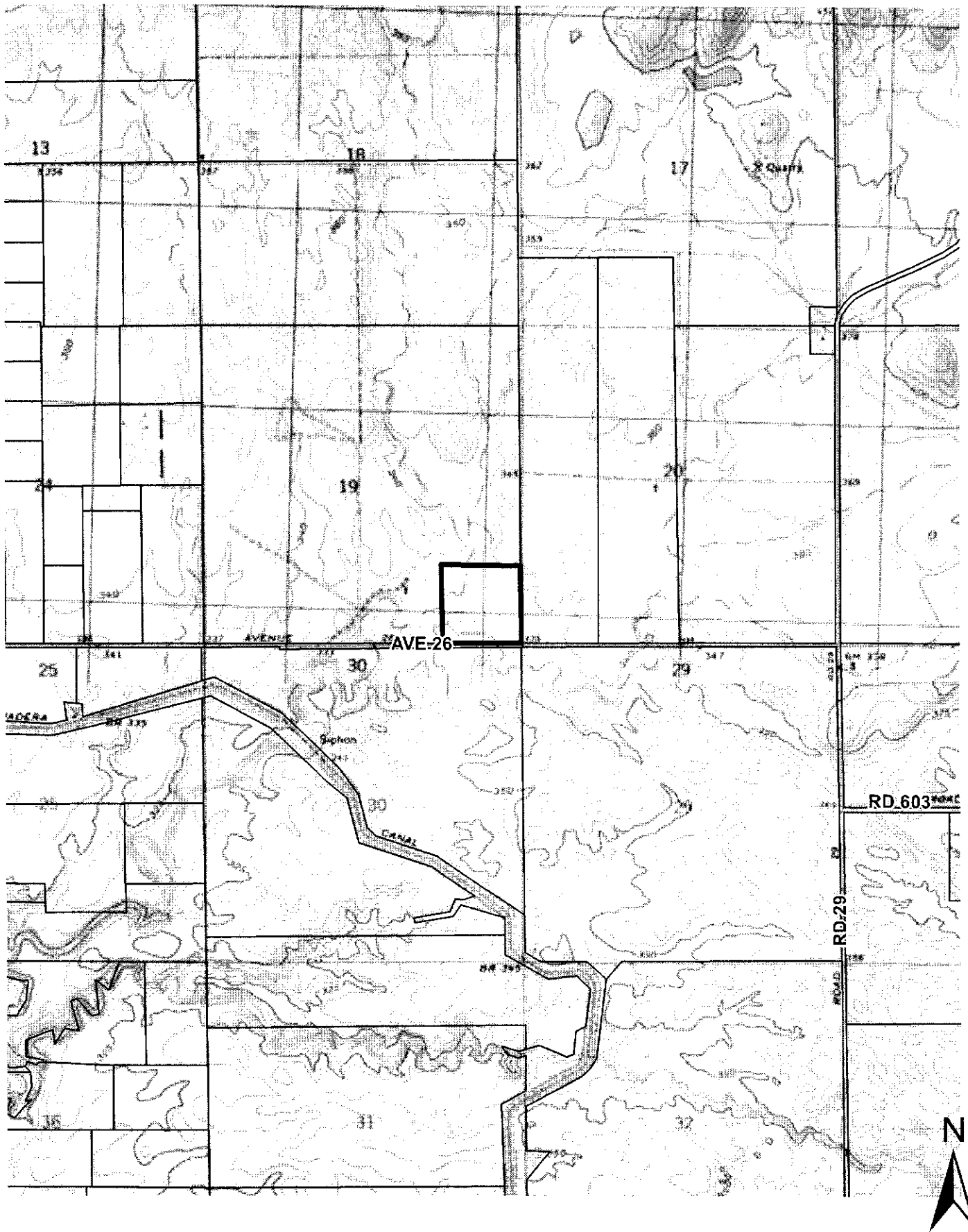
06/99-01/00 06/06  
02/03 08/01  
00/04 00/01/04 ©2004 Madera County Assessor, All Rights Reserved

Assessor's Map No. 52-06  
County of Madera, Calif.  
1972





AERIAL MAP



TOPOGRAPHICAL MAP

# RESOURCE MANAGEMENT AGENCY

## Environmental Health Department

Jill Yaeger, Director

• 2037 West Cleveland Avenue  
• Madera, CA 93637  
• (559) 675-7823

### MEMORANDUM

TO: Jerome Keene  
FROM: Madera County  
DATE: July 25, 2012  
RE: Chowchilla Sportsmen's Club - Conditional Use Permit - Chowchilla (052-062-002-000)

#### Conditions

TO: Planning Department  
FROM: Phil Hudecek, Supervising REHS  
DATE: June 4, 2012  
RE: CUP #2012-005 Chowchilla Sportsmen's Club, APN 052-062-002

The Environmental Health Department has reviewed the Conditional Use Permit (CUP)# 2012-005 Chowchilla Sportsmen's Club, located on APN: 052-062-002, within the Chowchilla area and has determined the following:

If the water system for this facility and/or development serves more than 25 employees at any one time or has the potential to serve more than 25 employees in the future the water well should be upgraded at that time to comply with Public Well Standards and the existing water well would need to have a 50 ft. well seal installed to meet at least basic Public Well Standards.

The sewer treatment system and onsite wastewater treatment for this development must comply with the Madera County Environmental Health Department and Regional Water Quality Control Board requirements. The septic disposal system for the proposed expansion must be designated for maximum occupancy by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer and is acceptable to this Department.

The owner(s)/developer(s) of onsite operations, onsite facilities/equipment are required to ensure that all on-site persons are provided access to drinking water and/or onsite restrooms/toilets/urinals facilities that are acceptable to all State and Madera County requirements. If temporary portable toilets must be utilized on site, by any persons, at any time during any onsite activity then they must be properly maintained by a Madera County appropriately licensed company. Routine maintenance of these portable toilets must be adjusted according to their usage as to prevent an unhealthy human environment and/or nuisance of any kind, at all times while onsite.

The owners/operators of this proposed food facility kitchen within this project must complete and submit a food facility construction plan(s) and application(s) for Food Vending Permit(s) for each food operation with this department Food Program before onset of any construction activities and or before operation. Contact a Food Program specialist within this Dept. at (559) 675-7823 for any questions that you may have regarding this process or for copies of the Permit Application form.

The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s):

Vector(s), Dust, Odor(s), Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine business operations within this type of development and its particular location to populated areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal requisite and/or as determined by the Local Enforcement Authority (LEA), which is this Dept., the MCEHD and any other county or state regulatory agency having jurisdiction

Lead from Gun Ranges is considered to be toxic according to California Standards and therefore the owners/operators of this Gun Ranger must follow all State and Federal Standards according to it's handling, removal, recycling and/or disposal. Provide the written plan of Best management Practices (BMP) for Outdoor Shooting Ranges that you have determined to follow for toxic lead removal. To ensure that this Gun Range is a good steward of all the property surrounding this site there needs to be an effective barrier against redidual lead from ricochets. Indicate within the BMP's how this will be done.

The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms and/or other required Environmental Health form please, feel free to contact the appropriate program specialist as indicated in the above comments or contact me within this department at (559) 675-7823, M-F, 8:00 AM to 5:00 PM.



# Engineering and General Services

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93604  
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(559) 658-6959  
FAX

engineering@madera-county.com

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## MEMORANDUM

TO: Jerome Keene  
FROM: Madera County  
DATE: July 25, 2012  
RE: Chowchilla Sportsmen's Club - Conditional Use Permit - Chowchilla (052-062-002-000)

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### Comments

MEMORANDUM

DATE: May 29, 2012

TO: Planning Department

FROM: Dario Dominguez, Assistant Engineer - DEGS

SUBJECT: CUP 2012-005 Chowchilla Sportsmen's Club (052-062-002)

- 1) Parcel is not within a FEMA Flood Zone.
- 2) The subject property is not located within a Maintenance District.
3. Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.
4. The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by this project. The basis for all designs shall be the provision of capacity for the runoff from a 100 year, 10 day storm event. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer and shall meet all applicable standards and specifications of the latest California Code of Federal Regulations.
5. A Storm Water Pollution Prevention Plan is required for all projects 1-acre or more of site disturbance.

