COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

Planning Services Division

Paul Thompson
Deputy Director of Planning

HEARING DATE: August 22, 2013
ITEM NO.: 6
TIME: 1:00 pm

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: August 15, 2013

SUBJECT: **MINOR USE PERMIT (PMPC 20130156)**
MICROTECHNICS, INC.
CATEGORICAL EXEMPTION
DISTRICT 4 (UHLER)

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Low Density Residential (0.9 – 2.3 acres)

ZONING: RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 2.3 acres)

ASSESSOR'S PARCEL NUMBER: 035-151-025

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project site is located east of the intersection of Auburn Folsom Road and Twin Rocks Road at 7970 Twin Rocks Road in the Granite Bay area.

APPLICANT: Gary Gaugler on behalf of Microtechnics, Inc.

PROPOSAL: The applicant, Gary Gaugler, is requesting approval of a Minor Use Permit (MUP) to allow for "sales and repair of firearms" as a Home Occupation in a detached garage on the property.

CEQA COMPLIANCE:
The project is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Existing facilities).

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site. Community Development/Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District, and the Granite Bay Municipal Advisory Council (GBMAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

SITE CHARACTERISTICS:
This 2.4-acre parcel is located east of the intersection of Auburn Folsom Road and Twin Rocks Road at 7970 Twin Rocks Road in Granite Bay. This rectangular shaped parcel is currently accessed by a gated private driveway off of the south side of Twin Rocks Road. The site contains an existing 3,200 square foot, single-family residence and a two car detached garage. The parcel has oak trees interspersed throughout the entire area. The surrounding parcels are developed with single family residences and residential accessory structures.

EXISTING LAND USE AND ZONING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family, combining Agriculture, combining minimum Building Site of 2.3 acres (RS-AG-B-100)	Rural Low Density Residential (0.9 to 2.3 acre minimum)	Residential Land Use
North	Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot (RS-AG-B-40)	Same as project site	Residential Land Use
South	Same as project site	Same as project site	Residential Land Use
East	Same as project site	Same as project site	Residential Land Use
West	Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot (RS-AG-B-40)	Same as project site	Residential Land Use

BACKGROUND:
On May 24, 2013, Gary Gaugler submitted a Minor Use Permit (MUP) application to request a sales and repair of firearms category of land use as a Home Occupation to be located in an existing detached garage on the property. This is an allowable land use in the Residential Single-Family (RS) Zone District with approval of an MUP. Section 17.56.120.B (1) of the Zoning Ordinance under Home Occupations states that "sales and repair of firearms" is an allowed use provided that an MUP is first obtained.

2

Zoning Administrator Hearing

The Zoning Administrator considered the Minor Use Permit request on July 18, 2013. At that meeting, the Zoning Administrator referred this request to the Planning Commission. The Zoning Administrator also mentioned that approximately 50 emails and/or letters have been received regarding this proposed home occupation land use.

PROJECT DESCRIPTION:

The business statement (Attachment D) submitted by the applicant states that the majority of sales activities would be conducted on-line from Microtechnics, Inc. to other licensed dealers and to entities of Federal and State governments with only occasional sales or transfers to individuals or other licensed dealers. In addition to firearms sales, the business operation would also periodically prepare a small quantity of ammunition for sale or as samples. Bulk ammunition orders would be drop-shipped from a factory or distributor to the customer/buyer. All business activities would be conducted within the detached garage (the garage has an alarm system and the property is fenced and gated) and there would be no external appearance of the home occupation land use.

The business statement indicated that a majority of parcels/packages would be picked up and/or dropped off directly at local Federal Express and United Parcel Service locations. There is no new construction proposed on the site because all business activities would occur within the existing detached garage. All test firing of firearms would be conducted at off-site shooting range facilities. This is proposed as a part-time business and there would not be any inventory of firearms or ammunition kept at the property (with the exception of firearms being worked on and custom loading of ammunition). There are no employees proposed for the business and only the applicant would be involved in custom loading (smokeless gun powder storage is not expected to exceed more than five to eight pounds at any time) and/or any other aspect of the business. The applicant anticipates that he would receive only two or three commercial deliveries a week and he would typically have two or three patrons a week on site. Parcel delivery trucks would gain access to the property via a unique access code provided to drivers by the property owner. In the event of a substitute driver, there is a call button located at the entry gate.

ANALYSIS:

The Development Review Committee's review of the proposed Minor Use Permit determined that the proposed business would be able to operate within the prescribed limitations of the Home Occupation Ordinance. The Performance Standards (Section 17.56.120.C) would be complied with because the proposed business would be an accessary use, there would be no evidence of exterior use with the business located in the detached garage, there would be no mechanical equipment utilized that would cause noise, odor, and/or glare etc., there would be no more than one commercial delivery vehicle round trip per day, no employees are required, the number of patrons per day would be less than the maximum (3 patrons on the site at any one time and 15 patrons per day), and the storage of materials (smokeless gun powder) would comply with the South Placer Fire District requirements. In addition, the applicant has indicated that the "sales and repair of firearms" business would require that he obtain the necessary approvals from other Federal, State, and local agencies, including the Bureau of Alcohol, Tobacco & Firearms, the California Department of Justice, and the Placer County Sherriff's

Office. A copy of these licenses are included with the business statement for Microtechnics, Inc. (Attachment D).

The Planning Services Division has received a significant amount of correspondence regarding the proposed Home Occupation. Staff has prepared a response to issues raised in the letters and emails below:

Issue 1 – The proposed home occupation would increase traffic on Twin Rocks Road and on other residential area roads.
The applicant proposes to have most of the parcels and/or packages sent as a result of this home occupation business to be picked up and dropped off directly at local Federal Express and United Parcel Service stores. Performance standards for a home occupation allows only one commercial vehicle round trip per day for the purpose of picking up or delivering raw materials, finished products, equipment or similar materials, to or from the home occupation residence. In addition, the performance standards allow for no more than three patrons at any one time and a maximum of fifteen patrons per day.

Issue 2 – The proposed home occupation would increase the risk for a fire and explosion.
The South Placer Fire District letter dated March 15, 2013 (Attachment E) has five stipulations that would be included as a Condition of Approval for this MUP. The stipulations included limiting smokeless gun powder up to 20 pounds, black powder up to 5 pounds (the applicant would not utilize black power), no flammable liquid storage in the detached garage, the only person permitted to develop and load custom ballistic is the applicant, and vegetation management must be maintained around the garage per Public Resources Code 4291.

Issue 3 – The proposed home occupation would promote criminal activities in the neighborhood and would be a target for criminals seeking ammunition and firearms.
The applicant does not propose to keep any inventory of firearms and/or ammunition (other than firearms that are being analyzed for custom loading of ammunition) at the site. The majority of sales activities would be conducted on-line from licensed dealer (Microtechnics, Inc.) to licensed dealers and to entities of Federal and State governments with only occasional sales or transfers to individuals or other licensed dealers.

Issue 4 - The proposed home occupation is not compatible with the character of the immediate residential neighborhood.
According to the project plan, all business activities would be conducted within the detached garage and there would be no external appearance of the Home Occupation land use. The Development Review Committee's review of the proposed Minor Use Permit determined that the business would operate within the prescribed limitations of the Home Occupation Ordinance. Additionally, the applicant has provided confirmation of Federal licensing and the Placer County Sherriff's Department has also issued a license to Mr. Gaugler.

Issue 5 – The proposed land use is not allowed in the Zone District.
The Planning Director is assigned the responsibility and authority to interpret (Section 17.02.050) the requirements of Chapter 17 of the Planning and Zoning Ordinance. The Planning Director has determined that this is an allowable land use with the approval of a Minor Use Permit under the sales and repair of firearms category as listed in Section 17.56.120.B.1.

Granite Bay Municipal Advisory Committee
At the Wednesday, August 7, 2013 Granite Bay MAC meeting a motion was passed (4-0, 1 abstention, 2 members absent) to recommend to the Planning Commission that the commission support this MUP request from Mr. Gaugler. This approval included two stipulations, 1) that no customers be permitted on-site and, 2) potential traffic concerns with the gated entrance need to be addressed. An "action letter" from the Granite Bay MAC is included as attachment.

RECOMMENDATION:
Staff recommends that the Planning Commission approve this Minor Use Permit (PMPC 20130156), subject to the following findings and recommended Conditions of Approval.

FINDINGS:
CEQA FINDINGS
1. The project is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Existing facilities).

MINOR USE PERMIT FINDINGS
1. The proposed establishment of a home occupation to conduct business as a sales and repair of firearms category of land use is consistent with all applicable provisions of Placer County Zoning Ordinance. A "sales and repair of firearms" Home Occupation type of land use is allowed in the Residential Single-Family Zone District with the approval of a Minor Use Permit.

2. The proposed project is consistent with all applicable goals and policies of the Granite Bay Community Plan and the Placer County General Plan.

3. The proposed establishment of a home occupation use will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County because the use will be restricted to the performance standards of the Home Occupation section of the Planning and Zoning Ordinance and there would be no exterior evidence of the land use.

4. The proposed home occupation use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development. All activity would be conducted in the detached garage without any external appearance of a Home Occupation.

In addition, any pedestrian or vehicle traffic generated would be that typically associated with a single-family residential land use. The site for this home occupation is not in a subdivision development and as such, is not subject to any Conditions, Covenants and Restrictions for any nearby subdivisions.

5. The proposed establishment of a home occupation will not generate a volume of traffic beyond the design capacity of all roads providing access to the project. The performance standards for a home occupation allows only one commercial vehicle round trip per day for the purpose of picking up or delivering business related materials, to or from the home occupation residence. In addition, the performance standards allow for no more than three patrons at any one time and a maximum of fifteen patrons per day.

