



## Referral Early Consultation

**Date:** April 4, 2022

**To:** Distribution List (See Attachment A)

**From:** Emily Basnight, Assistant Planner  
Planning and Community Development

**Subject:** STAFF APPROVAL APPLICATION NO. PLN2022-0018 – WATERFORD  
SPORTSMEN'S CLUB

**Respond By:** April 19, 2022

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date 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 in preparing the conditions for a 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.

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**Applicant:** Steve Handel

**Project Location:** 13443 Tim Bell Road, between Old Tim Bell Road and Tim Bell Road, in the Waterford area.

**APN:** 015-013-015

**Williamson Act Contract:** N/A

**General Plan:** Agriculture

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

**Project Description:** Request to sell ammunition on-site at an existing private sportsmen's club on a 12± acre parcel in the General Agriculture (A-2-40) zoning district. The existing club has shooting and camping facilities and is considered to be legal but not conforming to current zoning standards. The ammunition will be sold from an existing trap house on-site during scheduled trap shooting events and by appointment only. The current facility has 250 club members and one caretaker who lives on-site. The facility is open year-round to club members and their guests for camping and rifle and pistol shooting from dawn until dusk. Rifle and pistol shooting events are hosted for members and guests only. Both private and public trap shooting events are held on-site year-round. Approximately 1-10 participants attend the rifle and pistol shoots, and up to 100 participants are anticipated on-site for trap shoots. The existing facility is improved with 38 RV campsites; four lanes for rifle and pistol shooting; four traps with five lanes each for trap shooting; 200± square-foot trap house; two 200± square-foot storage containers; two outhouses; 1,100±

**square-foot club house; 300± square-foot band stand for music and dancing; 600± square-foot outdoor kitchen; 200± square-foot storage shed; 800± square-foot outdoor restroom facility and a 900± square-foot mobile home for an on-site caretaker. The facility is currently registered with the California Department of Housing and Community Development as a Mobile Home Park for 40 RV spots and one mobile home. The site is improved with a private well and septic system. Access for the site is taken from County-maintained Old Tim Bell Road via a 20-foot-wide access easement across the adjacent parcel to the west.**

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

**STAFF APPROVAL APPLICATION NO. PLN2022-0018 – WATERFORD SPORTSMEN'S CLUB**

Attachment A

Distribution List

X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO BUILDING PERMITS DIVISION
X	COOPERATIVE EXTENSION	X	STAN CO CEO
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO DER
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO ERC
X	GSA: STANISLAUS AND TUOLUMNE RIVERS	X	STAN CO FARM BUREAU
X	HOSPITAL DIST: OAK VALLEY	X	STAN CO HAZARDOUS MATERIALS
X	IRRIGATION DIST: MODESTO	X	STAN CO PUBLIC WORKS
X	MOSQUITO DIST: EASTSIDE	X	STAN CO SHERIFF
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
X	PACIFIC GAS & ELECTRIC	X	STAN COUNTY COUNSEL
X	SAN JOAQUIN VALLEY APCD	X	STANISLAUS FIRE PREVENTION BUREAU
X	STAN CO AG COMMISSIONER	X	STANISLAUS LAFCO
X	CA DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	X	SURROUNDING LAND OWNERS
X	CA DEPT OF JUSTICE	X	TELEPHONE COMPANY: AT&T

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2022-0018 – WATERFORD SPORTSMEN’S CLUB**

Based on this agency’s 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).

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Response prepared by:






Name	Title	Date
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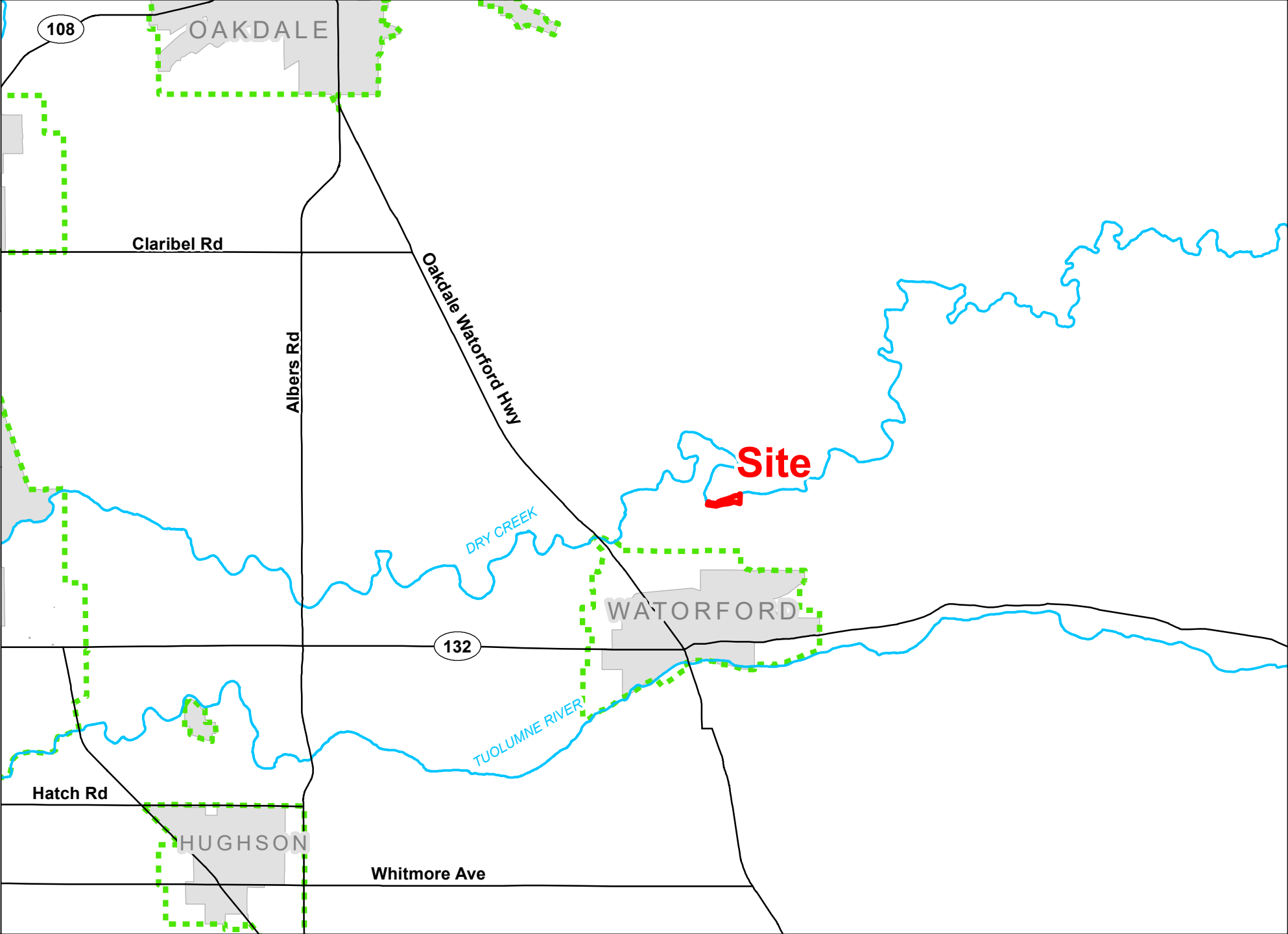
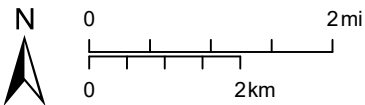
# WATERFORD SPORTSMAN CLUB