**MADERA COUNTY FIRE DEPARTMENT**IN COOPERATION WITH  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION2037 W. CLEVELAND  
MADERA, CALIFORNIA 93637  
(559) 661-6333  
(559) 675-6973 FAXDEBORAH KEENAN  
MADERA COUNTY FIRE MARCHAL**MEMORANDUM**

TO: Jerome Keene

FROM: Madera County

DATE: July 25, 2012

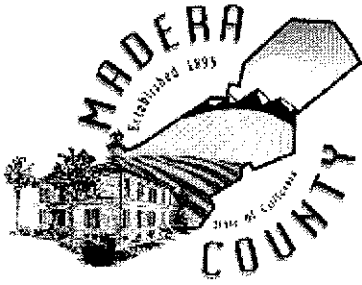
RE: Chowchilla Sportsmen's Club - Conditional Use Permit - Chowchilla (052-062-002-000)

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**Conditions**

Access to the property will require modification: Dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Madera County Fire Marshal. A secondary access point will needed to be provided near the proposed rifle range. (CFC, Section 902.2.2.4, 503.2.5)

At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105.2)



ROAD DEPARTMENT  
COUNTY OF  
MADERA

2037 WEST CLEVELAND AVENUE/MADERA, CALIFORNIA 93637  
(559) 675-7811 / FAX (559)675-7631

JOHANNES HOEVERTSZ  
Road Commissioner

**MEMORANDUM**

TO: Jerome Keene  
FROM: Road Department  
DATE: July 25, 2012  
RE: Chowchilla Sportsmen's Club - Conditional Use Permit - Chowchilla (052-062-002-000)

CONDITIONS -

Our department does not anticipate any significant impacts to the circulation or roadway from this proposal and recommends approval with the conditions listed below. The project site is located along the northerly side of Avenue 26 being approximately one mile west of its intersection with Road 29. The parcel has access via Avenue 26 which has been designated as an Arterial roadway according to the General Plan. This public County road has the required right-of-way width and is within the Maintained Mileage Road System. The project proposes to construct a sportsmen's club and outdoor shooting range. The parcel (APN 052-062-002) being approximately 40 acres in size already has an existing concrete driveway approach which shall be improved to a commercial County Standard.

All construction in the public road right-of-way will require the applicant to apply for and obtain an Encroachment Permit through the Road Department.

THE ROAD DEPARTMENT RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:

1. The driveway approach shall be improved to a Commercial County Standard.
2. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND GAME

Central Region

1234 East Shaw Avenue

Fresno, California 93710

(559) 243-4005

<http://www.dfg.ca.gov>

EDMUND G. BROWN JR, Governor

CHARLTON H. BONHAM, Director



May 31, 2012

Jerome Keene  
 Planning Department  
 2037 West Cleveland Avenue  
 Madera, California 93637

**Subject: Early Consultation  
 Chowchilla Sportsmen's Club  
 CUP #2012-005, APN: 052-062-002**

Dear Mr. Keene:

The California Department of Fish and Game (Department) has reviewed the Conditional Use Permit No. 2012-005 (Project) submitted by the Madera County Planning Department. Approval of the Project will allow the construction of a sportsman club on an approximately 38-acre parcel which will include an area for clay, trap, five stand, skeet, pistol, rifle shooting, archery, paint ball, a picnic area, gathering hall and pro shop. All facilities and operations will be provided in a phased installation/construction schedule. Actual phasing of operations/services to be offered is to be determined. The Project site is located at 28723 Avenue 26, in Chowchilla.

The Department is concerned with the potential Project-related impacts to vernal pools and associated species. Intact vernal pools, a rare and declining habitat type in California, have a high likelihood of supporting State- and federally listed plant and animal species. The Department is also concerned with potential impacts to the federally and State threatened California tiger salamander (*Ambystoma californiense*), the State threatened Swainson's hawk (*Buteo swainsoni*), the State and federally endangered hairy Orcutt grass (*Orcuttia pilosa*), the federally threatened and State endangered succulent owl's clover (*Castilleja campestris ssp. succulenta*), the State endangered and federally threatened San Joaquin Valley Orcutt grass (*Orcuttia inaequalis*), the State rare and federally endangered Greene's tuctoria (*Tuctoria greenei*), and the following State Species of Special Concern: western spadefoot toad (*Spea hammondi*); Hoover's calycadenia (*Calycadenia hooveri*); and burrowing owl (*Athene cunicularia*). Focused biological surveys should be conducted by qualified biologists during the appropriate survey period(s) and prior to any construction to determine if these species are present and if they could be impacted by the proposed Project. Survey results can then be used to identify any mitigation, minimization, and avoidance measures that should be included in the final California Environmental Quality Act (CEQA) document and any permits needed. The Department realizes the period for submitting comments on the Early Consultation for the Project has ended. However, the Department asks Madera County to consider our recommendations when preparing the CEQA document for this Project. Our comments follow.

## **Department Jurisdiction**

**Trustee Agency Authority:** The Department is a Trustee Agency with responsibility under CEQA for commenting on projects that could impact plant and wildlife resources. Pursuant to Fish and Game Code Section 1802, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species. As a Trustee Agency for fish and wildlife resources, the Department is responsible for providing, as available, biological expertise to review and comment upon environmental documents and impacts arising from project activities, as those terms are used under CEQA (Division 13 (commencing with Section 21000) of the Public Resources Code).

**Responsible Agency Authority:** The Department has regulatory authority over projects that could result in the "take" of any species listed by the State as threatened or endangered, pursuant to Fish and Game Code Section 2081. If the Project could result in the "take" of any species listed as threatened or endangered under the California Endangered Species Act (CESA), the Department may need to issue an Incidental Take Permit (ITP) for the Project.

"Take" under the Federal Endangered Species Act (FESA) is more stringently defined than CESA; "take" under FESA also includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or resting. The Department recommends early consultation with the United States Fish and Wildlife Service (USFWS) regarding federally listed species.

**Bird Protection:** The Department has jurisdiction over actions which may result in the disturbance or destruction of active nest sites or the unauthorized "take" of birds. Fish and Game Code sections that protect birds, their eggs and nests include, sections 3503 (regarding unlawful "take," possession or needless destruction of the nest or eggs of any bird), 3503.5 (regarding the "take," possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful "take" of any migratory nongame bird).

## **Potential Project Impacts and Recommendations**

**Listed Plant Species:** There are several State- and federally listed plant species known to occur in the vicinity of the Project site and could potentially occur within all or a portion of the Project site. Therefore, focused protocol-level surveys for special status plants should be conducted by a qualified botanist multiple times during the appropriate floristic periods to adequately assess the potential ground disturbing project-related impacts to listed plant species. The surveys should follow the Guidelines (<http://www.nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>) developed by the Department (CDFG, 2009) and the USFWS (USFWS, 2000) and include appropriate reference sites. In addition, the reference sites should be located in the vicinity of the Project site and contain known populations of the special status species that have the potential to occur at the Project site. If State-listed plants are detected during these surveys and cannot feasibly be avoided during construction activities, consultation with the Department is warranted to discuss

the potential for "take" under CESA which could occur as a result of ground-disturbing activities. Plants listed as threatened or endangered under CESA cannot be addressed by methods described in the Native Plant Protection Act without incidental "take" authority secured under sections 2080.1 or 2081 of the Fish and Game Code.

**Riparian Habitat and Wetlands:** Riparian habitat and wetlands are of extreme importance to a wide variety of plant and wildlife species. Wetlands (vernal pools and swales) from aerial photographs exist within and adjacent to the proposed Project site and could provide breeding habitat for California tiger salamander and federally listed freshwater invertebrates. The Department considers projects that impact these resources as significant if they result in a net loss of acreage or habitat value. The Department has a no-net-loss policy regarding impacts to wetlands and, in accordance with Fish and Game Commission Policy, impacts to vernal pools should be compensated for through creation or conservation on at least an acre-for-acre basis. Wetlands that have been inadvertently created by leaks, dams or other structures, or failures in man-made water systems are not exempt from this policy. Mitigation through conservation or creation of wetlands should be protected in perpetuity through a permanent conservation easement or other legal means and funded for the protection and management of the resource in perpetuity.

Further, whenever possible, an adequate buffer should be implemented to protect wetlands, riparian vegetation, and associated wildlife, including State- and federally listed species. The Department recommends delineating wetlands, vernal pools, and swales with a 250-foot no-disturbance buffer. However, depending upon what Project-related activities are proposed in these areas, larger buffers may be warranted to avoid impacts.

The Department also recommends consultation with the United States Army Corps of Engineers (USACE) to determine whether or not a formal wetland delineation will be necessary for impacts to potential wetlands, streams supporting wetlands, or riparian obligate vegetation. A copy of the wetland delineation and the USACE verification should be submitted to the Department.

**Nesting Birds:** The trees, shrubs, and grasses within and in the vicinity of the Project site likely provide nesting habitat for songbirds and raptors. If ground-disturbing activities must occur during the breeding season (February through mid-September), surveys for active nests should be conducted by a qualified biologist no more than 10 days prior to the start of the disturbance activities. The Department recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species; a 500-foot no-disturbance buffer around migratory bird species; and a ½-mile no-disturbance buffer from listed species and fully protected species until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

**California Tiger Salamander (CTS):** The State-listed threatened CTS has the potential to be present on the Project site and the Department has jurisdiction over this species under CESA. Aerial photographs show that suitable aestivation and breeding habitat for CTS exists within the Project site and on the adjacent lands. The Department believes this species could be

potentially impacted if ground disturbance were to occur and the appropriate avoidance, minimization, and mitigation measures were not in place.