Respectfully submitted,

Roy Schaefer

Roy Schaefer
Associate Planner

ATTACHMENTS:

Attachment A - Recommended Conditions of Approval
Attachment B - Vicinity Map
Attachment C - Site Plan
Attachment D - Business Statement dated July 27, 2013
Attachment E - South Placer Fire District letter dated March 15, 2013
Attachment F - Correspondence
Attachment G - Granite Bay MAC letter

cc: Applicant – Gary Gaugler
Sharon Boswell - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Karin Schwab - County Counsel's Office
Michael Johnson - CDRA Director
Paul Thompson – Deputy Director of Planning
Subject/chrono files

O:\PLUS\PLN\Roy\PMPC 20130156 GAUGLER.com

RECOMMENDED CONDITIONS OF APPROVAL – MICROTECHNICS, INC. – MINOR USE PERMIT (PMPC 20130156)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Minor Use Permit authorizes the establishment of a "sales and repair of firearms" land use as a home occupation in accordance with Zoning Ordinance Section 17.56.120 (Home Occupations) on Assessor's Parcel Number 035-151-025. All business activities shall be conducted within the detached garage. (PLN)

2. The applicant shall obtain a Business License from the Placer County Tax Collector. The home occupation land use shall not commence until the date of issuance of the Business License. The applicant shall maintain a valid Business License for the life of the home occupation land use. Failure to comply with this condition shall constitute a code violation and shall be subject to code enforcement pursuant to Article 17.62. (PLN)

3. The applicant shall comply with the Performance Standards as outlined in Section 17.56.120.C of the Zoning Ordinance, unless noted otherwise below. (PLN)

A. Accessory Use Only. The activity shall be consistent with and clearly accessory to the principal use as a dwelling.

B. Exterior Evidence of Use. There shall be no exterior display or evidence of the home occupation, such as noise, light, etc. No outdoor storage of supplies, materials or products associated with the home occupation is permitted. The storage of vehicles associated with a home occupation shall be as provided by Subsection (C) (5).

C. Location of Home Occupation. The home occupation shall be conducted only within the detached garage. The home occupation shall not be permitted out-of-doors on the property or in any trailer or other temporary structure unless allowed by Subsection (C)(8).

D. Equipment. No mechanical equipment shall be used that creates visible or audible interference in line voltage outside the detached garage or that creates noise, odor, glare, smoke or dust not normally associated with residential uses.

E. Vehicles, Delivery and Pick Up. No commercial vehicle shall be stored on the site even if owned, rented, or leased by the home occupation operator, unless allowed pursuant to the provisions of Section 17.56.250(B)(1) or (B)(2) (Commercial vehicle storage). No more than one commercial vehicle round trip per day, shall be made for the purpose of picking up or delivering business related materials, to or from the home occupation site.

F. Limited Employees Permitted. No employees other than the actual residents of the dwelling may be engaged in the home occupation.

G. Number of Patrons. The home occupation shall involve no more than three patrons visiting the site at any one time and a maximum of fifteen (15) patrons per day.

H. Hours of Operation. The home occupation shall be conducted primarily between the hours of seven a.m. and ten p.m. No deliveries shall be permitted after ten p.m. or before seven a.m. each day.

4. The applicant shall obtain all necessary approvals for the sales and repair of firearms, as required by the Bureau of Alcohol, Tobacco & Firearms, California Department of Justice, and the Placer County Sherriff's Office. (PLN)

5. Prior to Business License approval, provide the Engineering and Surveying Division with a letter from the South Placer Fire Protection District describing conditions under which service will be provided to this project.

In Addition, the applicant shall comply with the 5 stipulations outlined by the South Placer Fire Protection District letter dated March 15, 2013 (Attachment E). The stipulations include limiting smokeless gun powder up to 20 pounds, black powder up to 5 pounds, no flammable liquid storage in the detached garage, the only person permitted to develop and load custom ballistic is the applicant, and vegetation management must be maintained around the garage per Public Resources Code 4291. (PLN/ESD)

6. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Microtechnics, Inc. Sales and Repair of Firearms Home Occupation. The applicant shall, upon written request of the County, pay for, or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of

transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (PLN)

7. This Minor Use Permit is approved for 24 months and shall expire on September 2, 2015, unless exercised by issuance of a Business License and approval of all required Federal, State and local license/permit approvals and registrations. (PLN)

Microtechnics, Inc. Vicinity Map

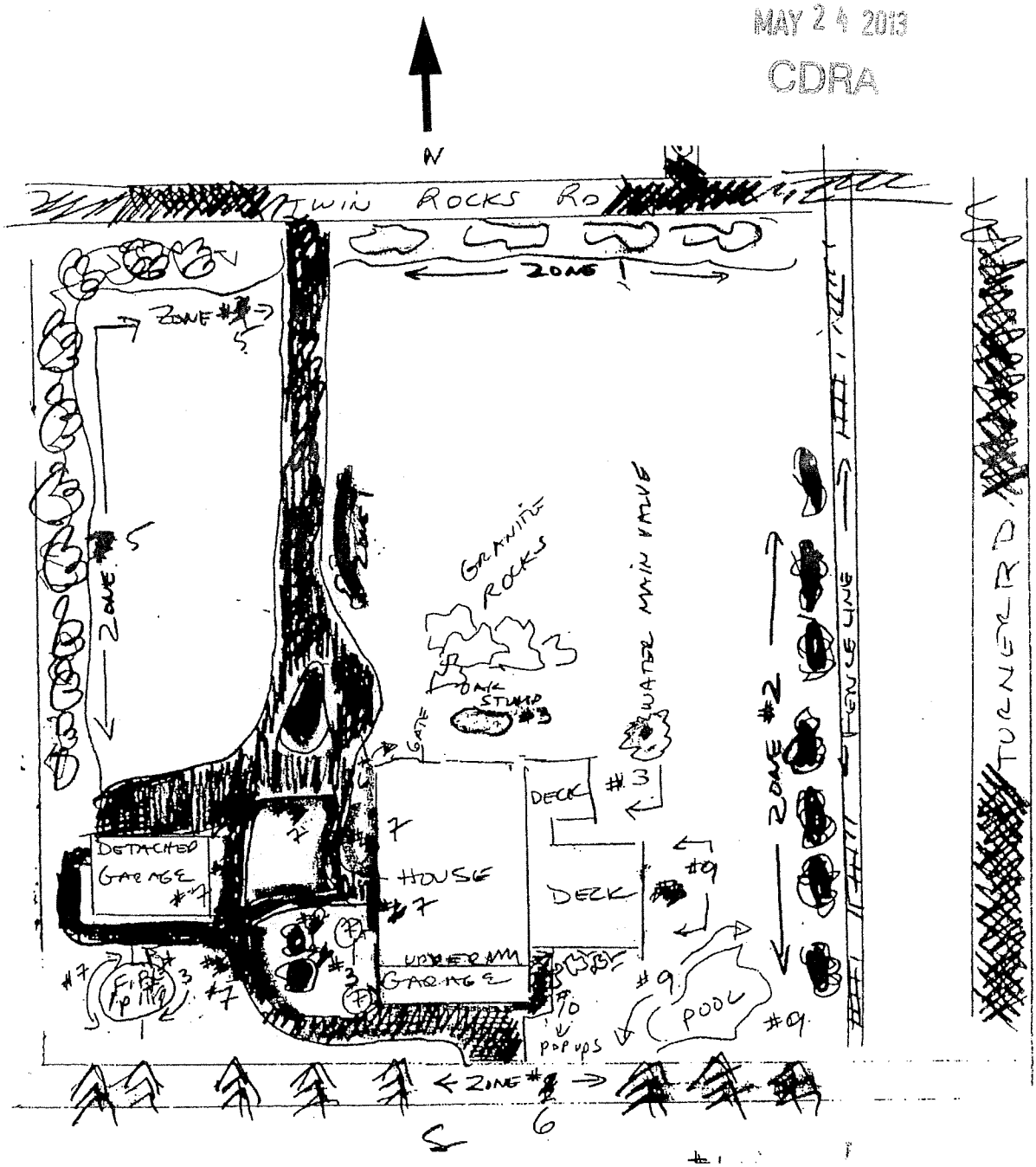
Path: S:\CDRA\REQUESTS\PLN_RSchaefer\Microtechnics_130814\ARCMAP\Microtechnics_130814.mxd

Date Saved: 8/14/2013

ATTACHMENT B

10

RECEIVED
MAY 2 4 2013
CDRA



ATTACHMENT C

RECEIVED
MAY 2 4 2013
CDRA

Microtechnics®, Inc.
7970 Twin Rocks Rd
Granite Bay, CA 95746 U.S.A.
Phone 916.791.8191 fax 916.791.8186
Internet: gary@microtechnics.com

27 July 2013

Application for Minor Use Permit
Zoning Ordinance Section 17.56.120
PMPC 20130156 APN 035-151-025-000

Purpose: Sales of Firearms

The Home Business Zoning Ordinance (Zoning Ordinance Section 17.56.120 [Home Occupations]) allows for the sale of firearms as a Home Occupation (Federal Firearms Dealer) provided that a Minor Use Permit is first obtained and that the business will operate in accordance with the performance standards established by the Home Occupation Ordinance, which generally limits such a use to an enclosed living area or other building. In addition to a Minor Use Permit, prior to operating as a Federal Firearms Dealer the permitee must receive approval of a Federal Firearms License from the Bureau of Alcohol, Tobacco & Firearms, a Firearms Dealer Permit from the California Department of Justice, and a Local Firearms Dealer License from the Placer County Sheriff's Office. The purpose of those permits is to ensure that persons licensed to sell firearms have completed background check procedures of those agencies and to register the location of the firearms sales activities for State and local law enforcement agency inspection purposes.

The 2.5 acre project site is developed with a 3,200 square-foot home and a two car detached garage located at the end of a gated private lane. The property perimeter is fenced and the driveway is key-code protected with an entry gate. Parcel delivery trucks gain access to the property via unique access code provided to drivers by the property owner. In the event of a substitute driver, there is a call button located at the gate. Furthermore, the applicant anticipates that the vast majority of parcels/packages will be picked up and dropped off directly at local FedEx and UPS stores. No new construction is proposed to serve the proposed use and all business activities would occur within the existing detached garage. Any test firing of firearms will be done off-site at a supervised range facility.

This applicant anticipates that the majority of sales activities will be conducted on-line from Federal Firearms Dealer (applicant) to Federal Firearms Dealers and to entities of the Federal and State governments with only occasional sales or transfers to individuals or

other licensed dealers. In addition to firearms sales, the applicant would also periodically prepare a small quantity of ammunition for sale or as samples. Bulk ammunition orders will be drop-shipped from a factory or distributor to the customer/buyer.