SAA  
PLN2022-0018

## AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River








**WATERFORD  
SPORTSMAN CLUB**

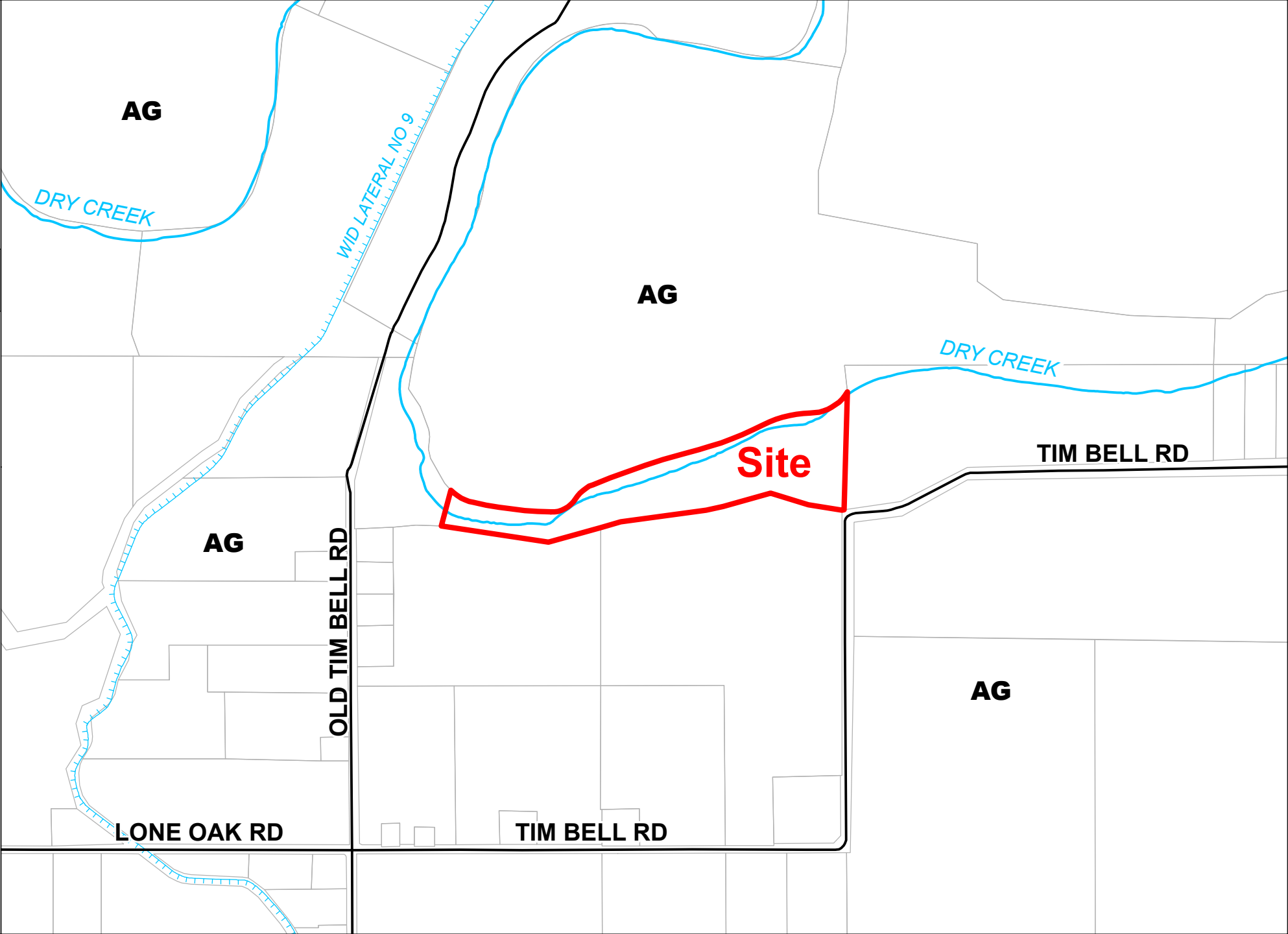
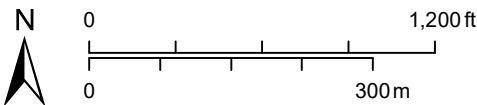
**SAA  
PLN2022-0018**