The proposed Project plans to construct facilities which will involve the removal of CTS breeding and aestivation habitat. Therefore, the Department requests potential Project-related impacts to this species in and surrounding the Project footprint be evaluated by a qualified biologist using the Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander which were issued by the Department and the USFWS in 2003. It should be noted that the protocol requires that surveys be conducted during at least two seasons to be considered complete. If CTS are found on the Project site, "take" authorization may be warranted prior to initiating ground-disturbing activities and would occur through the issuance of an ITP, pursuant to Fish and Game Code Section 2081(b). In the absence of protocol surveys, the applicant can assume presence of CTS. If presence is assumed, the Department recommends a 50-foot no-disturbance buffer be observed for all burrows that could potentially provide aestivation refugia for CTS during ground-disturbing and construction activities. If the 50-foot burrow avoidance buffer is not feasible, acquisition of an ITP may be warranted prior to initiating any ground-disturbing activities. For information regarding ITPs, please see the following link <http://www.dfg.ca.gov/habcon/cesa/>. Included in the ITP would be measures required to avoid and/or minimize direct "take" of CTS on the Project site, as well as measures to fully mitigate the impact of the "take."

**Burrowing Owl:** The Project has the potential to impact burrowing owl. If any ground-disturbing activities will occur during the burrowing owl nesting season (approximately April 1 through August 15), measures should be implemented to avoid and minimize potential impacts to this species. In the event that burrowing owls are found, the Department's Staff Report on Burrowing Owl Mitigation (CDFG 2012) recommends that impacts to occupied burrows be avoided by implementation of a no-construction buffer zone of a minimum distance of 500 meters, unless a qualified biologist approved by the Department verifies through non-invasive methods that either: 1) the birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Failure to implement this buffer zone could cause adult burrowing owls to abandon the nest, cause eggs or young to be directly impacted (crushed), and/or result in reproductive failure.

**Swainson's Hawk:** Aerial photos show that there are large mature trees located within ½ mile west from the Project site as well as some shorter trees on-site. Therefore, this State threatened species has the potential to nest adjacent to and within the Project site. Additionally, the Project site may provide appropriate foraging habitat for Swainson's hawks. To evaluate potential Project-related impacts, the Department recommends that a qualified biologist conduct surveys for nesting raptors following the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any ground disturbance.

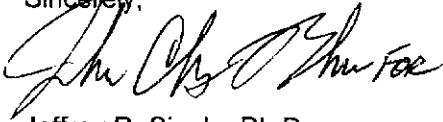
If Project activities are to take place during the normal bird breeding season (February 1 through September 15), additional pre-construction surveys for active nests should be conducted by a qualified biologist no more than 10 days prior to the start of construction. A minimum

Jerome Keene  
May 31, 2012  
Page 5

no-disturbance buffer of 0.5 miles should be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. These recommendations should be included as required mitigation measures in the CEQA document prepared for this Project.

More information on survey and monitoring protocols for sensitive species can be found at the Department's website ([www.dfg.ca.gov/wildlife/nongame/survey\\_monitor.html](http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html)). If you have any questions on these issues, please contact Steven Hulbert, Environmental Scientist, at the address provided on this letterhead or by telephone at (559) 243-4014, extension 289.

Sincerely,



Jeffrey R. Single, Ph.D.  
Regional Manager

cc: United States Fish and  
Wildlife Service  
2800 Cottage Way, Suite W-2605  
Sacramento, California 95825

United States Army Corps  
of Engineers  
San Joaquin Valley Office  
650 Capitol Mall, Suite 5-200  
Sacramento, California 95814-4708



#### Literature Cited

CDFG, 1994. Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California. California Department of Fish and Game.

CDFG, 2012. Staff Report on Burrowing Owl Mitigation. California Department of Fish and Game.

CDFG. 2009. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. California Department of Fish and Game, November 2009.

SWHA TAC, 2000. Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. Swainson's Hawk Technical Advisory Committee, May 31, 2000.

USFWS. 2000. Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants. United States Fish & Wildlife Service, January, 2000.

USFWS, DFG 2003. Interim Guidance on Conducting Site Assessments and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander. U.S. Fish and Wildlife Service, California Department of Fish and Game. October, 2003.

EDMUND G. BROWN JR.  
GOVERNORMATTHEW RODRIGUEZ  
SECRETARY FOR ENVIRONMENTAL PROTECTION

## Central Valley Regional Water Quality Control Board

1 June 2012

Jerome Keene, Project Planner  
Madera County Resource Management Agency  
2037 W. Cleveland Ave.  
Madera, CA 93637

### REQUEST FOR COMMENTS, CONDITIONAL USE PERMIT #2012-005, CHOWCHILLA SPORTSMAN'S CLUB, MADERA COUNTY

On 11 May 2012, we received your request for comments on the issuance of a conditional use permit to construct Chowchilla Sportsman's Club (Project) at a site on Avenue 26 and Road 29 in Chowchilla. We are concerned about potentially significant impacts to existing surface water features at the Project site.

The application indicates the proposed Project would cover the entire 39 acres of the property that is currently being used for cattle grazing. The Project application also indicates the site contains a drainage in the north west corner of the property. Review of aerial photographs of the Project site and the U.S.G.S. topographic map confirm the presence of this drainage and indicates another drainage along the southern side of the property, parallel to Avenue 26. Both of these drainages are shown as blue line streams on the topographic map and are identified as tributaries to Berenda Creek. Additionally, the aerial photo shows areas throughout the site that appear to be seasonal vernal pools.

Although physically occupying only a small percentage of California watersheds, wetlands areas such as vernal pools and swales provide valuable water quality functions such as pollutant filtration, flood control, and habitat for a wide variety of plants and animals. Wetlands areas act to promote the health and existence of other vital natural resources and provide significant economic benefits to California. The value of wetlands and riparian areas, including vernal pools, has been recognized in California through the enactment of the California Wetlands Conservation Policy that sets a goal to "ensure no overall net loss and achieve a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California in a manner that fosters creativity, stewardship, and respect for private property."

Due to the presence of blue-line drainages and potential wetland areas on the site, Central Valley Water Board staff has determined that the proposed Project has potential to impact drainages and surface water quality. Staff recommends, at a minimum, preparation of a Mitigated Negative Declaration for this Project to identify and address these potential impacts and to describe how the Project will comply with the California Wetlands Conservation Policy. Site specific information needs to be provided to identify mitigation measures necessary to prevent or mitigate for Project impacts to wetlands and water quality.

There are several State and federal permitting requirements regarding wetland protection that may be applicable to the Project. If the potential vernal pool habitat on the Project site is determined by the U.S. Army Corps of Engineers (Corps) to be a jurisdictional water of the U.S., a Corps permit for

KARL E. LONGLEY SCD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER

1665 E Street, Fresno, CA 93706 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)

the discharge of dredged or fill material into these waters, pursuant to Section 404 of the Federal Clean Water Act, may be required. For the Corps permit to be valid, a Clean Water Act Section 401 Water Quality Certification from this office will also be required. Additionally, any drainage features determined by the Corps to be non-jurisdictional may also require impact mitigation, which may be included in the Corps permit or may require individual waste discharge requirements from our office.

As the Project will disturb an acre or more, the Project proponent must also comply with the National Pollutant Discharge Elimination System (NPDES) *General Permit No. CAS000002 (Order No. 2009-0009-DWQ) for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities*. The General Permit requires development of a Storm Water Pollution Prevention Plan to control all pollutants and their sources associated with construction, construction site erosion, and all other activities associated with construction activity.

Thank you for the opportunity to comment on this conditional use permit application. If you have any questions, please contact me at (559) 445-6281 or by email at [dmahnke@waterboards.ca.gov](mailto:dmahnke@waterboards.ca.gov).



DEBRA MAHNKE  
Water Resource Engineer



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



May 15, 2012

Jerome Keene  
 County of Madera  
 Planning Department  
 2037 W. Cleveland Avenue  
 Madera, CA 93637

**Project: CUP No. 2012-005 – Chowchilla Sportsmen's Club**  
**District CEQA Reference No: 20120269**

Dear Mr. Keene:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of an area for clay, trap, 5 stand, skeet, pistol, rifle shooting, archery, paint ball, a picnic area, gathering hall and pro shop, located at 27823 Avenue 26, in Chowchilla, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would equal or exceed 20,000 square feet of recreational space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of

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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 93309-9725  
 Tel: 661-392-5500 FAX: 661-392-5585

project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).
4. 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 call David McDonough, at (559) 230-5920.