All business activities will be conducted within the detached garage and there will be no external signs of the home occupation use.

Dr. Gary Gaugler

Digitally signed by Dr. Gary Gaugler
DN: cn=Dr. Gary Gaugler, o=Microtechnics, Inc., ou, email=gary@microtechnics.com, c=US
Date: 2013.07.27 17:39:55 -07'00'

Gary Gaugler, Ph.D.
President

Minor Use Permit Process (Home-Based Federal Firearms Dealer)

- Apply for the permit
  - Prepare and submit the application
  - Pay $2067
- Apply for new business license
  - Pay $1 (veteran)
- Application begins processing through the County
  - Fire Department
    - Completed and signed-off by Lawrence Bettencourt, South Placer Fire Chief
  - Sheriff's Department for Local Firearms Dealer's License
    - Completed and signed-off by Captain Hutchinson
  - Environmental Health Department
    - Completed
  - Engineering & Surveying
    - Completed
- Attend hearing of a Placer County Zoning Administrator public hearing
  - Hearing was held 18 July
  - George Rosasco, Zoning Administrator, conducted the hearing
  - Zoning Administrator has authority to send a permit request to the Planning Commission
- Decision was made to first make a presentation to the Granite Bay MAC before a hearing of the full County Planning Commission
- Planning Commission hears the application and votes on it

Other Licenses and Permits

- Federal Firearms License from BATF
  - Site inspected and Licensed by BATF
- Certificate of Eligibility from CA DOJ
  - Issued
- CA Seller Permit
  - Issued

Microtechnics, Inc. Sales of Firearms

What This Is And Is Not

- Is not:
  - Is not a Full time business
    - Full time business is microelectronics technology consultant for DOD
  - Not a stocking store
  - No gun inventory
  - No ammunition inventory
  - Not a walk-in store
- Is:
  - Is a brokering agent (paper/Internet transactions)
  - Is a business conducting transactions with out of state distributors and factories
  - Is a business responding to sources sought for Federal and State requirements
  - Will do periodic custom loads for accuracy
  - Very similar to Fanoni Firearms (Auburn Arms) PMPC 20120039 24 Feb 2012)

About Me

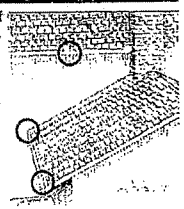
- Education
  - Bachelor of Science in Electrical Engineering, Masters, Ph.D.
  - USDA Senior Executive Service Training Program
- Member Institute of Electrical and Electronic Engineers (IEEE)
- Member Microscopy Society of America
- Experience
  - Active duty USAF SAC Grissom AFB IN, Avionics Maintenance
  - Active duty USAF Air Force Avionics Lab WP-AFB Ohio, Microelectronics and Solid State Research and Development
  - Ohio Air National Guard, Flight Controls Maintenance
  - Project engineer Air Force Avionics Lab WP-AFB Ohio, Microelectronics and Solid State Research and Development
  - Project engineer Sacramento Air Logistics Center (SM-ALC/MMEHD)
  - Supervisor High Technology Section SM-ALC/MMEHD
  - Supervisor High Technology Branch SM-ALC/MMEH
  - Chief Engineer SM-ALC (SM-ALC/CN on two star general's staff)
  - Chief Engineer TRW Sacramento
  - Consultant to DOD for microelectronics and associated technology since 1995
    - IC design
    - IC fabrication
    - Cleanroom tools (lithography, etching, ion implant, 3-D)
    - Electronic Design Automation and Computer Aided Design programs/tools
    - Technology applications and advancements
    - IC reverse engineering
    - AT techniques
- Awards
  - Secretary of Defense Productivity Excellence Award, 1991 (now a $7.5B contract vehicle)
  - Air Force Meritorious Civilian Service Award, 1992
  - Air Force Exemplary Civilian Service Award, 1994
- Firearms experience and related
  - Shooting and hunting since 1968
  - Competitive shooting at LRC for five years
  - Computer programming/coding of exterior ballistics, fluid mechanics for Android and PCs
  - Life member NRA
  - Life member Gun Owners of America
  - Member CRPA (California Rifle and Pistol Association)
  - Member CAL FFL
  - Life California Hunting License

Home Ignition Zone

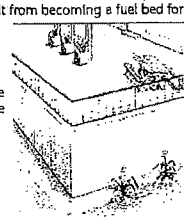
(The home plus 10 ft distance)

It's the 'little things' that will endanger your home. Just a little ember landing on a little pile of flammable material will burn it. Spend a morning searching out and getting rid of those flammable little things outside and your home will be much safer.

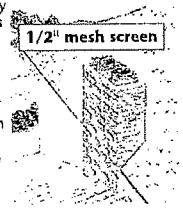
1. Keep your rain gutters and roof clean of all flammable material.



2. Get rid of dry grass, brush and other flammable materials around your home—and don't forget leaves, pine needles and bark walkways. Replace with well maintained (watered) landscape vegetation, green lawn and landscape rocks.
3. Clear all flammable materials from your deck. This includes brooms, stacked wood and easily ignitable patio furniture. Also enclose or board up the area under your deck to keep it from becoming a fuel bed for hot embers.



4. Move woodpiles and garbage cans away from your home. Keep woodpiles away from the home a distance of 2 times the height of the pile—more if lot size allows.
5. Use fine mesh metal screen (1/4" or less) to cover eaves, roof and foundation vents to prevent windblown embers from entering.
6. Inspect and clean your chimney every year. Trim away branches within 10 feet. Install a spark arrester with 1/2" or smaller mesh screen.



7. Got a propane tank? Get rid of any flammable materials within 10 feet of it and, if possible, position it at least 30 feet from any structures.
8. Window screens should be metal, not plastic or other flammable or meltable material.
9. If your home has a pet door, check its seal.

Burning embers landing on wood shake roofs are one of the leading risk factors for losing your home to a wildfire. If possible, replace wood shingle roofs with non-flammable (Class-A) roofing materials, such as asphalt shingles, tile or metal roofing.

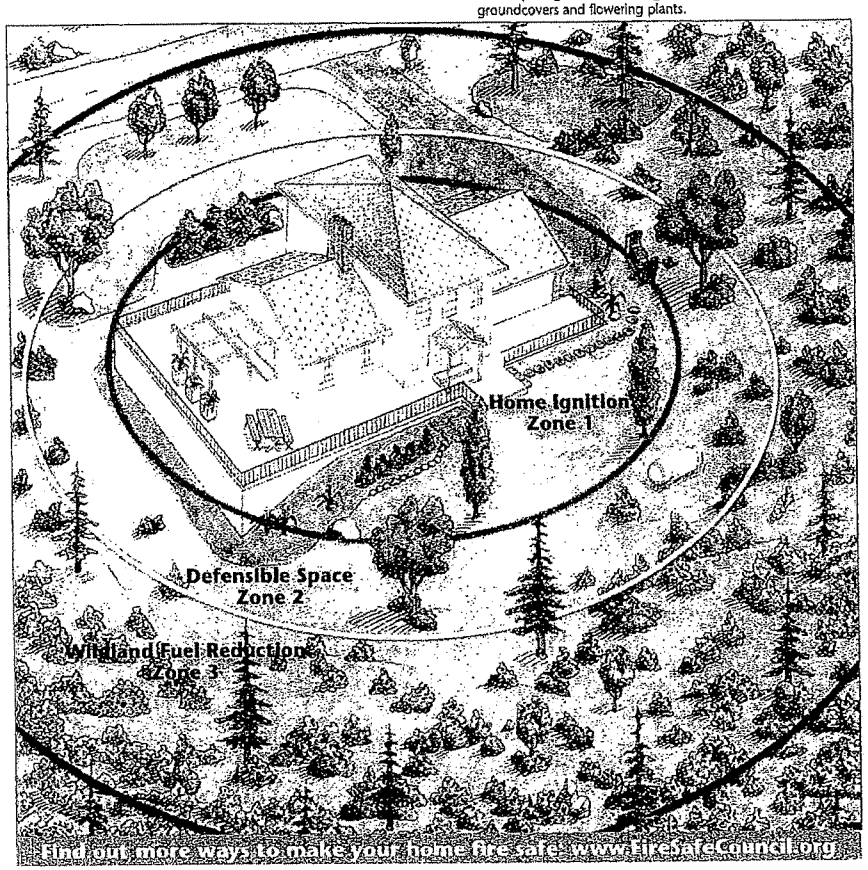
Defensible Space Zone *(100 feet or more distance)* • Keep this area lean and green!

Your "*defensible space*" is the area that is a minimum of 100 feet from your home (as required under State Public Resources Code 4291 or other local ordinances). This is the area where you've modified the landscaping to allow your house to survive on its own—greatly improving the odds for firefighters defending your home.

If your home is on a slope or subject to high winds, extend the distance of this zone based upon the "**X-Factor.**" For instance, this zone may increase to 150 feet (1.5 X 100 feet).

Create a *Defensible Space Zone* by keeping in mind the three R's of defensible space:

- **Remove**—dead and dying grass, shrubs and trees.
- **Reduce**—the density of vegetation (fuel) and ladder fuels, those fuels extending from the ground to the tree canopies.
- **Replace**—hazardous vegetation with less flammable, irrigated landscape vegetation including lawn, or other low growing groundcovers and flowering plants.



Wildland Fuel Reduction Zone

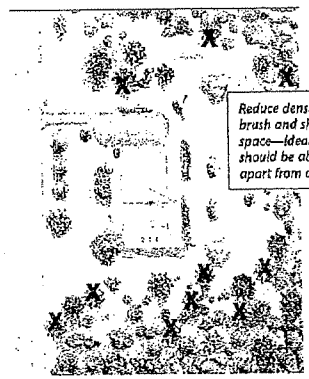
(Beyond 100 feet distance)

Getting rid of the undergrowth and thinning out densely-crowded smaller trees in this outlying area will reduce fire intensity and slow the spread of a fire moving toward your home. Defensible space increases the odds of your home's survival.

