



CEQA Exempt Referral Staff Approval Permit

Date: December 14, 2016

To: Distribution List (See Attachment A)

From: Jeremy Ballard, Assistant Planner, Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2016-0124 – NEWMAN SWAMP RATS, INC. – LOFORTI CUSTOM FRAMING

Respond By: December 29, 2016

Public Hearing Date: None

Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)); however, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15 days** if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department to recommend for approval or denial and/or apply conditions of approval to the requested staff approval; therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Newman Swamp Rats, Inc. – Loforti Custom Framing

Project Location: 1200 Hills Ferry Road, between Canal School Road and E. Stuhr Road, adjacent to the City of Newman.

APN: 049-042-004

Williamson Act Contract: None

General Plan: AG (Agriculture)

Current Zoning: A-2-40 (General Agriculture)

Project Description: This is a request to expand an existing Legal Non-Conforming gun club and shooting range by adding a safety netting structure on an 8± acre parcel, in the A-2-40 (General Agriculture) zoning district. The netting structure will consist of wood poles, 30 feet in height and span a total distance of 690 feet along northern and western property lines. The netting is to be utilized to prevent debris from the shooting range onto adjacent parcels.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

STAFF APPROVAL APPLICATION NO. PLN2016-0124 – NEWMAN SWAMP RATS, INC. – LOFORTI CUSTOM FRAMING

Attachment A
Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO AG COMMISSIONER
	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE		STAN CO CEO
	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DISTRICT		STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION		STAN CO FARM BUREAU
X	CITY OF: NEWMAN	X	STAN CO HAZARDOUS MATERIALS
X	CROP DUSTERS		STAN CO PARKS & RECREATION
	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: WEST STANISLAUS		STAN CO SHERIFF
	HOSPITAL DIST:		STAN CO SUPERVISOR DIST #:
X	IRRIGATION DIST: Central California		STAN COUNTY COUNSEL
X	STANISLAUS FIRE PREVENTION BUREAU		StanCOG
	MOSQUITO DIST:		STANISLAUS LAFCO
	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
	MUNICIPAL ADVISORY COUNCIL:		TELEPHONE COMPANY:
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TRIBAL CONTACT – Torres Martinez Desert Cahuilla Indians (All)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
	SCHOOL DIST 1:		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	STAN ALLIANCE		WATER DIST:
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2016-0124 – NEWMAN SWAMP
RATS INC – LOFORTI CUSTOM FRAMING