Sincerely,

David Warner  
Director of Permit Services



For, Arnaud Marjollet  
Permit Services Manager

DW: dm

Cc: File

**Environmental Checklist Form**

**Title of Proposal:** Conditional Use Permit #2012-005 - Chowchilla Sportsman Club

**Date Checklist Submitted:** July 7, 2012

**Agency Requiring Checklist:** Madera County

**Agency Contact:** Jerome Keene, Planner III

**Phone:** (559) 675-7821

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**Description of Project:**

The application for conditional use permit is to allow a sportsmen club and shooting range for various gun types and special events.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have significant effects on the environment. In the case of the proposed project, the Madera County Planning Department, acting as lead agency, will use the initial study to determine whether the project has a significant effect on the environment. In accordance with CEQA, Guidelines (Section 15063[a]), an environmental impact report (EIR) must be prepared if there is substantial evidence (such as results of the Initial Study) that a project may have significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A negative declaration (ND) or mitigated negative declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less-than-significant level.

The initial study considers and evaluates all aspects of the project which are necessary to support the proposal. The complete project description includes the site plan, operational statement, and other supporting materials which are available in the project file at the office of the Madera County Planning Department.

**Project Location:**

The proposal is located on the north side of Avenue 26, approximately 1 mile west of the intersection of Avenue 26 and Road 29 (27823 Avenue 26), Chowchilla

**Applicant Name and Address:**

Chowchilla Sportsman Club  
c/o Jim Shasky  
27823 Avenue 26  
Chowchilla, CA 93610

**General Plan Designation:**

AE (Agricultural Exclusive)

**Zoning Designation:**

ARF (Agricultural, Rural, Foothill)

**Surrounding Land Uses and Setting:**

Agricultural

**Other Public Agencies whose approval is required:**

None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

I. AESTHETICS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

(a) Less than Significant Impact. No scenic vistas exist on or in the vicinity of the project site. However, structures will be constructed that may make minor alterations to the area

(b) Less than Significant Impact. No scenic resources exist on or in the vicinity of the project site. However, structures will be constructed that may make minor alterations to the area

(c) Less than Significant Impact. The current zoning allows for agricultural uses, however, the zoning allows for outdoor recreations facilities and private clubs with an approved conditional use permit.

(d) Less than Significant Impact with Mitigation Incorporation. The proposed project will construct a hall type structure as well events may require some lighting during parts of the year. These lighting sources will be required to be directed and pointed away from adjacent properties and any residences in the area.

III. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section				



- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest land?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

(a) No Impact. The site is considered grazing land according to the Farmland Mapping and Monitoring Program prepared by the Department of Conservation. No agriculture is conducted onsite currently.

(b) No Impact. The project site is not subject to a Williamson Act contract.

(c) No Impact. The project site is not located near forest land..

(d) No Impact. The project site is not located near forest land.

(e) No Impact. This project does not propose to convert the land to a non-agricultural use.

- | III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

(a) Less than significant Impact with Mitigation. The project would generate trips associated with the sportsman club. The applicant shall comply with San Joaquin Air Pollution Control District requirements for development of the project.

(b) Less than significant Impact with Mitigation. The project would not violate any air quality standards and is not expected to contribute to any existing or project air quality violation. The applicant shall comply with San Joaquin Air Pollution Control District requirements for development of the project.

(c) Less Than Significant Impact with Mitigation. The project trips as well as activities may contribute to some air quality impacts as part of development and ongoing operations. Therefore, the applicant shall comply with San Joaquin Air Pollution Control District requirements for development of the project.

(d) Less Than Significant Impact. There are not any sensitive receptors within the vicinity of the project.

(e) Less Than Significant Impact. There are not any objectionable or noxious odors anticipated with the proposed project.

#### Global Climate Change

Climate change is a shift in the "average weather" that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms. Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is "very high confidence" (by IPCC definition a 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

CEQA requires an agency to engage in forecasting "to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal" (CEQA Guidelines Section 15144, Office of Planning and Research commentary, citing the California Supreme Court decision in Laurel Heights Improvement Association v. Regents of the University of California [1988] 47 Cal. 3d 376).

Recent concerns over global warming have created a greater interest in greenhouse gases (GHG) and their contribution to global climate change (GCC). However at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

Greenhouse Gas (GHG) Emissions: The potential effect of greenhouse gas emission on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to other greenhouse gas producing activities around the world would result in an increase in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects. The State of California has taken several actions that help to address potential global climate change impacts.

California Assembly Bill (AB) 1493 (Pavley) enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHG emitted by passenger vehicles and light duty trucks. Regulations adopted by CARB will apply to 2009 and later model year vehicles. CARB estimates that the regulation will reduce climate change emissions from light duty passenger vehicle fleet by an estimated 18 percent by 2020 and by 27 percent in 2030 (CARB 2004a).

California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S3-05, the following GHG emission targets: by 2010 reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions by 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels.

#### IV. BIOLOGICAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**Discussion:**

**(a) Less Than Significant Impact with Mitigation.** The proposed project would propose grading and construction to parts of the property that appear to be areas that could habitat for sensitive species, according to the Department of Fish and Game. The site is relative fallow towards the south where there is little evidence of any type of growth. The site does not appear to have any trees for raptor habitat, however, the northern half of the property may have issues due to the existence of a drainage feature as well as the appearance of depressions which may be vernal pools, according to the Department of Fish and Game.

Special Status Species include:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);
- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA) §15380;
- Animals designated as species of special concern by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG);
- Animals listed as “fully protected” in the Fish and Game Code of California (§3511, §4700, §5050 and §5515); and
- Plants listed in the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California.

A review of both the County’s and Department of Fish and Game’s databases for special status species have identified the following species:

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California tiger salamander	Threatened	Threatened	SSC	
Western spadefoot	None	None	SSC	
Northern Hardpan Vernal Pool	None	None		

Vernal pool fairy shrimp	Threatened	None		
California linderiella	None	None		
Hoover's calycadenia	None	None		1B.3

List 1A: Plants presumed extinct

List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.

List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere

List 3: Plants which more information is needed – a review list

List 4: Plants of Limited Distributed - a watch list

**(b, c, & d)** Less Than Significant Impact with Mitigation. The California Department of Fish and Game has identified the above listed species as being known to occur in the vicinity. The likelihood of the species being impacted is low due to the property being used for residential use in some areas. However, evidence in the aerial photo does show the possibility of species to the northern half the property and along the drainage feature. A biological specialist should be onsite prior to grading and construction activities in the north portion of the property to determine if buffers are needed. The biologists findings should be submitted in writing to the department prior to activities commencing onsite.

The drainage feature to the northwest portion of the project will also need additional permitting if it is to be moved or modified for the project. That permit will need to be obtained prior to any grading or construction occurring in the area. In addition, a buffer from that stream will also be implemented in the interim to insure that habitat is not disturbed.

Wetlands are defined under Title 33 §328.3 of the California Code of Regulations as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." 33 CFR §328.3(b).

**(e)** No Impact. The proposal would interfere with any local policies or plans for conservation of trees and other plants. The site is free of trees.

**(f)** No Impact. The proposed project would not have an impact on any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### **General Information**

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the Department of Fish and Game. The same Senate Bill also increases the associated fees for the Fish and Game; the current fees associated with a Mitigated Negative Declaration are \$2010.25, and the County Clerk filing fee is \$50.

In short, the applicant must either contact the California Department of Fish and Game and get them to issue a de minimis finding and fee exemption waiver, submit that with the County \$50 filing fee, **OR** submit a total of \$2,060.25 (on top of associated County Fees) to the County.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

Public Resource Code 5021.1(b) defines a historic resource as "any object building, structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that "disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study."

Archaeological importance is generally, although not exclusively, a measure of the archaeological research value of a site which meets one or more of the following criteria:

- Is associated with an event or person of recognized significance in California or American history or of recognized scientific importance in prehistory.
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions.
- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind.
- Is at least 100 years old and possesses substantial stratigraphic integrity (i.e. it is essentially undisturbed and intact).
- Involves important research questions that historic research has shown can be answered only with archaeological methods.

Reference CEQA Guidelines §15064.5 for definitions.

**(a & b) No Impact.** The current and proposed use of the property is rural residential. There are no historical resources on the project site.

No sites of archaeological or historical significance are known to exist on or in the vicinity of the subject property. Though the majority of the project site has been disturbed by previous agricultural activities, grading and excavating of the areas in question could result in disturbance of unknown cultural resources. Policy 4.D.3 of the Madera County General Plan provides for that "[T]he County shall require that discretionary development projects identify and protect from damage, destruction and abuse, important historical, archaeological, paleontological and cultural sites and their contributing environment." Impacts on previously undiscovered cultural resources are potentially significant, but can be mitigated to a level that is less than significant through incorporation of the mitigation measure(s) stipulated in the Negative Declaration.

