

**COUNTY OF SACRAMENTO  
CALIFORNIA**

Control No.: PLNP2011-00134  
Type: UPP

**A D D E N D U M #1**

For the Agenda of:  
November 28, 2011  
Agenda Item No. 2

**TO:** PLANNING COMMISSION

**FROM:** COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

**SUBJECT: THE GUN RANGE USE PERMIT**

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**PROJECT DESCRIPTION**

**Overview:**

This addendum incorporates revised final conditions of approval from the Sacramento County Sheriff's Department dated November 8, 2011. Changes are shown in strikeout, bold text and bold underlined text, a new condition.

**Staff Recommendations:**

Staff recommends **APPROVAL** as outlined in the original staff report.

A. RECOMMENDED ACTIONS:

1. Environmental Documentation: Recognize the **EXEMPT** status of the request under Section 15305, Class 5.
2. Use Permit: **APPROVE** the Use Permit for the indoor firing range, subject to the findings listed in Section B and the conditions listed in Section C of this report.
3. Mitigation Monitoring and Reporting Program: **None Recommended.**

B. RECOMMENDED FINDINGS:

The staff recommendations are based upon the following considerations:

1. The request is consistent with the County General Plan Map (*Industrial Intensive General Plan Designation*) and Text in that no policies conflict with the request.
2. The request is consistent with the North Highlands Community Plan Map and text in that Light Industrial areas allow indoor recreational uses with approval of a use permit.
3. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.

4. The granting of the Use Permit will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:

The proposal will comply with Zoning Code provisions as specified in the Zoning Code.

- a. The proposed use will be consistent with surrounding uses in that its activities will occur completely indoors.
- b. Traffic impacts will be minimal because the facility will open after the morning A.M. commute peak period and **operate** continuously through the P.M. peak period.
- c. Ample parking is available.

C. RECOMMENDED CONDITIONS:

**Any approval** of the Use Permit should be subject to the following revised conditions:

1. The final development plans shall be in substantial compliance with Exhibits “1” (Site Plan), “2” (Exiting Plan), “3” (Interior Elevations), and “4” (Building Elevations). (*Planning Division*)
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. (*Planning Division*)
3. The owner or operator of the subject facility must complete and submit a Hazardous Materials Plan (HMP) to the Sacramento County Environmental Management Department (EMD) if it stores/uses hazardous materials exceeding the reportable quantities. The reportable quantities are listed below:
  - a. 55 gallons for a liquid
  - b. 500 pounds for a solid
  - c. 200 cubic feet for a compressed gas. (*Environmental Management Department*)
4. Comply with all Cal/OSHA regulations regarding occupational lead and noise exposures. (*Planning Division*)
5. Any future expansion plans of the Gun Range to occupy the entire building of 14,000 square feet shall require a substantial compliance determination. At that

time, fees will be required to review such plans provided the expansion complies with all conditions of the use permit. (*Planning Division*)

6. The range master will have the ability to directly supervise the firing line at any time that there are shooters present. (*Sacramento County Sheriff's Department*)
7. The applicant shall develop an informal handout for all range users that details state and city restrictions on carrying, storage and transportation of firearms. (*Sacramento County Sheriff's Department*)
8. A separate contract shall be used to rent guns. (*Sacramento County Sheriff's Department*)
9. A valid California Identification Card or valid driver's license must be verified and shall be held by the shooting range until the shooter has finished shooting. (*Sacramento County Sheriff's Department*)
10. There will be no alcoholic beverage sold, consumed or carried inside the building. (*Sacramento County Sheriff's Department*)
11. The parking lot will have signs prohibiting consumption of alcohol in the parking lot and premises. (*Sacramento County Sheriff's Department*)
12. The applicant will prepare a "policy to prevent suicide" and shall furnish it to the Sheriff's Department for their review and approval. (*Sacramento County Sheriff's Department*)
13. All Records of training of customers and instructors will be kept in a permanent on site file, consistent with applicable state, federal and local laws. (*Sacramento County Sheriff's Department*)
14. All instructors must be certified to meet California Department of Justice standards **OR NRA standards** for shooting/range instructors. (*Sacramento County Sheriff's Department*)
15. As mandated by Federal law, shooting ranges must provide "private party transfers" of handguns and the shooting range shall hold a Federal Firearms License. (*Sacramento County Sheriff's Department*)
16. The shooting range ~~will not provide servicing or repairing of firearms on site~~ **may maintain and service, firearm rentals and firearms brought in for buyer transfers. No off-site repairs are allowed. This condition is included so that the shooting range can maintain high levels of safety. Rental firearms must be kept in factory working order.** (*Sacramento County Sheriff's Department*)
17. Loans of a firearm for the purpose of shooting at targets on the premises at a target facility must be kept within the premises of the target facility at all times. (*Sacramento County Sheriff's Department*)