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

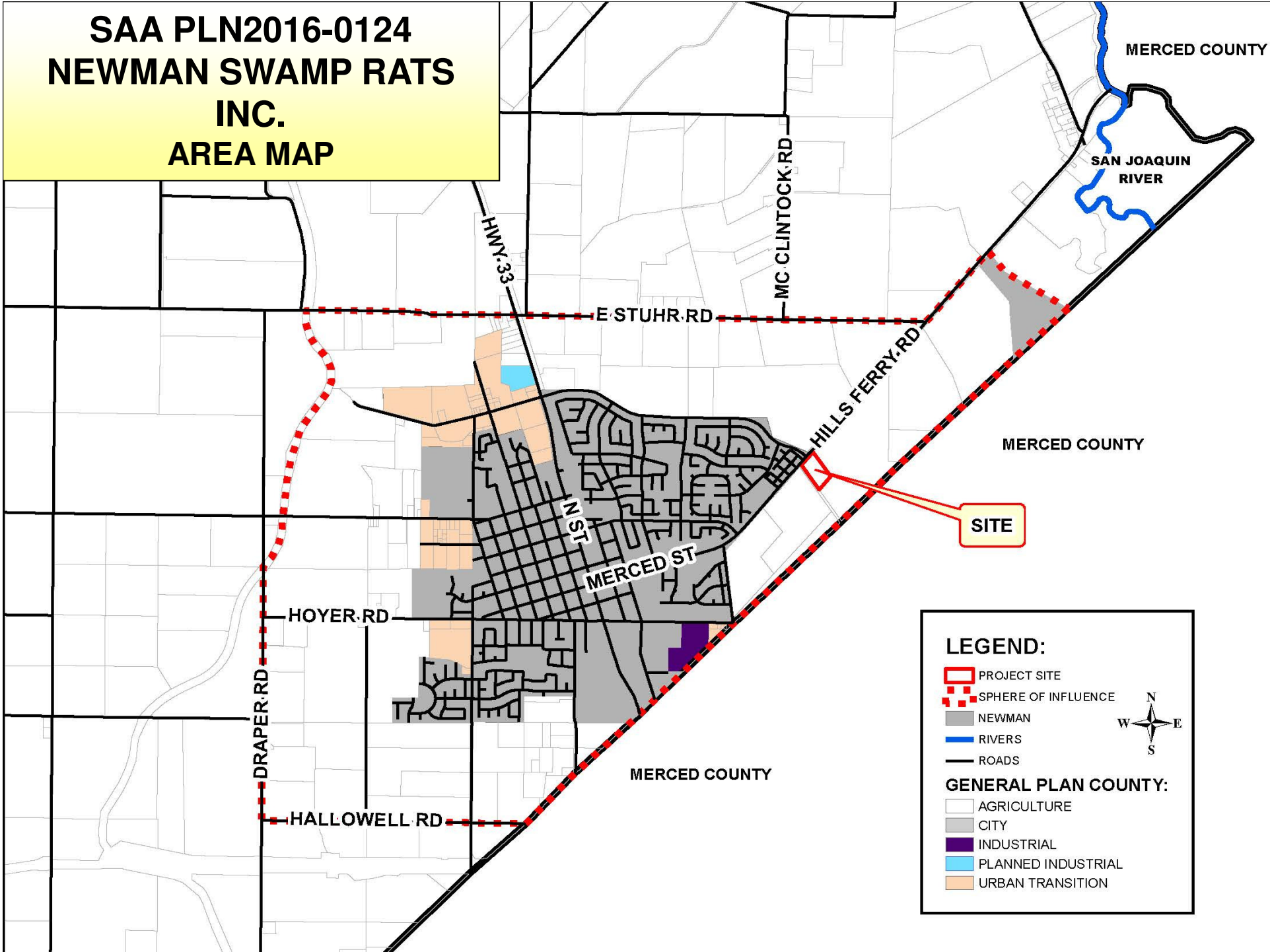
- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