Experts recommend a minimum of 10 feet of spacing between individual trees and shrubs, measured at the crown (widest part) of the tree or shrub. You may need to increase this distance based on your property's X-Factor.

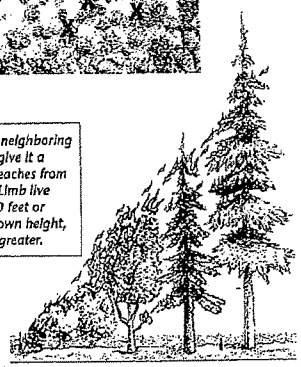
Mature trees should also be limbed up 10 feet, or 1/3 of their live crown height, whichever is greater.

It's possible, depending upon the size of your property, that you will be limited by your property boundary and unable to complete the fire safe measures identified in Zones 2 and 3. If this happens, talk with your neighbors and ask for their cooperation. A safer home means a safer neighborhood for everyone.



Reduce density by giving brush and shrubs more space—ideally they should be about 10 feet apart from one another.

Fire "climbs" neighboring trees—don't give it a ladder that reaches from low to high. Limb live trees up to 10 feet or 1/3 of live crown height, whichever is greater.



© 2008 FireSafeHelp.com

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Firearms License
(18 U.S.C. Chapter 44)

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FFLC 244 Needy Road Martinsburg, WV 25405-9431	License Number: **9-68-061-01-6D-03605**
Chief, Federal Firearms Licensing Center (FFLC): Tracy Robertson	Expiration Date: **April 1, 2016**

Name
MICROTECHNICS INC

Premises Address (Changes? Notify the FFLC at least 30 days before the move.)
7970 TWIN ROCKS RD
GRANITE BAY, CA 95746-

Type of License
01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Purchasing Certification Statement

The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the licensee named above to engage in the business specified above under "Type of License."

Licensee/Responsible Person Signature

President
Position Title

Gary D. Gaugler
Printed Name

5 Apr 2013
Date

Mailing Address (Changes? Notify the FFLC of any changes.)
MICROTECHNICS INC
7970 TWIN ROCKS RD
GRANITE BAY, CA 95746-

ATF Form 8 (5310.11)
Revised October 2011

Previous Edition is Obsolete

MICROTECHNICS INC:7970 TWIN ROCKS RD:95746:9-68-061-01-6D-03605:April 1, 2016:01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Federal Firearms License (FFL) Customer Service Information

Federal Firearms Licensing Center (FFLC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (866) 662-2750
Toll-free Fax Number: (866) 257-2749
E-mail: NLC@atf.gov

ATF Homepage: www.atf.gov
FFL eZ Check: www.atfonline.gov/fflezcheck

Change of Address *(27 CFR 478.52)*. Licensees may during the term of their current license remove their business or activity to a new location at which they intend regularly to carry on such business or activity by filing an Application for an Amended Federal Firearms License, ATF Form 5300.38, in duplicate, not less than 30 days prior to such removal with the Chief, Federal Firearms Licensing Center. The application must be executed under the penalties of perjury and penalties imposed by 18 U.S.C. 924. The application shall be accompanied by the licensee's original license. The license will be valid for the remainder of the term of the original license. **(The Chief, FFLC, shall, if the applicant is not qualified, refer the application for amended license to the Director of Industry Operations for denial in accordance with § 478.71.)**

Right of Succession *(27 CFR 478.56)*. (a) Certain persons other than the licensee may secure the right to carry on the same firearms or ammunition business at the same address shown on, and for the remainder of the term of, a current license. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business shall furnish the license for that business for endorsement of such succession to the Chief, FFLC, within 30 days from the date on which the successor begins to carry on the business.

(Continued on reverse side)

Cut Here

Federal Firearms License (FFL) Information Card

License Name: MICROTECHNICS INC

Business Name:

License Number: 9-68-061-01-6D-03605

License Type: 01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Expiration: April 1, 2016

Please Note: Not Valid for the Sale or Other Disposition of Firearms.

FFL Newsletter - Electronic Version Available

Sign-Up Today!

FFLs interested in receiving the electronic version of the FFL Newsletter, along with occasional additional information, should submit name, FFL number, and e-mail address to: FFLNewsletter@atf.gov.

The electronic FFL Newsletter will enable ATF to communicate information to licensees on a periodic basis.

19

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Firearms License
(18 U.S.C. Chapter 44)

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FFLC
244 Needy Road
Martinsburg, WV 25405-9431

License Number: **9-68-061-06-6D-03606**

Expiration Date: **April 1, 2016**

Chief, Federal Firearms Licensing Center (FFLC)
Tracey Robertson

Name
MICROTECHNICS INC

Premises Address (Changes? Notify the FFLC at least 30 days before the move.)
7970 TWIN ROCKS RD
GRANITE BAY, CA 95746-

Type of License
06-MANUFACTURER OF AMMUNITION FOR FIREARMS

Purchasing Certification Statement

The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the licensee named above to engage in the business specified above under "Type of License."

Mailing Address (Changes? Notify the FFLC of any changes.)
MICROTECHNICS INC
7970 TWIN ROCKS RD
GRANITE BAY, CA 95746-

Licensee/Responsible Person Signature

President
Position/Title

Gary D. Gaugler
Printed Name

5 Apr 2013
Date

ATF Form 8 (5310.11)
Revised October 2011

Previous Edition is Obsolete

MICROTECHNICS INC:7970 TWIN ROCKS RD:95746:9-68-061-06-6D-03606:April 1, 2016:06-MANUFACTURER OF AMMUNITION FOR FIREARMS

Federal Firearms License (FFL) Customer Service Information

Federal Firearms Licensing Center (FFLC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (866) 662-2750
Toll-free Fax Number: (866) 257-2749
E-mail: NLC@atf.gov

ATF Homepage: www.atf.gov
FFL eZ Check: www.atfonline.gov/fflezcheck

Change of Address *(27 CFR 478.52).* Licensees may during the term of their current license remove their business or activity to a new location at which they intend regularly to carry on such business or activity by filing an Application for an Amended Federal Firearms License, ATF Form 5300.38, in duplicate, not less than 30 days prior to such removal with the Chief, Federal Firearms Licensing Center. The application must be executed under the penalties of perjury and penalties imposed by 18 U.S.C. 924. The application shall be accompanied by the licensee's original license. The license will be valid for the remainder of the term of the original license. **(The Chief, FFLC, shall, if the applicant is not qualified, refer the application for amended license to the Director of Industry Operations for denial in accordance with § 478.71.)**

Right of Succession *(27 CFR 478.56).* (a) Certain persons other than the licensee may secure the right to carry on the same firearms or ammunition business at the same address shown on, and for the remainder of the term of, a current license. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business shall furnish the license for that business for endorsement of such succession to the Chief, FFLC, within 30 days from the date on which the successor begins to carry on the business.

(Continued on reverse side)

Cut Here

Federal Firearms License (FFL) Information Card

License Name: MICROTECHNICS INC.
Business Name:
License Number: 9-68-061-06-6D-03606
License Type: 06-MANUFACTURER OF AMMUNITION FOR FIREARMS
Expiration: April 1, 2016

Please Note: Not Valid for the Sale or Other Disposition of Firearms.

FFL Newsletter - Electronic Version Available

Sign-Up Today!

FFLs interested in receiving the electronic version of the FFL Newsletter, along with occasional additional information, should submit name, FFL number, and e-mail address to: FFLNewsletter@atf.gov.

The electronic FFL Newsletter will enable ATF to communicate information to licensees on a periodic basis.

20

DISPLAY CONSPICUOUSLY AT PLACE OF BUSINESS FOR WHICH ISSUED

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT

ACCOUNT NUMBER

12/01/2012 SR KH 102-317440

MICROTECHNICS INC
7970 TWIN ROCKS RD
GRANITE BAY, CA 95746-8111

NOTICE TO PERMITTEE: You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO **SALES AND USE TAX LAW** TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION.
THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.
THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Information Center at 800-400-7115.
For information on your rights, contact the Taxpayers' Rights Advocate Office at 888-324-2798 or 916-324-2798.

BOE-442-R REV. 15 (2-06)

A MESSAGE TO OUR NEW PERMIT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at *www.boe.ca.gov*
- Visiting a district office
- Attending a Basic Sales and Use Tax Law class offered at one of our district offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Information Center at 800-400-7115

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. Conversely, you have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the Board
- You are responsible for following the regulations set forth by the Board

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a Board representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a Board office, or giving it to a Board representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the Board, please contact the Taxpayers' Rights Advocate Office for help by calling toll-free, 888-324-2798 or 916-324-2798. Their fax number is 916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

STATE BOARD OF EQUALIZATION
Sales and Use Tax Department

State of California
Department of Justice

CERTIFICATE OF ELIGIBILITY

Number: 18280

Issued to:

GARY D GAUGLER

This is to certify that the Department of Justice, Bureau of Firearms has completed a firearms eligibility check on the above named individual. As of the date of issue, there is nothing that would prohibit the individual from acquiring or possessing a firearm.

Date of Issue: **February 10, 2013** Expiration Date: **February 9, 2014**

Signature of Issuing Officer: _____

LOCAL FIREARMS DEALER'S LICENSE

Valid for Retail Sales of Firearms

(26700 PC)

LICENSING AGENCY: PLACER COUNTY SHERIFF'S OFFICE

PCSO LICENSE #: H004

DEALER FFL #: 9-68-061-01-6D-03605

BOARD OF EQUALIZATION SELLER'S PERMIT #: SR KH 102-223562

FFL DEALER(S) NAME(S): Gary Gaugler

BUSINESS NAME: Microtechnics INC.

BUSINESS ADDRESS: 7970 Twin Rocks Road
Granite Bay, CA 95746

MAILING ADDRESS (If different from business address):

CERTIFICATE OF ELIGIBILITY #: 18280

PCSO LIC. EXPIRATION DATE: April 23, 2014

FFL EXPIRATION DATE: April 1, 2016

ISSUING OFFICER: Captain Hutchinson

SIGNATURE:

BUSINESS PHONE: 916-791-8191

THIS LICENSE IS NOT TRANSFERABLE, AND MUST BE VISIBLY DISPLAYED ON THE BUSINESS PREMISES.