No known unique geological features in the vicinity of the project site exist. There are no known fossil bearing

sediments on the project site. No impact has been identified.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. This does not mean, however, that no sites exist in the western part of the County, but rather that this area has not been as thoroughly studied. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps.

**(c) Less than Significant with Mitigation.** When grading and/or construction is conducted, an archeological warning is generally issued for area north of the Madera Canal in order to limit the impacts of these activities. This project is north of the canal, although not in the foothills. If archeological evidence is discovered onsite, an archeological observer should be called to further determine if additional materials are of importance and should be excavated properly.

**(d) Less than Significant with Mitigation.** The site is not known to be a former cemetery as it is was previously used for agriculture. An observer will be notified if materials are uncovered during grading and construction activities.

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a i-iv) No Impact.** Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

The foothill area of the county is essentially a transition zone, containing old alluvial soils that have been dissected by the west-flowing rivers and streams which carry runoff from the Sierra Nevada's.

Seismicity varies greatly between the two major geologic provinces represented in Madera County. The Central valley is an area of relatively low tectonic activity bordered by mountain ranges on either side. The Sierra Nevada's, partly within Madera County, are the result of movement of tectonic plates which resulted in the creation of the mountain range. The Coast Ranges on the west side of the Central Valley are also a result of these forces, and continued movement of the Pacific and North American tectonic plates continues to elevate the ranges. Most of the seismic hazards in Madera County result from movement along faults associated with the creation of these ranges.

There are no active or potentially active faults of major historic significance within Madera County. The County does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep.

However, there are two significant faults within the larger region that have been and will continue to be, the principle sources of potential seismic activity within Madera County.

San Andreas Fault: The San Andreas Fault lies approximately 45 miles west of the county line. The fault has a long history of activity and is thus a concern in determining activity in the area.

Owens Valley Fault Group: The Owens Valley Fault Group is a complex system containing both active and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the County.

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The Remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

In addition, the Clovis Fault, although not having any historic evidence of activity, is considered to be active within quaternary time (within the past two million years), is considered potentially active. This fault line lies approximately six miles south of the Madera County line in Fresno County. Activity along this fault could potentially generate more seismic activity in Madera County than the San Andreas or Owens Valley fault systems. However, because of the lack of historic activity along the Clovis Fault, there is inadequate evidence for assessing maximum earthquake impacts.

Seismic ground shaking, however, is the primary seismic hazard in Madera County because of the County's seismic setting and its record of historical activity (General Plan Background Element and Program EIR). The project represents no specific threat or hazard from seismic ground shaking, and all new construction will comply with current local and state building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within Madera County.

According to the Madera County General Plan Background Report, groundshaking is the primary seismic hazard in Madera County. The valley portion of Madera County is located on alluvium deposits, which tend to experience greater groundshaking intensities than areas located on hard rock. Therefore, structures located in the valley will tend to suffer greater damage from groundshaking than those located in the foothill and mountain areas.

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background Report, although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive

to liquefaction because they are either too coarse in texture or too high in clay content; the soil types mitigate against the potential for liquefaction.

(b) Less than Significant. Grading and construction activities are subject to regulations to prevent loss of topsoil. In addition, the applicant will be required to pave some areas and provide dust reduction measures in others to limit soil loss.

(c) No Impact. The project site is not located on an unstable geologic unit.

(d) No Impact. Upon review of information from the USDA, Natural Resources Conservation Service, it has been determined that the project site is not located on expansive soil.

(e) Less Than Significant Impact. Septic tanks for waste disposal are regularly used in the vicinity of the project site. The building code and local ordinances provide requirements to properly regulate these items.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a) Less than Significant. The use of property will be subject to building and green codes to limit the impact of development of the property.

(b) No Impact. The project would not be contrary to the Air Quality of the General Plan and would be required to comply with building and green codes which were adopted by the State of California for all development..

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety				



- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a, b, c)** Less than Significance with Mitigation. The project will be utilized as a gun range, which will utilize and require the collection and eventual disposal of lead that has been dispensed from firearms. The applicant will be required by the Environmental Health Department to utilize Best Management Practices (BMP) through a hazardous materials business plan, which the applicant already states will be the method of disposal and collection they will use. The BMP will minimize the impacts to the public as well as give a framework for regulation by the Environmental Health Department to regulate the operation of the club.

**(d)** No Impact. The project is not currently included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**(e)** No Impact. The project is not located within an airport land use plan or within two miles of a public airport.

**(f)** No Impact. The project site is not located within the vicinity of a private airstrip.

**(g)** No Impact. The project site is not located within an area affected by an adopted emergency response plan or emergency evacuation plan.

**(h)** No Impact. The project site is not located in an area affected by wildland fires.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

- |   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of  |                                |   |                                     |                          |

surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a, b)** Less than Significant. The property would be able to develop using wells and septic currently. Those facilities are required to follow federal, state, and local regulations for their installation, which includes various analysis and setback requirements to insure availability of water and non-contamination of groundwater supplies.

**(c, d)** Less than Significant with Mitigation. The existing drainage feature to the northwest portion of the property may be altered by grading and the installation of stalls in that portion of the property. Prior to any grading of that area occurring, the applicant shall obtain property permits through the Engineering Department and the Army Corps of Engineers to insure that the drainage pattern of runoff of the area is not altered.

**(e)** Less than Significant. The applicant has proposed to utilize existing drainage patterns for the site. However, the paving and development of the project will increase the runoff of the property due to less of the overall site being permeable through the topsoil, as the soil is considered to be well drained through its classification. The applicant, through the grading process, would be required to develop drainage facilities or detail the utilization of existing facilities, either onsite or offsite, in a plan acceptable to local regulations.

**(f)** Less than Significant. The project would be required to dispose of materials using BMP to insure and limit degradation of the groundwater supply through regulation by the Environmental Health Department.

**(g)** No Impact. The project site is not located within a 100-year flood hazard area.

**(h)** No Impact. The project site is not located within a 100-year flood hazard area.

**(i, j)** No Impact. The project will not construct a water feature that could affect residents through a flood, tsunami, mudflow or other type of flash incident involving failure of a dam or levee..

X. LAND USE AND PLANNING – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**Discussion:**

- (a) No Impact. No established communities exist on or in the near vicinity of the project site.
- (b) No Impact. The project is consistent with the general plan and zoning ordinance and does not lie within a specific or area plan.
- (c) No Impact. There is no known habitat conservation plan or natural community conservation plan within the vicinity of the project site.

XI. MINERAL RESOURCES – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- (a) No Impact. The past use of the land was agricultural production and no mineral sources are known to exist on the property.
- (b) No Impact. The past use of the land was agricultural production and the project is not within a locally identified mineral resource site or plan area that designated restrictions to special resources in the area.

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

to excessive noise levels?

**Discussion:**

**General Discussion**

The Noise Element of the Madera County General Plan (Policy 7.A.5) provides that noise which will be created by new non-transportation noise sources shall be mitigated so as not to exceed the Noise Element noise level standards on lands designated for noise-sensitive uses. However, this policy does not apply to noise levels associated with agricultural operations. All the surrounding properties, while include some residential units, are designated and zoned for agricultural uses. This impact is therefore considered less than significant.

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g. demolition/land clearing, grading and excavation, erection). The United States Environmental Protection Agency has found that the average noise levels associated with construction activities typically range from approximately 76 dBA to 84 dBA Leq, with intermittent individual equipment noise levels ranging from approximately 75 dBA to more than 88 dBA for brief periods.

**Short Term Noise**

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

**Long Term Noise**

Mechanical building equipment (e.g. heating, ventilation and air conditioning systems, and boilers), associated with the proposed structures, could generate noise levels of approximately 90 dBA at 3 feet from the source. However, such mechanical equipment systems are typically shielded from direct public exposure and usually housed on rooftops, within equipment rooms, or within exterior enclosures.

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, associated with the proposed operations could result in intermittent noise levels that range from approximately 80 to 100 dBA at 3 feet, respectively. Based on an equipment noise level of 100 dBA, landscape maintenance equipment (assuming a noise attenuation rate of 6 dBA per doubling of distance from the source) may result in exterior noise levels of approximately 75 dBA at 50 feet.

Excessive groundborne vibration or noise levels are not anticipated during either construction or operations.