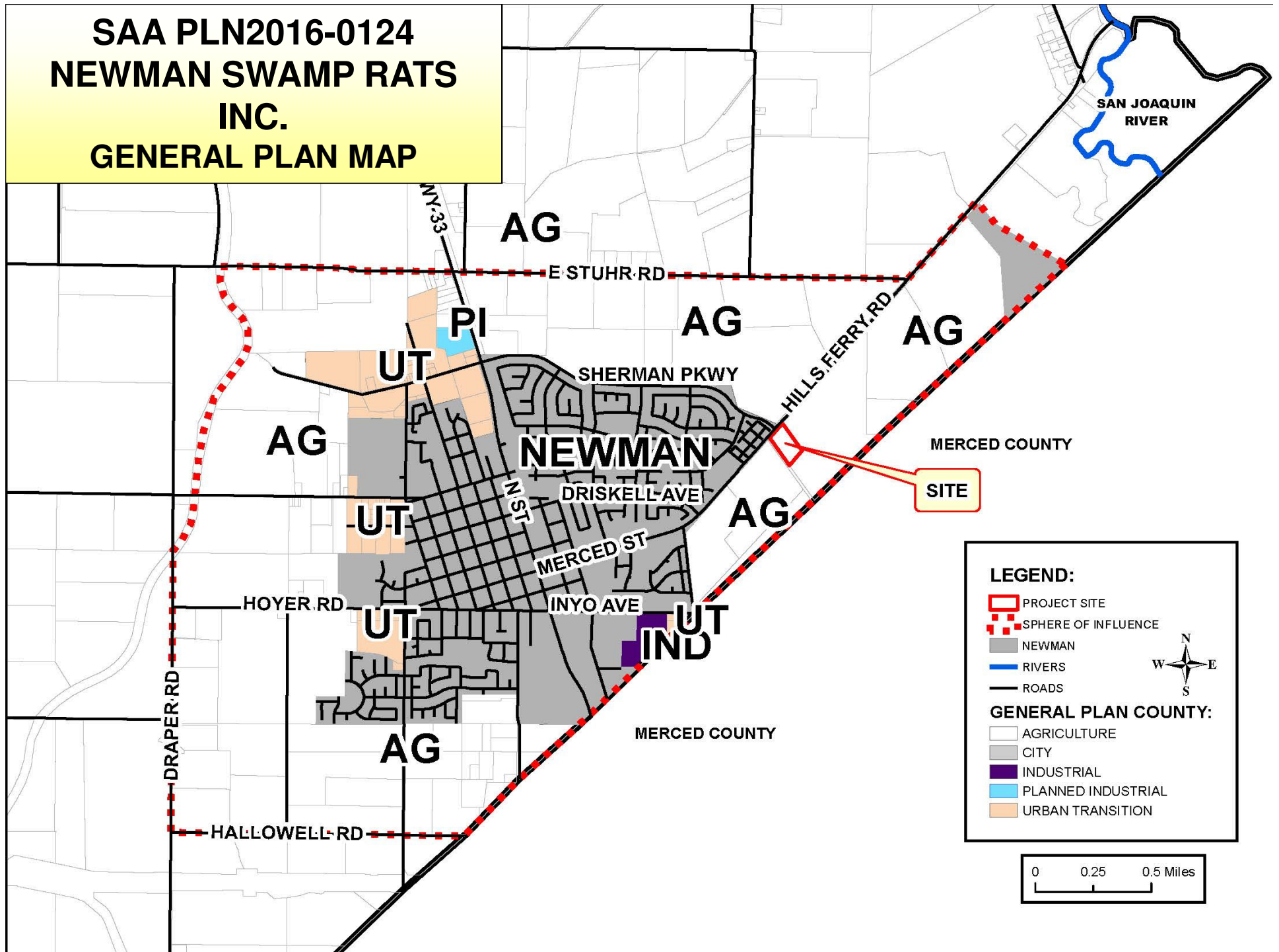
Response prepared by:

Name	Title	Date
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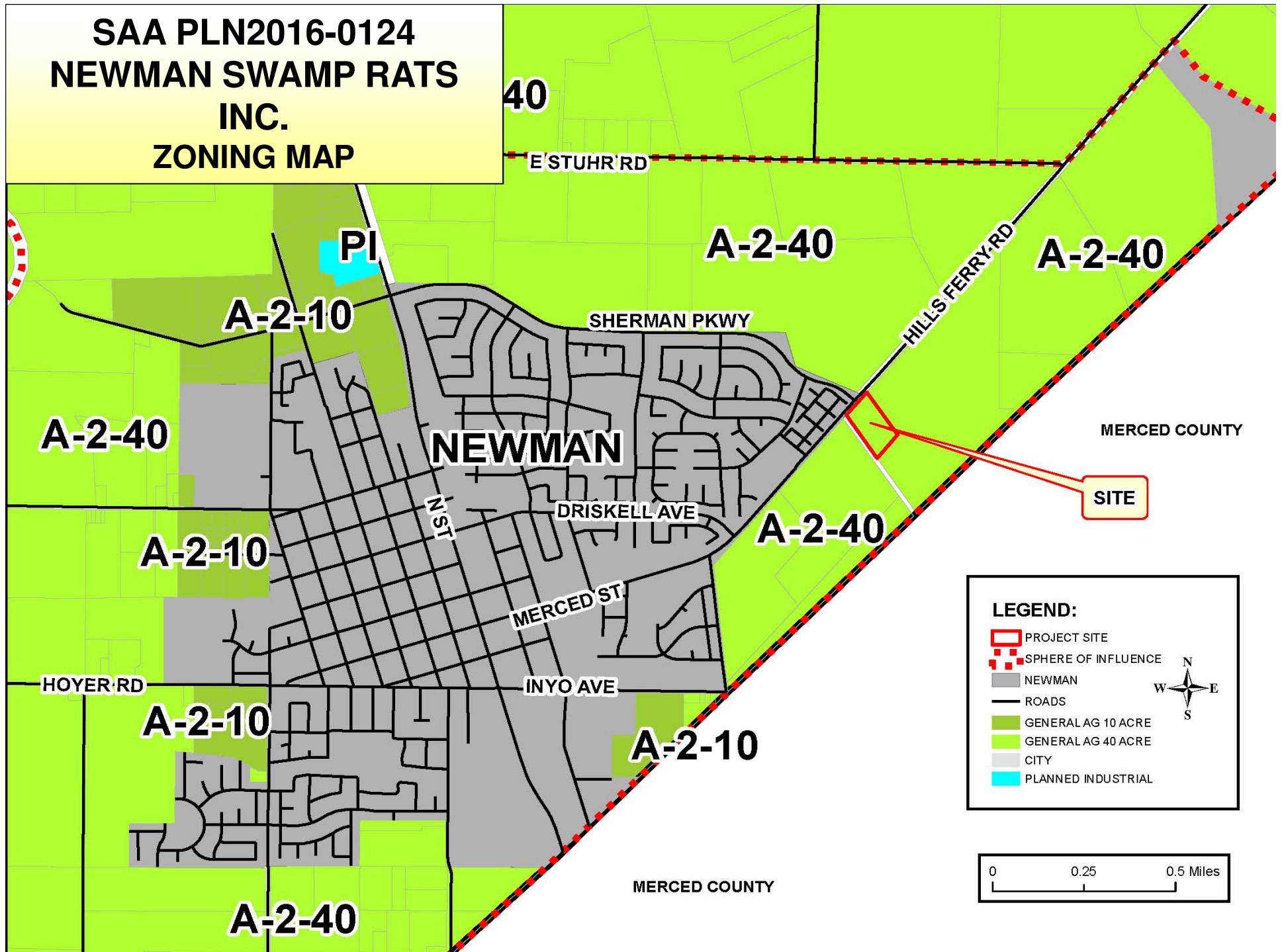
**SAA PLN2016-0124
NEWMAN SWAMP RATS
INC.
AREA MAP**