This license does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of the business specified above.

This license entitles the dealer(s) shown above to engage in the business of a firearms dealer in accordance with the provisions of Part 4, Title 2, Chapter 1, Article 4 of the California Penal Code. Pursuant to Penal Code Section 26700, this license may be forfeited for violation of any of the conditions listed on the reverse side of this license.

DISTRIBUTION: White - Licensee Yellow - Tax Collector Pink - Licensing Agency

South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
Ph (916) 791-7059 Fax (916) 791-2199
www.southplacerfire.org

Board of Directors
Mike DeLaurentis
Craig Powell
Gregary Grenfell
Sean Mullin
David Harris
Fire Chief
Lawrence Bettencourt

An Organization Committed To The Well-Being Of The South Placer Community

March 15, 2013

Microtechnics, INC.
7970 Twin Rocks Road
Granite Bay, Ca. 95746

Re: Develop and sell custom long gun ammunition

Mr. Gary Gaugler:

The Fire District inspected your home based place of business at 7970 Twin Rocks Road. The District approves your business plan and facilities with the following stipulations:

1) No more than 20lbs of smokeless gun powder will be permitted on site per Health and Safety Code Section12000 (f).

2) No more than 5lbs of black powder will be permitted on site per Health and Safety Code Section 12000 (f). **Total on site gunpowder cannot exceed 20lbs.** The Fire District must be notified if black powder is used in the future.

3) No flammable liquid storage allowed in the detached garage with the gun powder, primers, and other ammunition loading equipment.

4) The only person permitted to develop and load custom ballistics is you.

5) Vegetation management must be maintained around the garage per Public Resources Code 4291.

Lawrence Bettencourt, Fire Chief

7/12/13

RECEIVED
JUL 15 2013
PLANNING DEPT

To Co. of Placer;

In regard to notice of Use Permit (PMPC 130156).

We reject this zoning for the following reasons.

1. The tranquility of the lovely neighborhood that are so family orientated, with lots of children.

2. Fire danger

3. Traffic Increase

4. Home values could be affected -

This type of business should be operating in a commercial area, not in the midst of our peaceful Homes.

Thank you.

P. Brown Family
7060 Morningside Dr
Granite Bay. Ca 95746

25

ATTACHMENT F

ROBERT D. PETERSON
LAW CORPORATION

ROBERT D. PETERSON
DAVID W. DONNELL
MADELINE KIM SCATES

3300 SUNSET BOULEVARD, SUITE 110
SUNSET WHITNEY RANCH
ROCKLIN, CALIFORNIA 95677

TELEPHONE: (916) 624-4551
FACSIMILE: (916) 624-9473
WWW.OSHALAW.NET

OF COUNSEL
RONALD E. MEDEIROS
MANUEL M. MELGOZA

July 12, 2013

RECEIVED
JUL 15 2013
PLANNING DEPT.

Placer County Planning Services Division
3091 County Center Drive
Auburn, CA 95603

Re: Minor Use Permit (PMPC 20130156)
Gaugler

Greetings:

This correspondence opposes the granting of the Minor Use Permit (PMPC 20130156) pending in the above-entitled matter.

First, the Notice of Public Hearing appears to be incomplete in that it identifies the purpose of the proposed Minor Use Permit as "developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions." In fact, as the Placer County Engineering and Surveying Department noted in its June 3, 2013, Memorandum, "The project proposes internet sales of firearms and ammunition."

The Notice of Public Hearing should have addressed the proposed sale of firearms, which may only mean that firearms will be present at the residence in question.

At a minimum, the Notice should be redrafted to accurately reflect the intent of the proposed business.

Second, the Business Plan Outline filed herein addresses the "shipment of the firearms" in year one; and in year three, the "business will expand and/or modify to meet customers' needs." This uncertainty of "customer needs," coupled with the intent of the use permit to accomplish "other lawful business" ("Exemption Verification," Proposed Project) is sufficiently vague and uncertain to warrant a rejection of the permit.[1]

[1] For example, what Placer County agency or department would decide what constitutes "other lawful business" or "any or other lawful business transactions," and how would this decision come to the attention of the County?

Third, the granting of a minor use permit to allow the sale of firearms and the "R&D of long gun loads and ammunition and other lawful business" (Exemption Verification, Proposed Project) in an area presently zoned as RS-AG-B-100 is undeniably incompatible with such a zoning status.

If such a variance is granted, Placer County would seemingly be hard pressed to deny any similar request which seeks a variance regarding a property located in a residential, single-family district.

As to the matter of procedural accuracy, Applicant will presumably offer proof that all entities on the "Distribution" list were, indeed, served with a copy of the Notice of Public Hearing.

Also, it is expected that the required forms and documents offered in support of the permit have been fully completed by the Applicant and the Placer County staff personnel; that those county personnel who reviewed the Minor Use Permit will be available at the public hearing for questions and answers. This would include the Fire Chief of the South Placer Fire District who approved the business plan on March 15, 2013.

These comments do not comprehensively address issues such as the manufacture of firearms and ammunition in a neighborhood zoned as a residential, single-family district; an area in which multiple children are present; the probability of noise created by the testing and use of "R & D of long gun loads and ammunition"; the possibility of air and ground pollution from such activities; and the probability of home burglary given the presence of firearms and ammunition in the "detached garage," as well as in residences in surrounding neighborhoods. There is always a possible problem with negligent conduct occurring in the detached garage, allowing the presence and storage of flammable liquids – inadvertent or otherwise – in the detached garage where gun powder is stored.

For each of these reasons, separately and jointly, the Placer County Zoning Administrator is urged to deny the pending Minor Use Permit.

Sincerely,

Robert D. Peterson

RDP:j

cc: Kirk Uhler, Supervisor, District 4
Sharon Matin, President of Hidden Valley Community Association

7427 Vogel Valley Road
Granite Bay, CA 95746

July 14, 2013

County of Placer
Community Development Resource Agency
Attn: Michael Johnson, AICP & BOARD MEMBERS.
Agency Director
RE: MINOR US PERMIT (PMPC20130156) hearing july 18, (9:00 AM)

Dear Mr. Johnson:

We all know Granite Bay has been sought--even by people as far away as Hollywood-- for its peaceful and tranquil neighborhoods. We are not known for gangs, gun shops, marijuana shops, prostitution, terrorism in our schools, or home invasions. Our RESIDENTIAL, AGRICULTURAL areas have been preserved and protected every inch of the way by the forefathers of the Placer County Board of Supervisors.

OUR PROPERTY VALUES HAVE STAYED UP in bad economic times because of the guardianship and preservation by the Board. It takes only ONE GREEN APPLE PLUMB CENTER IN THE MIDST OFOUR GREAT COMMUNITIES: LAKEVIEW HILLS, HIDDEN VALLEY, LOS LAGOS, WALDEN WOODS, HIDDEN CREEKS, ETC. to invite all of the above-mentioned groups and entities into our midst.

WITH AN OPEN-ENDED BUSINESS APPROVAL TO DO WHATEVER MANUFACTURING AND ASSEMBLYING OF WEAPONS AND AMMO AND THE COMMERCIAL SALE WORLD-WIDE AND LOCALLY—CAN OUR LAW ENFORCEMENT WATCH OVER ALL OF OUR HOMES, FOR WHATEVER UNDESIRABLE ELEMENT IS DRAWN IN AND DRIVING AROUND OUR STREETS? CAN THEY PROTECT OUR FARM ANIMALS

RECEIVED
JUL 10 2013
PLANNING DEPT.

28

AND CHILDREN ON THE STREETS PLAYING AND FROM POSSIBLE TARGET PRACTICE OR HOME INVASIONS?

ONLY A HANDFUL OF PEOPLE HAVE BEEN NOTIFIED ABOUT THIS REQUEST BY MR. GAUGLER. TIMES HAVE CHANGED. WE NEED TO BE MORE VIGILANT AND NOT COMPLACENT AS WERE OUR PREVIOUS GREAT BOARD MEMBERS.

MAYBE YOU WOULD LIKE TO LIVE NEXT DOOR TO A GUN SHOP AND FACTORYAND LOSE VALUE IN YOUR PROPERTY. I DON'T THINK SO. I don't want to worry about every car that comes into my driveway or on my street. I WOULDN'T be able to sleep or walk down the street. We would all be arming ourselves.

ONE GREEN APPLE WOULD CONTROL HUNDREDS OF US.
Per your permit letter:

1. Separate garage location: is a business store and shop (traffic)
2. Design & development: is MANUFACTURING
3. Procurement & sales: is COMMERCIAL BUSINESS
4. Long Guns: is ASSAULT rifles (and bazookas???)
5. OTHER LAWFUL BUSINESS TRANSACTIONS: WHO IS GOING TO SUPERVISE AND WATCH OVER AND CONTROL ACTIVITIES? YOU??? ONCE YOU HAVE GRANTED A PERMIT, A RIPE APPLE DOES WHAT IT WANTS!!

They need to conform with others in this type of business in a commercial site or warehouse environment (NOT AT OUR HOMES).

JOHN VOGEL

NANCY (ROGERS) VOGEL
Daughter of Warren T. Rogers, Sr.
Developer of Hidden Creeks
AJOINING CHRISTEN LN, & HIDDEN VALLEY EST & TWIN ROCKS RD.

29

7427 Vogel Valley Road
Granite Bay, CA 95746

July 14, 2013

County of Placer
Community Development Resource Agency
Attn: Michael Johnson, AICP & BOARD MEMBERS.
Agency Director

RE: MINOR USE PERMIT (pmpc20130156) hearing JULY 18, (9:00 A.M.)
Dear Mr. Johnson:

We all know Granite Bay has been sought--even by people as far away as Hollywood-- for its peaceful and tranquil neighborhoods. We are not known for gangs, gun shops, marijuana shops, prostitution, terrorism in our schools, or home invasions. Our RESIDENTIAL, AGRICULTURAL areas have been preserved and protected every inch of the way by the forefathers of the Placer County Board of Supervisors.