*GENERAL PLAN MAP*

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

- General Plan**
-  Agriculture



WATERFORD  
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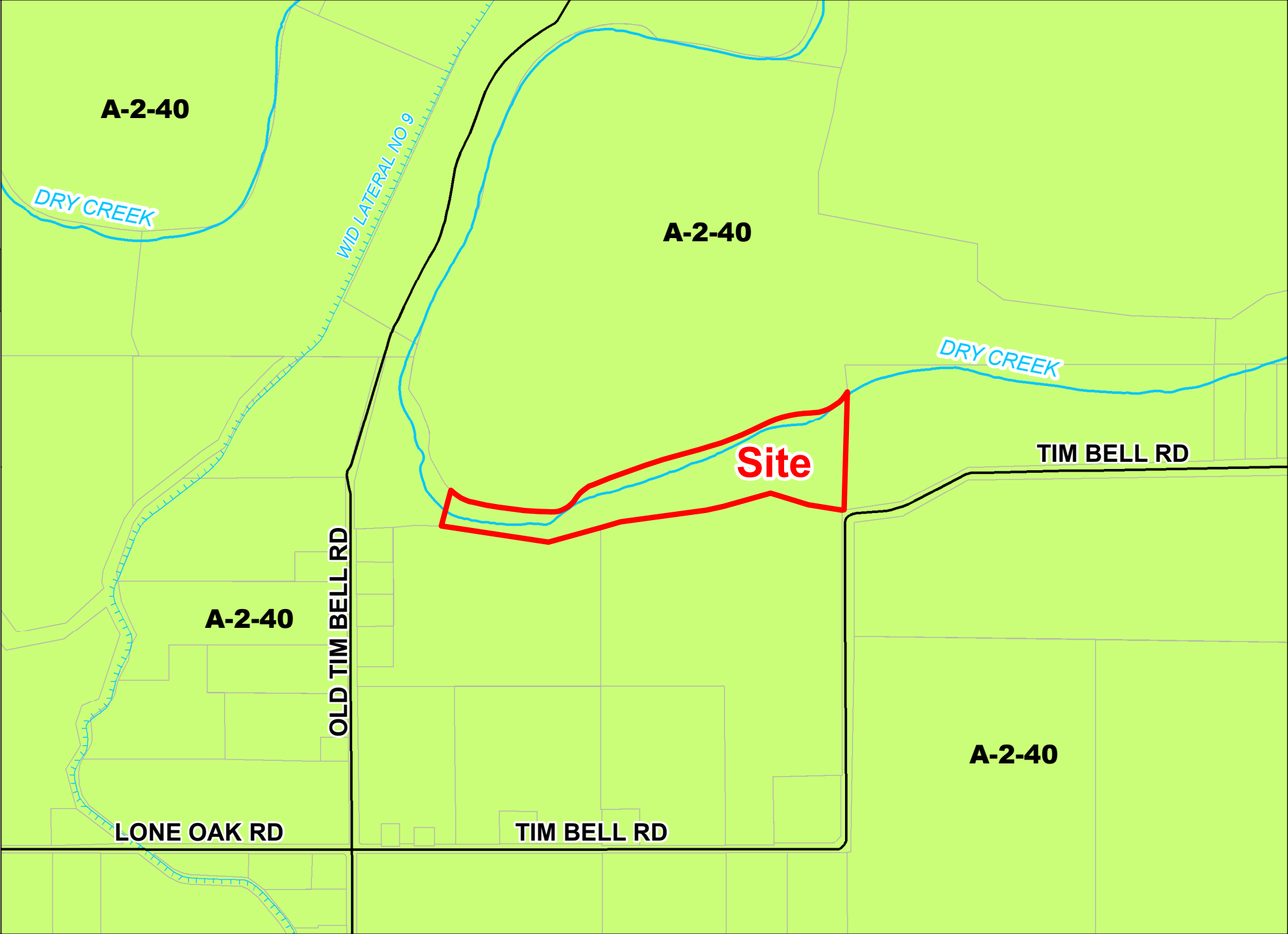
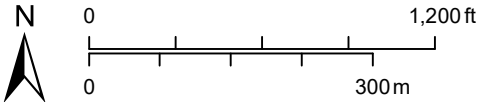
ZONING MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