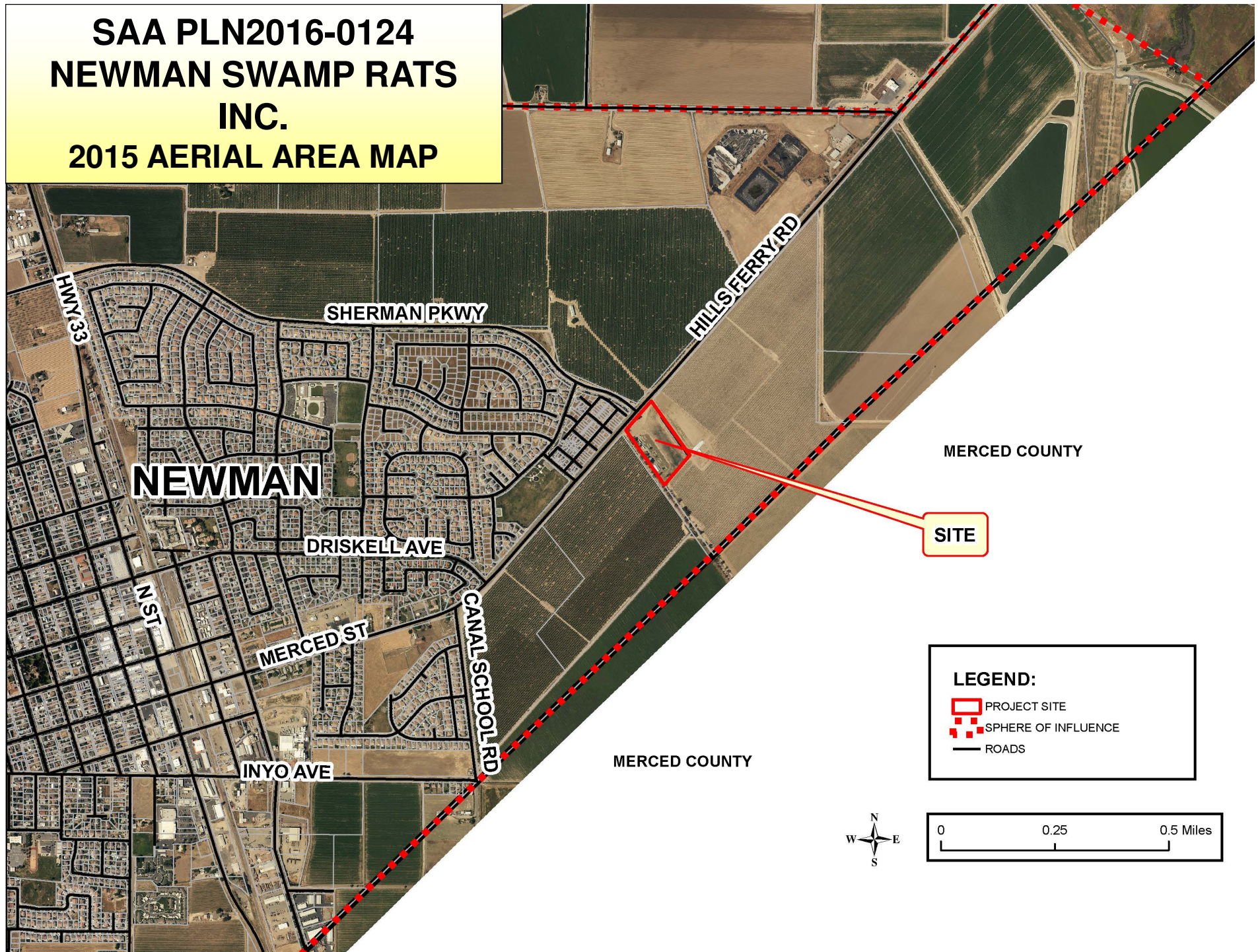
**SAA PLN2016-0124
NEWMAN SWAMP RATS
INC.
GENERAL PLAN MAP**