**(a - d)** Less than Significant. Although the proposed use of the property will generate noise, various factors are in place that lessen the impact of the generate noise of the project. The berms that will be installed for the project will be approximately 8 feet in height and will generally direct some sound waves upward instead of outward towards adjacent properties. The nearest residence is over a quarter mile away from the project site to the north. The home is also downwind from the prevailing direction of local winds of the area. This will actually lengthen the time for sound waves to reach the home and actually reduce sound over time, lessening the noise levels of the project. Generally, all the stalls are directed away from residential properties (the closest home being approximately a quarter mile north of the site, and the next two closest homes over a mile away). The noise impacts of the property are also limited by the time of operation proposed and will not severely impact adjacent properties as they are in agricultural production and no sensitive uses exist.

**(e)** No Impact. The project site is not within an airport land use plan or within two miles of a public airport.

**(f)** No Impact. The project site is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a)** No Impact. The proposed development will not induce growth as no residential component is proposed by the project. There is an existing dwelling onsite that will be utilized for a caretaker's residence for the project.

The proposed project is not designed to induce population growth, and will not result in substantial direct or indirect growth inducement. No housing will be displaced as a result of the project. No people will be displaced as a result of the project.

According to the California Department of Finance, in October 2006, there were 59,400 jobs in Madera County. Of those, 23,800 jobs were in the cities of Madera and Chowchilla, and 23,800 were in the unincorporated areas. This leads to a jobs/housing ratio of 1.27:1 for the County and 1.19:1 for the unincorporated areas.

**(b)** No Impact. Homes will not be displaced as a part of this project.

**(c)** No Impact. People will not be displaced as a part of this project.

XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a-i)** Less Than Significant Impact. Upon construction of new dwellings, impact fees will have to be paid for emergency services. The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sherriff's Department.

Madera County Fire Department provides fire protection services to all unincorporated areas of Madera County, which has an estimated 2000 population of 74,734 persons. MCFD is a full service fire department and is comprised of 15 fire stations, a fleet of approximately 50 fire apparatus and support vehicles, 19 full-time career fire suppression personnel and 185 paid on-call firefighters, and 11 support personnel. The career fire suppression personnel and department administration are provided through a contract with the California Department of Forestry and Fire Protection (CDF). Fire prevention, clerical, and automotive support personnel are County employees. Based on the estimated 2006 population the unincorporated portion of Madera County has a current fire protection personnel ratio of 2.52:1000 to the populations (2.52 full-time career and paid on-call personnel to 1000 residents).

**(a-ii) Less Than Significant Impact.** Upon construction of new structures, impact fees will have to be paid for emergency services.

The Federal Bureau of Investigations suggests a law enforcement officer to population ratio of 1.7 – 2.2 per thousand in rural counties.

**(a-iii) Less Than Significant Impact.** Upon construction of new structures, impact fee will have to be paid for school services.

Single Family Residences have the potential for adding to school populations. The average per Single Family Residence is:

Grade	Student Generation per Single Family Residence
K – 6	0.425
7 – 8	0.139
9 – 12	0.214

**(a-iv) No Impact.** The proposed project will have no impact on local parks and will not create demand for additional parks.

The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

**(a – v) No Impact.** No other public services are provided to this area of the County.

**XV. RECREATION**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) No Impact.** The project would have no discernable impacts to existing parks or require the provision of new or additional facilities.

The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

**(b) No Impact.** This project does not include recreational facilities or require the construction of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) Less Than Significant Impact.** This project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The amount of new traffic created by this project will be less than significant. Development of the project will contribute impact fees to offset the traffic generate and allow for road improvements to be completed to augment the Countywide road system. In addition, the project will be required to construct commercial driveways to the specifications required by the Road Department.

According to the Institute of Traffic Engineers (7<sup>th</sup> Edition, pg. 268-9) the trips per day for one single-family residence are 9.57.

**(b) Less Than Significant Impact.** This project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The amount of new traffic created by this project will be less than significant.

Madera County currently uses Level Of Service "D" as the threshold of significance level for roadway and intersection operations. The following charts show the significance of those levels.

Level of Service	Description	Average Control Delay (sec./car)
A	Little or no delay	0 – 10
B	Short traffic delay	>10 – 15
C	Medium traffic delay	> 15 – 25
D	Long traffic delay	> 25 – 35
E	Very long traffic delay	> 35 – 50
F	Excessive traffic delay	> 50

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all	< 10

	queues clear in single cycle	
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	> 35 – 55
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

Level of service	Freeways	Two-lane rural highway	Multi-lane rural highway	Expressway	Arterial	Collector
A	700	120	470	720	450	300
B	1,100	240	945	840	525	350
C	1,550	395	1,285	960	600	400
D	1,850	675	1,585	1,080	675	450
E	2,000	1,145	1,800	1,200	750	500

Capacity per hour per lane for various highway facilities

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

(c) No Impact. The proposed project will not have an impact on air traffic patterns.

(d) No Impact. No improvements or construction to roadways are proposed as a part of this project. Construction to driveways to commercial standards are all onsite.

(e) No Impact. All proposed parcels will have adequate emergency access to Avenue 26.

(f) No Impact. There are no adopted policies, plans, or programs supporting alternative transportation within the vicinity of the project site.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing				



facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

(a) No Impact. The proposed project will allow for an individual septic system to be utilized.

(b) No Impact. The proposed project will allow for an individual septic system to be utilized.

(c) Less than Significant with Mitigation. As stated previously, construction of drainage facilities will require additional permitting through the Army Corps of Engineers and the Engineering Department in order to ensure the existing drainage feature is not altered and still maintains the existing drainage pattern for the area.

(d) Less than Significant. Entitlements through the Environmental Health Department will be required in order to serve the project as it is likely that a public water system will need to be constructed as part of the hall and other structures constructed onsite.

(e) No Impact. The proposed lot sizes will allow for an individual septic system to be utilized.

(f) Less Than Significant Impact. Madera County is served by the Fairmead landfill that has sufficient capacity.

(g) Less Than Significant Impact. The proposed project will be developed will be served by the Fairmead landfill and comply with hauling requirements of the County of Madera.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Discussion:**

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).
- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2).
- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

**(a) Less than Significant with Mitigation.** The project does have limited potential to impact some wildlife as part of development. The need for a biological observer onsite prior to grading on construction activities is necessary to insure that this wildlife is not taken by the development. It does not appear that these species would exist onsite due to soil composition and lack of vegetation onsite, however, the observer would serve as an interim solution and buffers will be implemented if the biological observer discovers a need to implement them.

**(b) Less Than Significant Impact.** The project will not generate significant environmental impacts. The incremental effect of the current project, when viewed in light of both existing development and reasonably foreseeable future projects, does not yield impacts which are cumulatively considerable.

**(c) Less than Significant.** The effect of the project will have a limited effect on humans as there are not any within direct proximity of the proposal. The ongoing operation using BMP will decrease the effect that the project has on the area.

**Documents/Organizations/Individuals Consulted  
In Preparation of this  
Initial Study**

Madera County General Plan

California Department of Finance

USDA - National Resources Conservation Service

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Madera County Environmental Health

Madera County Roads Department

Caltrans website [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm) accessed October 31, 2008

California Department of Fish and Game "California Natural Diversity Database" <http://www.dfg.ca.gov/biogeodata/cnddb/>

## MITIGATED NEGATIVE DECLARATION

MND

RE: Conditional Use Permit #2012-005 - Chowchilla Sportsman Club

LOCATION AND DESCRIPTION OF PROJECT:

The application for conditional use permit is to allow a sportsmen club and shooting range for various gun types and special events.

The proposal is located on the north side of Avenue 26, approximately 1 mile west of the intersection of Avenue 26 and Road 29 (27823 Avenue 26), Chowchilla.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

BASIS FOR NEGATIVE DECLARATION:

1. Any proposed lighting shall be hooded and directed away from adjacent properties.
2. The applicant shall comply with San Joaquin Air Pollution Control District requirements.
3. All parking areas shall be paved to reduce dust control. Other areas shall maintain dust free through measures in compliance with the San Joaquin Air Pollution Control District standards and requirements.
4. A biological specialist shall be onsite prior to any grading or construction activities to determine if buffers are needed from any existing biological features. The biologist's findings shall be submitted in writing to the department prior to activities any permits being approved onsite. The following buffers shall apply if the following habitats or species are discovered onsite:
  - a. Vernal Pools - 250 foot no disturbance buffer
  - b. Nesting Birds - 250 foot no disturbance buffer around active nests of non-listed bird species, 500 foot no disturbance buffer around migratory bird species, and ½ mile no disturbance buffer from listed species and fully protected species, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
  - c. California Tiger Salamander - 50 foot no disturbance buffer for all active burrows
  - d. Burrowing Owl - 500 meter no construction buffer zone
  - e. Swainson's Hawk - 0.5 miles around active nests until breeding season has ended
5. The applicant shall install a lead sleuth system to remove any ammunition from the drainage feature onsite. The ammunition shall be collected and disposed of by an approved and licensed operator.
6. If the applicant chooses to adjust the existing natural drainage located on the property, the applicant shall secure approved Section 401 and Section 404 permits through the Army Corps of Engineers and Central Valley Regional Water Quality Control Board.