18. It is unlawful for a minor to possess a handgun unless at the shooting facility one of the following circumstances exists:
  - a. The minor is accompanied by his or her parent or legal guardian;
  - b. Or the minor is accompanied by a responsible adult and has prior written consent of his or her parent or legal guardian;
  - c. Or the minor is at least 16 years of age, has prior written consent of his or her parent or legal guardian. (*Sacramento County Sheriff's Department*)
19. It is unlawful for a minor to possess live ammunition unless one of the following circumstances exists:
  - a. The minor has the written consent of his or her parent or legal guardian to possess live ammunition.
  - b. The minor is accompanied by his or her parent or legal guardian. (*Sacramento County Sheriff's Department*)
20. The shooting range may sell ammunition to shooters. (*Sacramento County Sheriff's Department*)
21. Ammunition supplied by the shooter is allowed and shall be verified as safe by the admitting Range Master. (*Sacramento County Sheriff's Department*)
22. No exploding or other incendiary devices are allowed in the shooting range. (*Sacramento County Sheriff's Department*)
23. No tracer, no armor piercing, no black powder shall be used in the shooting range. (*Sacramento County Sheriff's Department*)
24. A minimum of two Range Masters must be on site during the main hours of operations. (*Sacramento County Sheriff's Department*)
25. All firearms coming into the shooting facility must be verified to be unloaded and in safe and good firing condition. (*Sacramento County Sheriff's Department*)
26. A dual alarm system shall be installed and monitored for burglary with motion detectors and a second silent robbery alarm shall be installed and monitored. (*Sacramento County Sheriff's Department*)
27. A valid Alarm permit is required for all security systems. (*Sacramento County Sheriff's Department*)
28. Lighting packs shall be installed on the building perimeter approximately every 70-80 feet or every 7 parking stalls. Lighting in the parking lot shall be one foot-candle and lighting required during all times of darkness. The entry door shall have additional lighting during hours of darkness. All exterior lights shall be vandal resistant. (*Sacramento County Sheriff's Department*)

29. Permanent bollards shall be placed approximately every four to five feet around building areas of glass exposures. (*Sacramento County Sheriff's Department*)
30. The rollup door for the loading areas shall be made from substantial material to prevent break-ins and thefts. (*Sacramento County Sheriff's Department*)
31. To prevent roof-top break-ins, secure roofing materials shall be used, such as steel rods across the top or other measures as approved by the Sheriff Department. (*Sacramento County Sheriff's Department*)
32. Gun locker shall have ~~be~~ a cement vault with a safe door or shall have bullet proof glass with a commercial security door. (*Sacramento County Sheriff's Department*)
33. All other codes and laws shall be complied with in regards to this type of business, as well as meeting or exceeding industry standards for security procedures and hardware. (*Sacramento County Sheriff's Department*)
34. Exterior signage posted at the entrance to the building shall read,  
"All Firearms must be unloaded and in a secure case".
35. Exterior signage posted at the entrance to the parking area shall be posted in 22-inch lettering and shall read,  
"CUSTOMER PARKING  
Unauthorized vehicles will be towed at owner's expense  
CVC 22658(a) CC 10.60.020  
Sheriff 874-5115"
36. Disabled parking shall be maintained with the specifications outlined in the California Vehicle code so that violations are enforceable. (*Sacramento County Sheriff's Department*)
37. Exterior landscaping shall be kept at a minimal height and fullness giving patrol and the general public surveillance capabilities of the area. (*Sacramento County Sheriff's Department*)
38. Addressing and building numbers shall be visible from the front and sides of the building. Numbers shall be 6 inches in height. (*Sacramento County Sheriff's Department*)
39. Security hardware shall be used to deter access to any storage or equipment areas. (*Sacramento County Sheriff's Department*)
40. Storage or disposal bins shall be located away from the area of any loading or receiving area. These bins shall not obstruct site for customers/employees moving about the area, especially those close parking stalls or entry/exit doors. They shall not allow for hiding places. (*Sacramento County Sheriff's Department*)