Zoning Designation

- General Agriculture 40 Acre





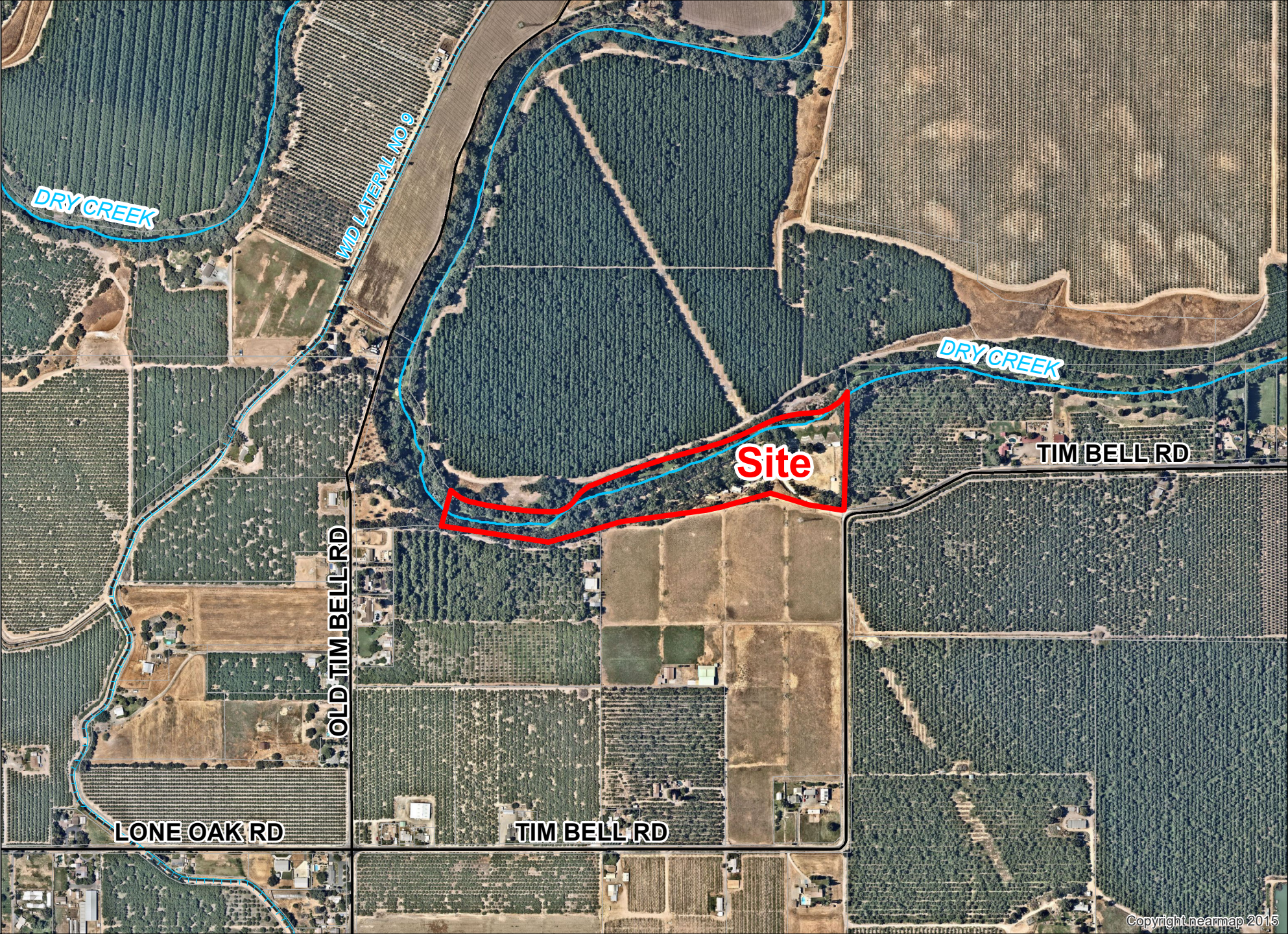
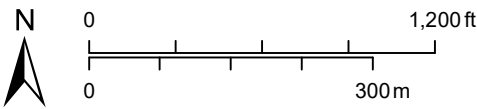
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## 2021 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  River
-  Canal







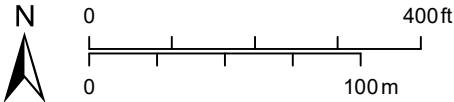
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2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road