OUR PROPERTY VALUES HAVE STAYED UP in bad economic times because of the guardianship and preservation by the Board. It takes only ONE GREEN APPLE PLUMB CENTER IN THE MIDST OFOUR GREAT COMMUNITIES: LAKEVIEW HILLS, HIDDEN VALLEY, LOS LAGOS, WALDEN WOODS, HIDDEN CREEKS, ETC. to invite all of the above-mentioned groups and entities into our midst.

WITH AN OPEN-ENDED BUSINESS APPROVAL TO DO WHATEVER MANUFACTURING AND ASSEMBLYING OF WEAPONS AND AMMO AND THE COMMERCIAL SALE WORLD-WIDE AND LOCALLY—CAN OUR LAW ENFORCEMENT WATCH OVER ALL OF OUR HOMES, FOR WHATEVER UNDESIRABLE ELEMENT IS DRAWN IN AND DRIVING AROUND OUR STREETS? CAN THEY PROTECT OUR FARM ANIMALS

30

AND CHILDREN ON THE STREETS PLAYING AND FROM POSSIBLE TARGET PRACTICE OR HOME INVASIONS?

ONLY A HANDFUL OF PEOPLE HAVE BEEN NOTIFIED ABOUT THIS REQUEST BY MR. GAUGLER. TIMES HAVE CHANGED. WE NEED TO BE MORE VIGILANT AND NOT COMPLACENT AS WERE OUR PREVIOUS GREAT BOARD MEMBERS.

MAYBE YOU WOULD LIKE TO LIVE NEXT DOOR TO A GUN SHOP AND FACTORYAND LOSE VALUE IN YOUR PROPERTY. I DON'T THINK SO. I don't want to worry about every car that comes into my driveway or on my street. I WOULDN'T be able to sleep or walk down the street. We would all be arming ourselves.

ONE GREEN APPLE WOULD CONTROL HUNDREDS OF US.
Per your permit letter:

1. Separate garage location: is a business store and shop (traffic)
2. Design & development: is MANUFACTURING
3. Procurement & sales: is COMMERCIAL BUSINESS
4. Long Guns: is ASSAULT rifles (and bazookas???)
5. OTHER LAWFUL BUSINESS TRANSACTIONS: WHO IS GOING TO SUPERVISE AND WATCH OVER AND CONTROL ACTIVITIES? YOU??? ONCE YOU HAVE GRANTED A PERMIT, A RIPE APPLE DOES WHAT IT WANTS!!

They need to conform with others in this type of business in a commercial site or warehouse environment (NOT AT OUR HOMES).

Nancy Vogel

JOHN VOGEL

John Vogel

NANCY (ROGERS) VOGEL
Daughter of Warren T. Rogers, Sr.
Developer of Hidden Creeks
AJOINING CHRISTEN LN, & HIDDEN VALLEY EST & TWIN ROCKS RD.

3

July 14, 2013

Mr. Roy Schaefer

Planning Services Division

3091 County Center Drive

Auburn, California 95603

Re: Minor Use Permit (PMPC 20130156), Gaugler

Dear Mr. Schaefer,

My name is Bonnie Forslin, married to Brent Forslin with two children. We live at the corner of Morningside Drive and Twin Rocks Road at 7015 Morningside Drive, Granite Bay, CA 95746. We are the adjacent neighbors to Gary Gaugler at 7970 Twin Rocks Road, who is requesting a Minor Use Permit for a home based Firearms Business. We have several concerns with his request that are outlined below:

1. Increased Traffic on Twin Rocks Road due to shipping & Receiving.
2. Increased Traffic on Twin Rocks Road due to sales to US Government military and other Federal entities.
3. Increased Fire Hazard from smokeless gunpowder & black powder.
4. Increased Crime due to publicly marketed gun storage, a target for burglary.
5. RS-AG-B-100 Zoning does not allow for proposed business use and it is not appropriate in a residential neighborhood.

Please do not approve this request for a Minor Use Permit in our quiet residential neighborhood.

Sincerely,

Bonnie W Forslin

Bonnie Forslin

CC: Michael J Johnson, AICP Agency Director

RECEIVED
JUL 10 2013
PLANNING DEPT.

CW Jones jr.

From: "Karla Gustafson" <karla123@prodigy.net>
To: "'Chuck & Jeanne Jones'" <cwjonesjr@wavecable.com>
Sent: Sunday, July 14, 2013 10:55 AM
Subject: MY reasons against Minor Use Permit

I think it could be a potential fire problem for our neighborhood. I think this type of business should be located in an industrial location. I have written a letter to the county as I will be out of town for the meeting. I referenced areas in the code which I do not think allows this in a residential community. My concerns sent are below...

1. Per county regulations a Minor Use Permit (MUP) (Section 17.58.120) is "required for certain land uses that are generally consistent with the purposes of the zone" in order for approval of a minor use permit. The proposed use is in conflict with the purpose and intent of a RA zone. The property has a combining district regulation of RA/AG. According to 17.52.020 Agriculture (-AG). The proposed minor use permit does not meet with the purpose and intent nor with the allowable land uses and permit requirements. The development and maintaining custom ballistics to include ammunition and data for long guns and the design, development, procurement and sale of ammunition is not a consistent purpose of the zone in which the property at 7970 Twin Rocks Road is part of. The land is designated as a Residential Single Family/Agricultural (on County Map published 3/9/2010 E1).

2. Allowable Uses of Land: Zone Districts and Allowable Uses of Land 17.44.010 Residential-agricultural (RA) does not include any provisions for the development (making of) custom ballistics, ammunitions nor the sale or procurement of ammunitions. The allowable land uses in RA include manufacturing only for electric generating plants. Retail trade only for roadside stands for agricultural products. Plus service Uses for cemeteries, child/adult day care, kennels and animal boarding, medical services, temporary offices, public safety & utility facilities, bed and breakfast lodging, transportation and communications, agricultural, resource and open space use as well as recreation, education, libraries, houses of worship and community centers.

3. In accordance with Chapter 17 Zoning Article 17.02.050 Interpretation Section C Allowable Uses of Land that allows the planning director to determine that the proposed use is allowable if all of requirements a through d are met. The proposed minor use permit does not meet:
a. as the use is not consistent with the goals, objectives and policies of the general plan.
b. does not meet with the zoning district intent or allowable land uses.
c. does not share common characteristics with the RA zoning (and poses a potential increased hazard for surrounding neighborhoods).
d. is not being used for agricultural or related use.
Even if it is determined that use permit meets one of the above standards it must meet all of the above to be allowable.

4. We also contend that the proposed permit is in opposition to Placer County Zoning Ordinance Chapter 17: 17.02.010 (E). Permit Use does present a potential for hazards to the public with it location in a residential area where the natural hazards of fire is high and the surrounding areas. I (Karla) was part of a special committee that reviewed fire response to the area and was informed through my involvement that the fire department considers the area to be a non-hydrant zone due to the inconsistent pressure in the privately owned and operated water systems in the surrounding neighborhoods of Hidden Valley and Lakeview Hills. The fire department has consistently over the years not used the hydrants; their response is/has been to use tank fire trucks. The large capacity tank fire truck OES 266 housed at Station 19 was a contributing factor in the rebuilding at 7070 Auburn Folsom

Road. The originally station's bays were not large enough to house the larger vehicle. Any inadvertent mishandling or natural disaster to the stored guns and ammunitions on the lot could create a fire situation that places neighbors in the surrounding area at greater risk which according to Placer County Zoning Ordinance Chapter 17: 17.02.010 (E) should nullify the granting of the proposed minor use permit.

5. In accordance with the Business licensing department a home business or home occupations are permitted only in the main residence. The proposed minor use permit is requesting to have the home business located in a detached garage.

6. If product sales/transactions by the Minor Use Permit business are conducted via internet sales at requestor Gary Gaugler's internet sales at www.gunsinternational.com it is considered "Mail order" and "vending" (land use) means the retail sale of products by catalog and mail order is not an allowed use under 17.06.050 RA zoning. There are no allowed retail sales at property per zoning except for roadside stands for agricultural products.

7. Minor Use Permit requests the maintaining of custom ballistics including ammunition and firearms for commercial use which qualifies in Placer County Zoning as: "Explosives manufacturing and storage" (land use) means the commercial manufacturing (permit is requesting to manufacture custom load ammunition for long guns) and storage of all types of explosives (permit is requesting to sell ammunition and firearms which would be stored on the premises), including but not limited to blasting powder and blasting caps, dynamite, fireworks, gunpowder, high explosives, and the manufacture of conventional explosives for weapons use (including ammunition, bombs, missile warheads, etc.). " Explosives Manufacturing and Storage fall under specific requirements under Section 17.56.110 for specific use requirements which are subject to meet the requirements of:
A. Minimum Parcel Size
1. Minimum Lot Area. Six hundred forty (640) acres.
2. Minimum Lot Width. Four thousand (4,000) feet.
B. Setback Requirements
1. Front. One thousand two hundred (1,200 feet).
2. Side and Rear. One thousand two hundred (1,200) feet.
The proposed lot under the minor use permit does meet all of the parcel size and setback requirements.

8. Under 17.56.120 Article C (9) Home Occupations: Storage of Materials. The storage of materials, goods, supplies or equipment shall be of a type normally associated with a single family residence or other use permitted in the applicable zone district. Any hazardous or potentially hazardous materials shall not exceed amounts commonly found in single-family residences. The minor use permit exceeds the storage of ammunitions and firearms normally found in a single family residence or any other permitted RA use in area 31 where the property is located.

It is our contention that the location of proposed business is not in keeping with the intent of the area, does not meet multiple requirements by the County zoning and business codes, and poses a potential public safety issue for the surrounding neighborhoods. The business is in keeping with being operated in a commercial zone or larger (640 acres) lot. We are asking for this minor use permit to not be approved or give the neighbors additionally opportunity to examine the proposals in regards to the above concerns.

Send letters and emails to
Roy Schaefer
Planning Department
3091 County Center Drive; Auburn, CA 95603

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 10:37 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; EJ Ivaldi; Paul Thompson
Subject: FW: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comment letter.