41. Special attention shall be given to the cashier area. It shall be placed to afford the cashier visibility of the entire complex, with no signs or obstacles impeding surveillance. The counter height and width shall be optimal for safety and visibility of staff. *(Sacramento County Sheriff's Department)*
42. Entrance to the business shall be locked at all times and customers shall be buzzed into the business. *(Sacramento County Sheriff's Department)*
43. The gun and ammo safe shall be within cinderblock walls that are a minimum of 8 inches deep and are filled with cement and rebar. The safe door shall be of hardened commercial steel construction or a commercial safe door. The safe roofing materials shall also have steel rods across the top or other measures as approve by the Sheriff Department. *(Sacramento County Sheriff's Department)*
44. There shall be no accessibility onto the roof via climbing on apparatus, equipment or pipes, protrusions etc. Any rooftop access shall be minimized with property hardware. *(Sacramento County Sheriff's Department)*
45. Appropriate camera surveillance shall be installed. *(Sacramento County Sheriff's Department)*
46. The entrances and exits shall be well defined and marked to avoid conflicts. Interior and exterior employee doors shall be equipped with a minimum 190-degree viewers if there is not a burglary resistant window panel in the door from which to see out. All exterior doors shall have at a minimum a 190-degree viewer, or burglary resistant widow material. *(Sacramento County Sheriff's Department)*
47. Display units/racks shall be arranged for maximum surveillance capabilities of the interior of the store, and for people to see inside while outside. Mirrors shall be placed to allow for visibility to hidden areas. *(Sacramento County Sheriff's Department)*
48. Prior to occupancy, the owner/manager shall supply the Sheriff Department three emergency contact numbers of employees who can respond to the site with keys within 20 minutes. *(Sacramento County Sheriff's Department)*
49. Window material shall allow for unimpeded visibility into the store. *(Sacramento County Sheriff's Department)*
50. Interior lighting during hours of darkness shall allow for visibility into the store/business. *(Sacramento County Sheriff's Department)*
51. Windows shall not be covered with displays or signage to diminish surveillance capabilities. *(Sacramento County Sheriff's Department)*

52. Hardware on the door accessed by customers shall not allow the customer the ability to lock the door--and thereby keep customers/employees hostage. *(Sacramento County Sheriff's Department)*
53. Special business license and permit is required by the Sacramento County Sheriff Department. *(Sacramento County Sheriff's Department)*
54. **This permit is fully revocable by the Sacramento County Planning Commission for failure to comply with safety conditions pursuant to Section 110-10 of the Zoning Code.** *(Sacramento County Sheriff's Department)*
55. Provide workers with information about exposures to lead and noise hazards and appropriate training to prevent hazardous exposures. *(Sacramento County Sheriff's Department)*
56. Provide general information and specific hazard warnings about exposure to lead and noise through workplace postings and targeted employee training. *(Sacramento County Sheriff's Department)*
57. Install a well-designed supply air and exhaust ventilation system. *(Sacramento County Sheriff's Department)*
58. Design and maintain the firing range structure to limit the transmission of harmful noise levels to adjacent areas. *(Sacramento County Sheriff's Department)*
59. A special 25-yard range and a special 57-yard range are permissible for CCW shooters and for rifle shooting. *(Sacramento County Sheriff's Department)*
60. High-powered AR 15 rifles and ammunition up to 50 caliber is permissible in the shooting range. *(Sacramento County Sheriff's Department)*
61. Licensed engineer must work with architect and county building inspector to insure that the building, steel plates, backstops, baffles, lanes all meet DOJ standards or NRA standards for indoor shooting ranges. *(Sacramento County Sheriff's Department)*
62. It is recommended that the applicant contact the Sacramento Sheriff Crime Prevention personnel to review the crime prevention strategies that can be used in this business. *(Sacramento County Sheriff's Department)*
63. Phase II expansion plans must be to the satisfaction of the Sheriff's Department. *(Planning Division)*

This addendum report was prepared on November 23, 2011.