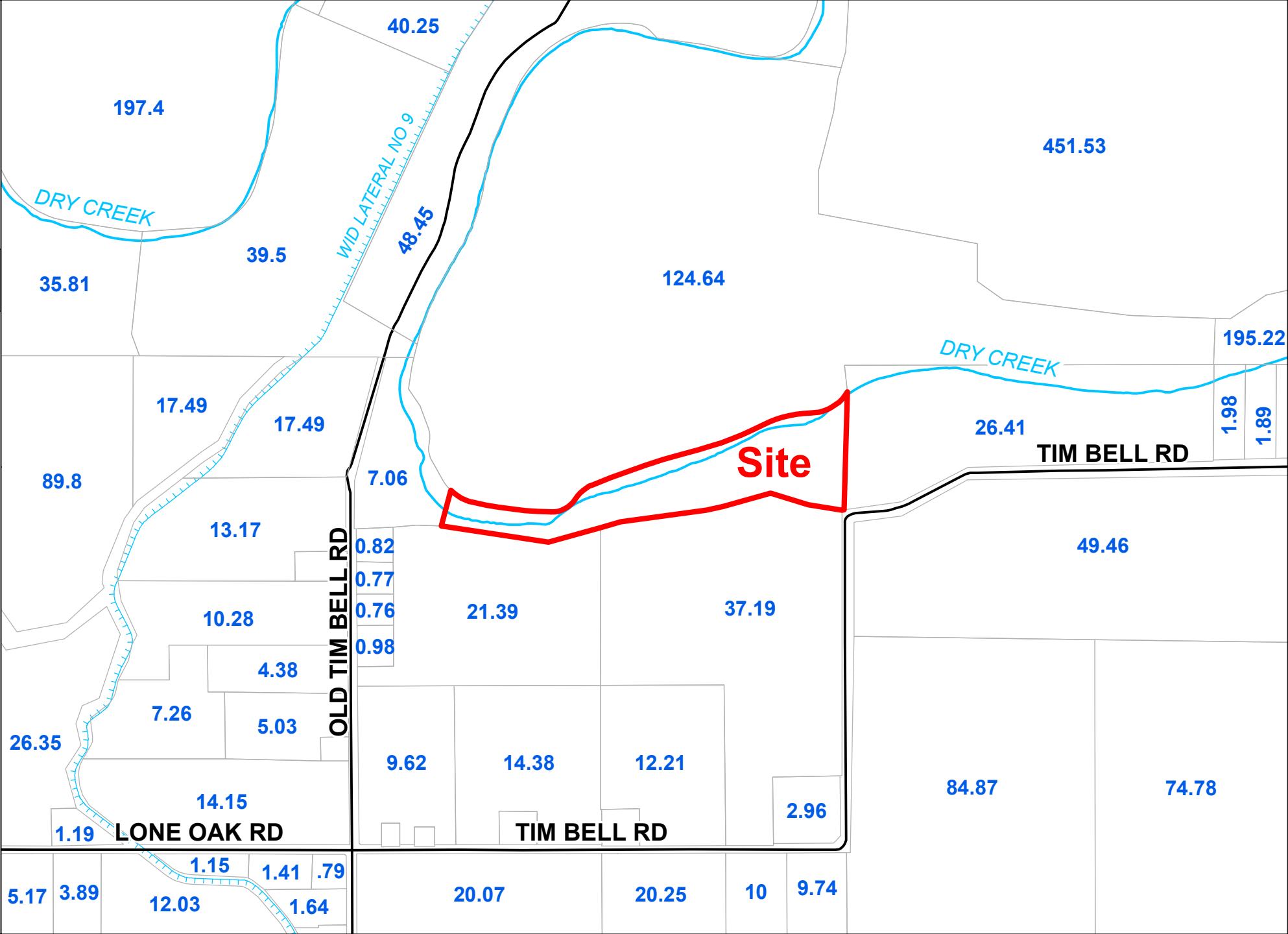
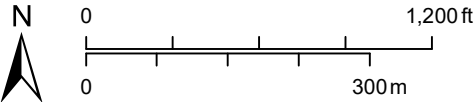
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## ACREAGE MAP

### LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  River
-  Canal



Fenced on S & E Sides = N & W Sides are creek

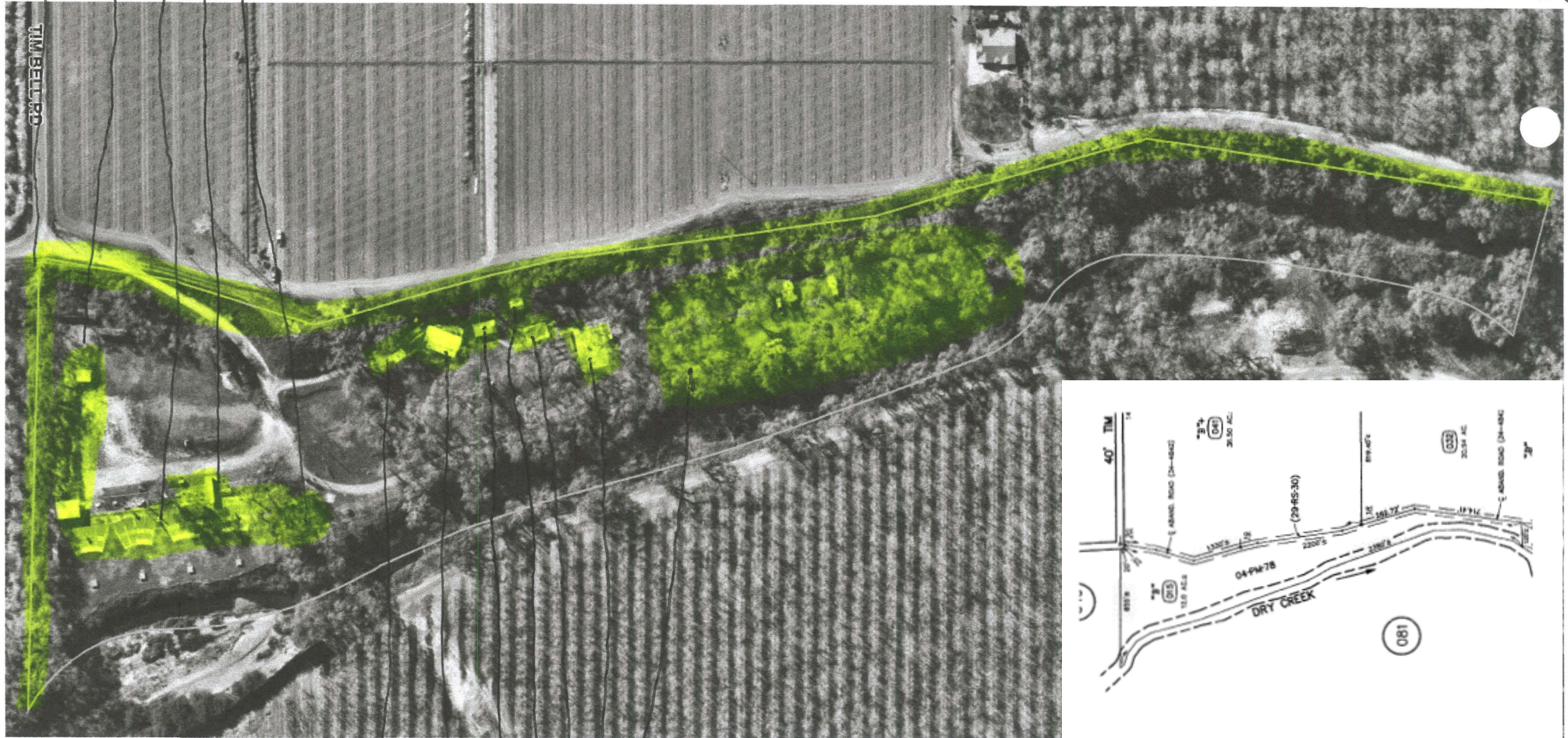
Rifle/Pistol - 4 lanes on each

Trap Range - 4 Traps w/5 lanes each

Trap House & Container & 2 out houses - outhouses seat 1 each, Trap House for Sales Container to store items to sell

Club House - Meetings Held here 1100 sq ft

200 sq ft



Camping - 38 Sites

Band Stand - Band on DJ For Dancing - 300 sq ft

Outdoor kitchen - For serving Food during a feed - 600 sq ft

Shed - Stores Rakes, shovels, paint & misc - 200 sq ft

Outdoor Restrooms - Used during Feeds - 800 sq ft

Mobile Home - Caretakers live here - 900 sq ft

200 sq ft Storage Container for caretaker