**SAA PLN2016-0124
NEWMAN SWAMP RATS
INC.
ZONING MAP**



**SAA PLN2016-0124
NEWMAN SWAMP RATS
INC.
2015 AERIAL AREA MAP**



**SAA PLN2016-0124
NEWMAN SWAMP RATS
INC.
2015 AERIAL MAP**

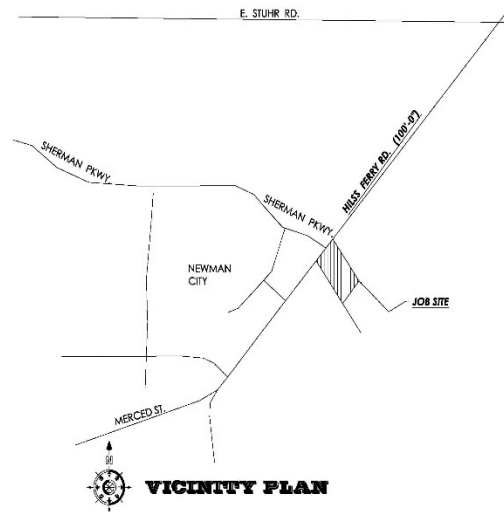
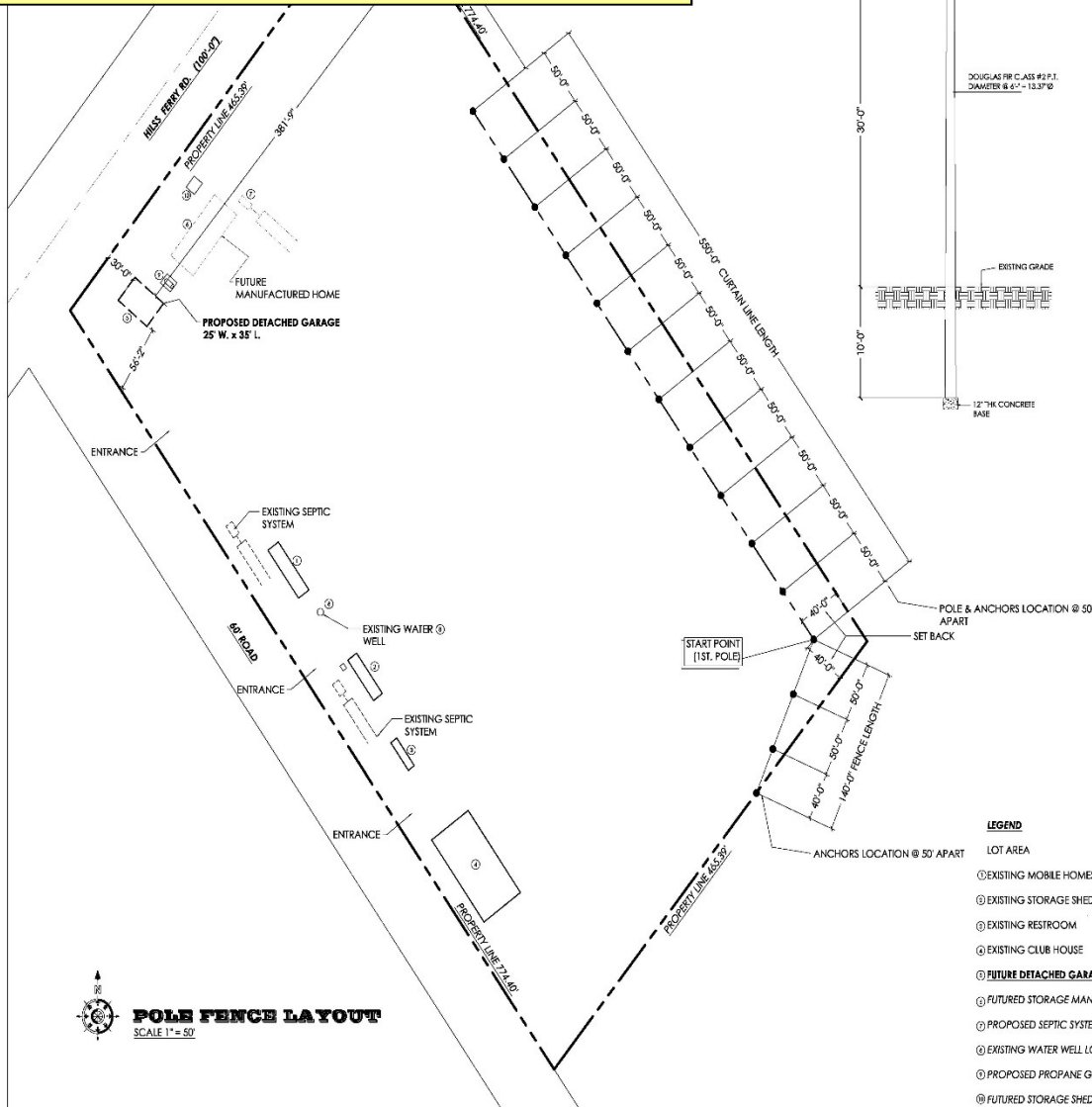