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Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 2037 West Cleveland Avenue, Madera, California.

DATED:

FILED:

PROJECT APPROVED:

**Ken Krause, Bar Double K Ranch  
Limousin Cattle**8806 Wamble Rd  
Oakdale, CA 95361Home Phone 209-848-2525  
Email coyotekkk@aol.com

April 15, 2012


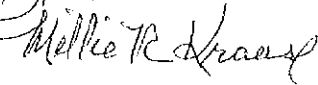
County Supervisor Tom Wheeler  
Madera County, District 5

Dear Supervisor Wheeler.

My name is Ken Krause, my wife and I own two parcels of ranch land totaling 378 acres on Avenue 26 east of Chowchilla. We purchased these parcels (052-064-005-000 & 052-064-006-000) in February of 2004. Our purpose for buying these properties was for a grazing range for our cattle and a place for them to calve out. These properties were part of an older and greater ranch holding originally owned by the Branco family of Chowchilla. Our corrals are just off our entrance gate at the southwest corner of the ranch off of Avenue 26. This corner of our ranch is directly next to forty acres of what used to be a pigeon ranch at 27823 Avenue 26, Chowchilla. Recently it has been brought to our attention that a "Gun Club" is in the process of purchasing this forty acres. I had an opportunity to speak with some of the members and I'm very concerned with what I was told. On only forty acres they are planning to provide shooting for all calibers of handguns, rifles and shotguns. This sounds unreasonable to us, as in the first place, there are farm workers who work at various times in the trees to the north and west of the property in question. South of the property is heavily traveled Avenue 26 due to boating and camping at the reservoirs plus normal traffic traveling in each direction. There is also farming that goes on thru the year south of Avenue 26 and the property. East of the property in question is another story. I don't know how I'd be able to work my cattle in my permanent pipe and steel corrals with various guns being fired. These corrals are permanently in place to gather and hold cattle and calves for marking, branding, doctoring, loading for shipment or anything else required for their use. It is not conducive for my cattle operation to move them to another part of the ranch even if I could. I am also very concerned that, if the county should allow this "venture", that anyone I hire or volunteers to assist me with working my cattle or the cattle themselves, could be hit by so called "stray bullets"! Actually, working the cattle would become impossible due to the gunfire. Gun club members have alluded to me that to establish the gun range the property would have to be leveled. There is natural drainage coming from our property onto the forty acres in question. Any "leveling" of this property would inundate our property and corrals with water that would have normally flowed thru. This is entirely unacceptable to us! Avenue 26 gets very busy at different times of the year, specifically during the summer. It seems to me that this could become a problem with parking for the gun club. Forty acres to handle hand guns, high powered rifles and shot guns with the various buildings involved would not seem to be enough area to include parking. The only option would seem to be parking along the road and this could create a serious problem of congestion!

I bring these issues to your attention per our telephone conversation of two weeks ago.

Respectfully,

  
  
Ken & Millie Krause



# DAULTON RANCH

H. CLAY DAULTON

31131 ROAD 603  
MADERA, CALIFORNIA 93638

July 15, 2012

Madera County Planning Commission  
c/o Resource Management Agency  
2037 W. Cleveland Ave  
Madera, CA 93637-8720

RE: Proposed Conditional Use Permit #2012-005, Sportsman's Club and Shooting Range

Members of the Commission and,  
Mr. Norman L. Allinder, Planning Director:

The subject parcel is far too small and far too flat for the proposed use as a "...shooting range"! Thus I strongly object to the county's approval of a shooting range at the proposed site, 27823 Avenue 26!

Every shooting range I have ever seen has been located with mountains or high hills in the direction in which participants shoot, and on acreages far greater than the proposed 39 acre site.

Given that one cannot legally discharge a firearm within several hundred feet of a public road, that leaves only about 1,000 feet out of the 1,320 feet of the parcel's longest dimension for any errant bullets or shot to fall to the ground – a practical impossibility. A relatively small, 45 grain, 223 caliber bullet falls only 16 inches in 400 yards – only a 16 inch fall in nearly a quarter of a mile – and only 37 inches in 500 yards, which is well over a quarter mile. Another way of looking at a bullet's fall in 1,200 feet is that it falls 0.06 degrees – next to no fall at all in practical terms. Forty acres of flat ground is just way, way too small to contain bullets and shot. Because even such a small rifle bullet as an old fashioned 22 caliber can travel as far as a mile (5,280 feet), and heavier shotgun shot can also easily travel farther than 1,000 feet, what the applicant is really asking for is permission from the county for perpetual use of and trespass upon the neighbors' properties without compensation; and this is before consideration of noise impacts on humans and animals. This can't really be a serious proposal, can it?!

Because the site is too small and too flat for a shooting range, it's proponents should be compelled to incorporate written agreements from all neighbors to keep off their own properties during shooting times, and they sure won't get one from me.

Who can predict what environmentalists will dream up next as needing to be cleaned up. In this case there will be shot, bullets and 'wadding' likely falling all over neighboring properties. Yet again: the site is just far too small and unprotected.

HCD

Page 1 of 3

If rifles and/or pistols are used at the site, who can guarantee the safety of both the human and animal neighbors that range adjacent to the site. The proposal does not mention whether or not only shotguns or all types of shooting instruments will be used. That seems a curiously egregious omission on the part of the county or the applicant. In the case that only shotguns would be used, then there will be the ever present danger that at in some future moment of weakness, the county would amend the use permit to include rifles and pistols.

Overall, the question is: can the County officially endorse and license gross human and animal endangerment. I strongly suspect not, and in such case, the county itself would share in the liability due to not having done it's homework.

Another major factor of concern is noise, both as it impacts people and animals. Hunting occurs intermittently in the area, but virtually never does it occur every week and possibly every evening, year in and year out. In terms of noise impact, a shooting range is nothing at all like occasional hunting. The exponential increase in regular noise will impact neighbors in many ways. Particularly in light of the parcel's extremely small size and without the advantage of sound muting and sound deflecting hills (again: there are none), noise will emanate far and wide, unabated, with depressing impact on the peace and ambiance of rural human and animal dwellers living as far as 2 to 5 miles from the proposed facilities.

There is no possible way that animals grazing on adjacent properties (which currently range to the north, east and southeast of the site) will not be impacted. The slightest amount of distress to grazing animals causes diminished gains and coincidental depressed animal immune systems. Grazing is all about maximizing gain and nothing else. Thus the economic return to all adjacent grazing ranch lands would be significantly diminished.

I allow hunting on my ranch at specific times of the year and at specific locations, based solely on the noise impact on animal performance. It is an absolute fact that nearby cattle will be disturbed by the sport's noise and human activity, and thus will gain less. It will also disturb grazing patterns which, in turn, will diminish grazing use of areas closest to the noise and human activity. During calving season, any disturbance can cause a fresh calved cow to leave her calf alone, whereupon it is highly likely to be killed and eaten by coyotes. First-calf heifers (first time mother cows) are particularly prone to abandonment of their calves when stressed, causing likelihood of calf death from neglect, coyotes, or, alternately, the imposition of many hundreds of dollars worth of extra care to keep the calf alive.

I have many disappointed witnesses to my regular practice of denying hunting in certain locations at certain times of the year. No such control could be imposed in the case of a sportsman's shooting club on adjacent property.

In the event that the subject is raised, it would be grossly unfair for the reader or commissioner to suppose that coyotes would never visit the vicinity of a shooting range, for two reasons: First, coyotes get used to human rural dwellers and other human activities of all sorts, and soon learn to know when such situations are safe; and second, the County's planners couldn't possibly argue that



coyotes approaching a shooting range would soon be shot, because that would clearly imply that the county condoned bullets and shot leaving the confines of the proposed 40 acre site.

Given the above facts, it would be a huge inconsistency for the county to approve such an intrusive, noise-intensive use while claiming that it supports grazing-land agriculture.


The county needs to decide what it is going to do: Either cancel all adjacent Williamson Contracts and declare the area dedicated to industry and recreation, or stick to it's original and current official plan, which is agriculture and rural. The county can't possibly do both and maintain any semblance of logic or credibility.

It would seem that the term "rural" means rural and not the official promotion of a lot of visitors, travelers, patrons, or whatever you might call a whole lot of town people visiting the country to rain weekly or daily havoc on the countryside, only then to return to their manicured city, leaving their gross negative impact for rural people and animals to bear and repair over a far longer term. Those exact same people would rise in the first micro-moment to object to any such facility proposed for location near their quiet, urban neighborhoods.