Nicole: please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Tamsen Taylor [mailto:tamsentaylor@sbcglobal.net]
Sent: Monday, July 15, 2013 10:27 AM
To: Roy Schaefer
Cc: 'Bonnie Forslin'; sxrickman@gmail.com; karla123@prodigy.net; 'GBFS'; Belt Errol & Kelli; Brent Kesterson hvca ; Harry Valler; Ken Welch ; Ken Welch HVCA; Mark Bowers; 'Sharyn VanTassell Matin'; 'Sue Garcia'
Subject: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

SUBJECT: MINOR USE PERMIT (PMPC 20130156)
GAUGLER
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Gaugler for approval of a Minor Use Permit to allow a home based firearms business land use to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics· to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions. The subject property, Assessor's Parcel Number 035-151-025-000, comprises approximately 2.5 acres, is currently zoned RS-AG-B-100 (Residential Single-Family District, combining Agriculture, combining 100,000 square foot minimum Building Site) and is located 7970 Twin Rocks Road in the Granite Bay area. The Zoning Administrator will also consider findings of Categorical Exemptions [Section 15301 of the CEOA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEOA Guidelines and Sections 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures.)] The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061

35

Dear Placer County Planning Commission and Supervisor Mr. Kirk Uhler:

I strongly disapprove of a minor Use Permit to allow a home base fire arm sales business from a garage in a residential area for several reasons:

1. Encouragement of dangerous materials in a residual area where families, children and pets live can have serious life- threatening risks.
2. The proximately to Folsom Lake makes it easy for guns recently purchased to be used for shooting wildlife or target practice and inadvertently injuring walkers, joggers, horses, dogs as well as wildlife.
3. As you know, park rangers already do not have the budget or ability to monitor and patrol these areas.
4. When one travels down Twin Rocks Road you will see that it is already an narrow road with no sidewalks, no shoulder or side trail. It is a heavily used roads by vehicles often trucks, horse trailers, school buses, resident cars and is barely wide enough for two large cars to pass . In addition the road has many dips up and down which restricts visibility and most cars and trucks exceed a safe speed limit.
5. Many people use Twin Rocks Road to enter Folsom Lake to hike, bike and ride horses, making more traffic is dangerous. There is no room to park along the road and little room to pull over to share the road. Any additional traffic would make it worst. Previous attempts at development in this area, have been rejected for similar road consideration.
6. Allowing variances in zoning or special permits destroys the purpose of quiet, peaceful family residential areas and sets a present for future small businesses such as garages for car repair, garden sales and other businesses for which the infrastructure was not designed and destroying the value for homeowners.

I am sure that Gary Gaugler can conduct his business in one of the many empty commercial business sites which have low cost leases in these recovering economic times.

Sincerely,

Tamsen Taylor, DVM

July 15, 2013

Planning Services Division
3091 County Center Drive
Auburn, CA. 95603

Re: Minor Use Permit (PMPC 20130156)- Gary Gaugler)

Mr. Roy Schaefer:

My family and I have lived at 7947 Twin Rocks Rd. for 40 years. My home is across the road from Mr. Gaugler. I know nearly all my neighbors, and Gary Gaugler has been a friend and has supported me on issues and I have supported him like wise.

But this issue that is before the Board at this time I strongly oppose. We've had numerous burglaries in this area. I personally have had two burglaries in my home. They are looking for three things---money, ammunition and guns. When they find out that someone has lots of guns and ammunition, it will make a magnet to this area.

If Mr. Gaugler is allowed to manufacture fire arms and ammunition at his home, there will be no way to monitor the traffic in and out of this area. This is a (Residential Single-Family District). If Mr. Gaugler movies his operation to a acceptable location that is zoned for commercial use, the fire department can check on these dangerous materials that's on hand, making sure that Mr. Gaugler abide by the Fire Department Safety Codes.

The Fire Department assured me that if they were told, that Mr. Gaugler had a thousand lbs of illegal material, there was no way to verify the amount and the only way it could be verified, the sheriff would have to obtain a search warrant. This property isn't zoned to manufacture this activity. Mr. Gaugler has already two business in Placer County, he is only allowed two business on his home property.

The reason why you don't have letters from the men in this area, they all say, they can't buy ammunition and are happy they can now buy direct locally..

Hope you take all this under consideration in making your decision.

Lee Mize
7947 Twin Rocks Rd. Granite Bay, CA. 95746----916-791-0809

RECEIVED
JUL 10 2013
PLANNING DEPT.

39

July 14, 2013

Mr. Roy Schaefer
Planning dept.
3091 county center Drive
Auburn, CA.95603

Subject; Minor Use Permit at 7970 Twin Rocks road. Granite Bay, CA.

Dear Mr. Schaefer,
We have resided in the community of Lake View Hills for well over thirty years, and fully concur with the concerns of Karla Gustafson, (see her letter attached), re. the above requested Minor Use Permit.

Mr. & Mrs Charles W. Jones Jr

Mr. and Mrs. Charles W. Jones Jr.
8097 N. Lake Circle
Granite Bay, CA 95745
(Lot #1)

RECEIVED
JUL 10 2013
PLANNING DEPT.

The **Schwegels**

7300 Morningside Drive Granite Bay CA 95746

July 15, 2013

PLACER COUNTY PLANNING COMMISSION
3091 County Center Drive
Auburn, CA 95603

Re: Minor Use Permit (PMPC20130156) – Gaugler home based firearms business

This letter expresses our opposition to the requested minor use permit for the business described by the applicant as "R&D of long gun loads & ammunition and other lawful business" (which "other lawful business" is not specified in the application.) Our opposition is based on public safety issues, specifically the discharge of firearms, whether on purpose or accidentally, and the potential fire hazard in the event of a firearms discharge or unanticipated explosion.

As to the discharge of firearms, this business would be located adjacent to residential lots on Morningside Drive, a major street in the Hidden Valley Subdivision. The discharge of firearms in Hidden Valley is specifically prohibited. Rule 10 ("Use of Firearms") of the HIDDEN VALLEY COMMUNITY ASSOCIATION RULES AND REGULATIONS states: "No firearm, rifle, or shotgun will be used with Hidden Valley either for hunting or practice purposes." The reason for this is to protect residents from accidental death or injury. Furthermore, the discharge of a firearm could result in the death or injury of horses and pets within the community, or the spooking of a horse which could cause damage to the animal and injury to a resident.

It is unclear from the application the extent to which the applicant is prepared to ensure an accidental explosion of ammunition does not occur. However slight that possibility might be, given the high fire hazard that exists in this wooded area, the population density and the inadequate water supply for combating a brushfire, it seems unconscionable the County would allow "receiving, evaluating, developing and shipping custom loads for precision rifles with accompanying proof rounds."

Creating the hazards associated with the storage of firearms and ammunition components and the purposeful or accidental discharge of firearms should not be allowed in this residential community. The applicant has the option of locating his business in an area that is not a residential neighborhood with domestic animals and a number of children.

We thank the staff and commission for considering and addressing this opposition to the application.

Warren F. Schwegel

Nancy W. Schwegel

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 11:48 AM
To: Gary Gaugler
Cc: EJ Ivaldi; Paul Thompson; Nicole Hagmaier
Subject: FW: Minor Use Permit PMPC 2013015

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comment letter.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: McGowan, Greg [mailto:Greg.McGowan@arcadis-us.com]
Sent: Monday, July 15, 2013 11:41 AM
To: Roy Schaefer; Placer County Planning
Cc: 'McGowan Greg Andrea and Oliver (agomcgowan@gmail.com)'
Subject: Minor Use Permit PMPC 2013015

Dear Mr. Schafer,

I would appreciate it if you would provide the staff report for the proposed Minor Use Permit PMPC 2013015 (Gaugler). It does not appear to be posted online as of the time of this writing.

Based on the limited information provided on the County's website, I oppose this project and ask that County staff recommend denial. The proposed business is inappropriate in a quiet residential neighborhood. Moreover, the firing of weapons is reasonably expected based on the project description (e.g., data collection regarding ballistics and ammunition) particularly given the site setting. Even if the discharge of firearms is prohibited in the neighborhood, it is reasonably foreseeable that the project will in fact result in the discharge of firearms in the neighborhood and/or along Auburn Folsom Road.

There is considerable discussion regarding this proposal in the neighborhood including petitions and other communications. Based on the high level of public interest, and the potentially significant impacts associated with incompatible land use and zoning, the potential for increased public safety hazards (both from the storage of explosive material and the predictable increase of armed visitors in the neighborhood), the increase in potential hazardous materials/risk of upset issues in the neighborhood (associated with the transport, use, and storage of explosive materials), the potential increase on demands for public safety (i.e., increased fire risk, sheriff response), and the lack of infrastructure to support this commercial use, the project must be studied through an Environmental Impact Report prior to any determination other than denial.

The specified Categorical Exemptions are inappropriate based on the potential for significant impacts, the level of public interest, and possibly based simply on their inherent restrictions. Section 15301 is only applicable for projects with 'negligible or no expansion of use.' In my opinion, the conversion of a residential parcel to an arms research and ammunition sales business constitutes a significant expansion of use. Section 15303 specifically excludes projects that

40

include the 'use of significant amounts of hazardous substances.' In my opinion, the volume of explosive material required to meet the project objectives would constitute a potentially significant amount given the residential context.

Thank you for your consideration of these comments.

Greg McGowan
8580 Walden Woods Way, Granite Bay

NOTICE: This e-mail and any files transmitted with it are the property of ARCADIS U.S., Inc. and its affiliates. All rights, including without limitation copyright, are reserved. The proprietary information contained in this e-mail message, and any files transmitted with it, is intended for the use of the recipient(s) named above. If the reader of this e-mail is not the intended recipient, you are hereby notified that you have received this e-mail in error and that any review, distribution or copying of this e-mail or any files transmitted with it is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete the original message and any files transmitted. The unauthorized use of this e-mail or any files transmitted with it is prohibited and disclaimed by ARCADIS U.S., Inc. and its affiliates. Nothing herein is intended to constitute the offering or performance of services where otherwise restricted by law.