SAA PLN2016-0124 NEWMAN SWAMP RATS INC. SITE PLAN

PUCKETT JIMMIE A & ESTHER

1204 HILLS FERRY RD.
NEWMAN, CA 95360
APN 049-042-004
POLE FENCE LAYOUT

REVISION DATE	BY



LEGEND

- LOT AREA = 8 AC.
- ① EXISTING MOBILE HOMES (TO BE REMOVED) SEPARATE PERMIT REQUIRED: 600 SQ. FT.
 - ② EXISTING STORAGE SHED 420 SQ. FT.
 - ③ EXISTING RESTROOM 210 SQ. FT.
 - ④ EXISTING CLUB HOUSE 3,520 SQ. FT.
 - ⑤ FUTURE DETACHED GARAGE = 875 SQ. FT.
 - ⑥ FUTURE STORAGE MANUFACTURED HOME
 - ⑦ PROPOSED SEPTIC SYSTEM LOCATION
 - ⑧ EXISTING WATER WELL LOCATION
 - ⑨ PROPOSED PROPANE GAS STORAGE TANK LOCATION
 - ⑩ FUTURE STORAGE SHED



POLE FENCE LAYOUT
SCALE 1" = 50'

POLE & FENCE LAYOUT

JOB SITE:
1204 HILLS FERRY RD.
NEWMAN, CA 95360
APN 049-042-004

OWNER ADDRESS:
PUCKETT JIMMIE A & ESTHER
1204 HILLS FERRY RD.
NEWMAN, CA 95360
PHONE (209) 862-2838

DIGITAL DRAFTING TECHNOLOGY
SERVICES, LLC.
3853 SHADY OAK CT
TURLOCK, CA 95382
(209) 625-2298

ATTACHMENT TO SAA PLAN 2016-0124
THESE DOCUMENTS ARE PROPERTY OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC. AND ARE NOT
TO BE REPRODUCED, CHANGED OR COPIED WITHOUT
THE WRITTEN PERMISSION OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC.

PRINTED DATE: 08-19-2016

SCALE: As Shown

DRAWN: E.E. MORAN

JOB: 2016-206

SHEET #:

C.1

OF 1 SHEETS



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525-5911

S	<u>17</u>	T	<u>7</u>	R	<u>9</u>
ZONE <u>A-2-40</u>					
RECEIVED <u>KCD 11/29/16</u>					
APPLICATION NO. <u>SAA PLN2016</u>					
RECEIPT NO. _____					

STAFF APPROVAL APPLICATION

The undersigned hereby makes application for a Staff Approval in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) LoForti Custom Framing
Name of firm or person
(b) P.O. Box 294 (c) Denair CA 95316 (d) (209) 602 1723
Address City, Zip Phone
(e) SbLoForti@att.net
Email address
2. NAME OF PROPERTY OWNER: (a) Newman Swamp Rats
Name of firm or person
(b) 1204 Hills Ferry Rd (c) Newman (d) 209-862-2838
Address City, Zip Phone
3. LOCATION OF PROPERTY: 1200 Hills Ferry Rd, Newman CA
Address
4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: TO Add Netting to existing Gun Club
5. ASSESSMENT NO. & ACREAGE OF PROPERTY: 049-042-004, 8 acres
6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:
Clubhouse / Restrooms / storage shed / mobile home /
All existing
7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.
- 8a. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF EIGHT HUNDRED FIFTEEN DOLLARS (\$815.00).
- 8b. IF THE STAFF APPROVAL IS FOR A SINGLE FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED SEVENTY-ONE DOLLARS (\$371.00).
9. A COPY OF THE DEED OR A LEGAL DESCRIPTION OF THE PROPERTY.