And, herewith, I propose to the Sheriff's department and District Attorney's office that if any person or animal on any of the adjacent properties is ever harmed, maimed or killed by a stray bullet or shot blast, that every current member of the planning commission be charged with the appropriate crime, and without benefit of the statute of limitations. Again, the property is far too flat and too small for this use and thus too dangerous!

To be abundantly and repetitively clear: I do not oppose hunting, I regularly allow hunting of predatory coyotes, squirrels and, occasionally, other game; and I would never – not ever – consider shooting in the direction of neighboring properties that lie only 1/4 mile away (the size of the proposed parcel) without having first obtained permission from that neighbor. The proposed parcel is just way too small and unprotected, and thus the proposed activity will be way too dangerous and intrusive for any responsible person to approve!

Sincerely,



H. Clay Daulton

CC: Madera County Sheriff  
Madera County District Attorney

**Madera County Planning Department  
2037 W. Cleveland Avenue MS-G, Madera CA 93637**

**OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST**

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

**Please provide the following information**

**Assessor's Parcel Number:** 052-062-002  
**Applicant's Name:** Chowchilla Sportsmen's, Inc.  
**Address:** 27823 Avenue 26 Chowchilla, CA 93610  
**Phone Number:** (559) 233-2200

**Describe the nature of your proposal/operation.**

The facility will be a sportsman club which will include an area for clay, trap, 5 stand, skeet, pistol, rifle shooting, archery, paint ball, a picnic area, gathering hall and pro shop. All facilities and operations will be provided in a phased installation/construction schedule. Actual phasing of operations/services to be offered is to be determined. The facility will have an onsite caretaker who will utilize the mobile home, which is currently on the site. Gun and ammunition sales will be conducted in the trailer until a permanent structure is built. All guns and ammunition will be locked in a gun safes with in the trailer and stored according to all state and federal laws. Once the assembly hall is built, a room will be designated specifically for guns and ammunition having steel walls and a safe door. The club will offer and conduct classes for gun safety and various types of firearm/sportsman training.

**What is the existing use of the property?**

There is a mobile home on the property that is being utilized by the current property owner as her residence and is zoned for agricultural. A majority of the property is being utilized for cattle grazing.

**What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?**

There will be no products produced as part of the operation.

**What are the proposed operational time limits?**

**Months (if seasonal):**  
**Days per week:** Seven Days a week.  
**Hours (from \_\_\_ to \_\_\_):** From 7:00 a.m. to 10:00 p.m.  
**Total Hours per day:** Maximum of 15 hours

**How many customers or visitors are expected?**

**Average number per day:** 50  
**Maximum number per day:** During Special Events up to 400  
**What hours will customers/visitors be there?** From 7:00 a.m. to 10:00 p.m.

**How many employees will there be?**

**Current:** One full time and two part time employee.  
 Volunteers will be utilized for special events.  
**Future:** At full build out it is estimated that there will be 2-10 employees (mix of part and full time)

**Hours they work:** employees)  
From 7:00 a.m. to 10:00 p.m.

**Do any live onsite? If so, in what capacity (i.e. caretaker)?** One employee will live on site as the caretaker.

**What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.** Tractor and ground maintenance equipment. All tractors and ground maintenance equipment will be stored in equipment storage buildings. Sporting equipment which is utilized in the operation of a gun and archery facility. All automated sporting equipment for the trap/skeet operation will be housed in dedicated trap houses. All other portable targets and equipment shall be stored in storage buildings

**Will there be any service and delivery vehicles?**

**Number:** (1)  
**Type:** Garbage  
**Frequency:** (1)x Per Week

**Number of parking spaces for employees, customers, and service/delivery vehicles.**

**Type of surfacing on parking area.** Parking will be completed in phases. Phase one will include one standard parking space per shooter station with required handicap parking as per the California Building Code. There will be an area on both sides of the driveway near the entrance, which will be graveled and lined with chalk for overflow parking during special events prior to Phase Two. Phase Two will include one standard parking space per 40 sq. ft. of gross floor area within the main assembly hall with required handicap parking. All driveways and non-accessible parking areas will be of well compacted all-weather surface capable of supporting heavy safety equipment.

**How will access be provided to the property/project? (street name)** Access will be from the existing easement from Avenue 26.

**Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.** 100 trips per day during regular operation.

**Describe any proposed advertising including size, appearance, and placement.** A 4' x 8' metal sign will be placed on the property near the entrance.

**Which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.** The mobile home that is currently located on the property will be utilized by the caretaker. A permanent structure will take the place of the mobile home in the future. A storage building, hall (clubhouse) with a kitchen and restrooms to hold approximately 400 occupants, and restroom facilities are being proposed. Accessory structures will be installed as needed for the equipment which is utilized in the operation of a gun and archery facility. Future plans include providing covered spectator and participant areas. The structures will be constructed utilizing engineered steel structural systems, with metal siding and the possibility of concrete, CMU, and plaster integration. The height of all structures will not exceed the maximum allowable height provided by the California Building Code or Madera County Ordinances. The colors will congruent and harmonious with the existing environment. At this time, the colors are anticipated to be of the green/tan/brownish color spectrum.

**Is there any landscaping or fencing proposed? Describe type and location.** Adequate fencing and posting of the nature of the business will be provided. Landscaping will be provided at the entrance and additional trees will be planted throughout the property. Appropriate hooded lighting for parking, pedestrian, and security will be utilized. Most of the property will be left in its natural state. There will be earthen berms and embankments, to be utilized as backstops and bullet catches. We anticipate that the majority of the property will be surrounded by dense tall tree cover at full growth.

**What are the surrounding land uses to the north, south, east and west property boundaries?** The property is surrounded by agricultural uses and grazing land, including tree crops. Any residences in the area are shielded from the proposed facility by trees, rolling landscape, and/or distance. The nearest residence appears to be over a ½ mile away.

**Will this operation or equipment used, generate noise above other existing parcels in the area?** There will be noise generated from the use of the guns while in use. However, the highest level of the decibel reading is at the point of the activity and will have dissipated by the time it has reached any residential housing. The use of earthen berms and tall tree cover will help dissipate and reduce any residual sound waves.

**On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).** Average daily usage will be approximately 500 gallons for domestic and irrigation purposes. Water will be supplied by two existing wells. One well is for domestic usage and the other for irrigation. If once the well for domestic usage is tested and if inadequate, the existing well will be enhanced or a new well will be drilled. An adequate tank for fire suppression will be installed.

**On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?** On a daily basis approximately 300 gallons of wastewater would be generated. There is an existing septic system for the mobile home. Additional septic will be installed for the proposed restrooms and hall.

**On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?** A dumpster will be provided by the Madera Disposal and shall be picked up on a weekly basis.

**Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)** There will be minimal grading for the proposed restroom, hall, equipment storage buildings and walking paths. The site will meet all accessibility requirements as per the California Building Code and American's with Disabilities Act. Earthen berms will be used for shooting backstops and bullet catches.

**Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.** None.

**Locate and show all bodies of water on application plot plan or attached map.** None.

**Show any ravines, gullies, and natural drainage courses on the property on the plot plan.** There is a seasonal gully that is located on the north-west portion of the property. At this time, we are providing due diligence and investigating all possibilities, including leaving the drainage route in its current location, relocating the drainage around the property, and/or piping the drainage.

**Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?** All lead residue will be collected and sold to a certified contractor. Special provisions will be designed into the facility that will allow for the maximum protection of the environment, ease of capture, containment and recyclability. We are currently reviewing Best Management Practices for Outdoor Shooting Ranges from a variety of sources. We will develop an acceptable BMP Plan.

**Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)** There will be minimal impact to these services.

**How do you see this development impacting the surrounding area?** The area is predominately rural. The facility will work to maintain the current character of its rural environment.

**How do you see this development impacting schools, parks, fire and police protection or special districts?** There will be minimal impact to these services.

**If your proposal is for commercial or industrial development, please complete the following;**

**Proposed Use(s):** Sportsmen's Club

**Square feet of building area(s):** A maximum build-out of 50,000 square feet on a 40 acre parcel

- Club House: 4,000 s.f. – 12,000 s.f.
- Pro Shop/Office(s): 3,000 s.f. – 5,000 s.f.
- Kitchen/Concession(s): 1,500 s.f. – 3,000 s.f.
- Spectator/Range Cover's: 7,000 s.f. – 10,000 s.f.
- Site Restroom's: 1,000 s.f. – 2,000 s.f.
- Caretaker's Residence: 1,000 s.f. – 1,500 s.f.
- Equipment Storage Bldg(s): 2,000 s.f. – 10,000 s.f.
- Picnic/Recreation Cover(s): 2,500 s.f. – 6,500 s.f.

**Total number of employees:** At full build out it is estimated that there will be 2-10 employees (mix of part and full time employees)

**Building Heights:** A maximum height of 35 feet

**If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.** Not applicable.