4

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 12:41 PM
To: Gary Gaugler
Cc: EJ Ivaldi; Nicole Hagmaier; Paul Thompson
Subject: FW: Hearing on a fire arms business on Twin Rocks road

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

-----Original Message-----
From: Alan Withers [mailto:papaaawithers@gmail.com]
Sent: Monday, July 15, 2013 12:28 PM
To: Roy Schaefer; Placer County Planning
Cc: Diana Butler; Alan Withers
Subject: Hearing on a fire arms business on Twin Rocks road

Dear Mr. Schaefe and the planning department of Placer County:

I am not in favor of having a firearms business located in a garage next to families and young children. I drive down Twin Rocks Road everyday to get to my home in Walden Woods and I do not want the extra traffic on that road. Firearms dealers will also bring unsavory people who don't live in our neighborhood. I don't wants guns and firearms near my home. We live in a Firewise Community and a garage full of gunpowder causes a fire danger to our area. There are plenty of empty stores in the shopping center that could house this business. Allowing a gun dealer into our housing area is unfathomable on the part of the county who is here to protect families and residents. An ordinance allowing this type of business in a residential neighborhood is opening up a can of worms so that other businesses can be place into a housing development. Please think about the safety of young children and their families when you consider this ordinance.

Thank you, Sincerely,

Alan & Nancy Withers 8645 Woodrock

WAy, Granite Bay

42

July 15, 2013

Placer County Zoning Administrator
Planning Services Division
3091 County Center Drive
Auburn, CA. 95603

Attn: Mr. Roy Schaefer

RE: Minor Use Permit (PMPC 20130156) Gaugler

Dear Mr. Schaefer:

I'm writing today to voice my objection to an approval of the minor use permit for Gaugler (Firearms Business) at his residence on Twin Rocks Road, Granite Bay, CA.

As a homeowner in the Walden Woods subdivision and a resident living on Boulder Road, I feel this type of business is not suited to a residential area, with families and children living in very close proximity. Here are my primary concerns with having a firearms dealer in my neighborhood:

1. Safety concerns with having dangerous firearms, ammunition and explosives near family homes and children.
2. A negative influence on our children and risk of increased violence in our neighborhood.
3. Fire and explosive hazards due to potentially large volumes of gun powder on the premises (even though regulated, often more quantities are maintained by the dealer).
4. The risk of theft of these firearms and ammunition bringing in criminals to our neighborhoods that ordinarily would not be there.
5. The inability to safely secure and store all the firearms, ammunition and explosives.
6. Increased vehicular and foot traffic in our residential area changing the character and quality of life.
7. Creating a negative impact to the home values in our neighborhood because of a home – based firearms dealer.
8. Not having sufficient oversight from state or federal inspectors due to limited resources of these agencies; a lack of oversight by local law enforcement agencies due to the same issues.
9. The lack of oversight of law enforcement once these types of businesses are established.
10. Creates an "Out of sight-out of mind" condition whereby this seller can maintain high volumes of inventory or sales under cover of his home business without benefit of a street sign that announces his type of business.

Mr. Gaugler needs to conduct his business in a regular commercial area, with signage that announces his business and where law enforcement can see and monitor the comings and goings of clients if need be.

The commission should reject this application and prohibit the kitchen table gun dealer. Keep our neighborhood, children and families safe.

Respectfully submitted,

Denese Holden
6720 Boulder Rd
Granite Bay, CA 95746

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 3:13 PM
To: Gary Gaugler
Cc: EJ Ivaldi; Nicole Hagmaier; Paul Thompson
Subject: FW: Minor Use Permit (PMPC 20130156

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comments.

Nicole: Please put this in ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Sue Garcia [mailto:ssgarcia@surewest.net]
Sent: Monday, July 15, 2013 3:10 PM
To: Placer County Planning; Roy Schaefer
Subject: Minor Use Permit (PMPC 20130156

Dear Planning Commission and Supervisor Uhler,
I strongly disapprove of a minor use permit being issued to Mr. Gaugler for his home based fire arms business in a residential area. I disapprove for the following reasons:

1. **Safety**- Many families with children live in the immediate area of Twin Rocks Road. Gun and ammunition sales are not appropriate in this residential area.
2. **Zoning**- this use permit would jeopardize the peaceful enjoyment of the area without commercial activity.
3. **Fire Safety**-Twin Rocks Road is in a high fire area with too much vegetation for someone to be using combustible gun powder in a garage.

I urge you to vote "NO" on Minor Use Permit # 20130156.
Thank you,
Sue Garcia
7245 Morningside Drive
Granite Bay

44

Nicole Hagmaier

From: McGowan, Greg <Greg.McGowan@arcadis-us.com>
Sent: Monday, July 15, 2013 11:41 AM
To: Roy Schaefer; Placer County Planning
Cc: 'McGowan Greg Andrea and Oliver (agomcgowan@gmail.com)'
Subject: Minor Use Permit PMPC 2013015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Schafer,

I would appreciate it if you would provide the staff report for the proposed Minor Use Permit PMPC 2013015 (Gaugler). It does not appear to be posted online as of the time of this writing.

Based on the limited information provided on the County's website, I oppose this project and ask that County staff recommend denial. The proposed business is inappropriate in a quiet residential neighborhood. Moreover, the firing of weapons is reasonably expected based on the project description (e.g., data collection regarding ballistics and ammunition) particularly given the site setting. Even if the discharge of firearms is prohibited in the neighborhood, it is reasonably foreseeable that the project will in fact result in the discharge of firearms in the neighborhood and/or along Auburn Folsom Road.

There is considerable discussion regarding this proposal in the neighborhood including petitions and other communications. Based on the high level of public interest, and the potentially significant impacts associated with incompatible land use and zoning, the potential for increased public safety hazards (both from the storage of explosive material and the predictable increase of armed visitors in the neighborhood), the increase in potential hazardous materials/risk of upset issues in the neighborhood (associated with the transport, use, and storage of explosive materials), the potential increase on demands for public safety (i.e., increased fire risk, sheriff response), and the lack of infrastructure to support this commercial use, the project must be studied through an Environmental Impact Report prior to any determination other than denial.

The specified Categorical Exemptions are inappropriate based on the potential for significant impacts, the level of public interest, and possibly based simply on their inherent restrictions. Section 15301 is only applicable for projects with 'negligible or no expansion of use.' In my opinion, the conversion of a residential parcel to an arms research and ammunition sales business constitutes a significant expansion of use. Section 15303 specifically excludes projects that include the 'use of significant amounts of hazardous substances.' In my opinion, the volume of explosive material required to meet the project objectives would constitute a potentially significant amount given the residential context.

Thank you for your consideration of these comments.

Greg McGowan
8580 Walden Woods Way, Granite Bay

NOTICE: This e-mail and any files transmitted with it are the property of ARCADIS U.S., Inc. and its affiliates. All rights, including without limitation copyright, are reserved. The proprietary information contained in this e-mail message, and any files transmitted with it, is intended for the use of the recipient(s) named above. If the reader of this e-mail is not the intended recipient, you are hereby notified that you have received this e-mail in error and that any review, distribution or copying of this e-mail or any files transmitted with it is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete the original message and any files transmitted. The unauthorized use of this e-mail or any files transmitted with it is prohibited and disclaimed by ARCADIS U.S., Inc. and its affiliates. Nothing herein is intended to constitute the offering or performance of services where otherwise restricted by law.

45

Nicole Hagmaier

From: BOB ATHEY <robertathey@wavecable.com>
Sent: Monday, July 15, 2013 11:55 AM
To: Placer County Planning
Subject: Minor Use Permit (Pmpc 20130156) Gaugler, Categorical Ex.

Follow Up Flag: Follow up
Flag Status: Flagged

Ammunition being sold in a residential area is ridiculous.

Isn't that why we have zoning laws?

Use your common sense and vote no on this request.

Robert Athey
7877 Twin Rocks Road
Granite Bay, Ca. 95746

46

Nicole Hagmaier

From: Alan Withers <papaaawithers@gmail.com>
Sent: Monday, July 15, 2013 12:28 PM
To: Roy Schaefer; Placer County Planning
Cc: Diana Butler; Alan Withers
Subject: Hearing on a fire arms business on Twin Rocks road

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Schaefe and the planning department of Placer County:

I am not in favor of having a firearms business located in a garage next to families and young children. I drive down Twin Rocks Road everyday to get to my home in Walden Woods and I do not want the extra traffic on that road. Firearms dealers will also bring unsavory people who don't live in our neighborhood. I don't wants guns and firearms near my home. We live in a Firewise Community and a garage full of gunpowder causes a fire danger to our area. There are plenty of empty stores in the shopping center that could house this business. Allowing a gun dealer into our housing area is unfathomable on the part of the county who is here to protect families and residents. An ordinance allowing this type of business in a residential neighborhood is opening up a can of worms so that other businesses can be place into a housing development. Please think about the safety of young children and their families when you consider this ordinance.

Thank you, Sincerely,

Alan & Nancy Withers 8645 Woodrock

WAy, Granite Bay

4D

Nicole Hagmaier

From: Sue Garcia <ssgarcia@surewest.net>
Sent: Monday, July 15, 2013 3:10 PM
To: Placer County Planning; Roy Schaefer
Subject: Minor Use Permit (PMPC 20130156

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission and Supervisor Uhler,
I strongly disapprove of a minor use permit being issued to Mr. Gaugler for his home based fire arms business in a residential area. I disapprove for the following reasons:

1. **Safety**- Many families with children live in the immediate area of Twin Rocks Road. Gun and ammunition sales are not appropriate in this residential area.
2. **Zoning**- this use permit would jeopardize the peaceful enjoyment of the area without commercial activity.
3. **Fire Safety**-Twin Rocks Road is in a high fire area with too much vegetation for someone to be using combustible gun powder in a garage.

I urge you to vote "NO" on Minor Use Permit # 20130156.
Thank you,
Sue Garcia
7245 Morningside Drive
Granite Bay

48

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 9:49 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; EJ Ivaldi
Subject: FW: Protest against granting Minor use permit PMPC 20130156 Microtechnics, Inc.

Gary,

FYI: review comment letter.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Pat Peterson [mailto:petersp@surewest.net]
Sent: Monday, July 15, 2013 9:45 AM
To: Roy Schaefer
Cc: Linda Brown; 'Paula8678@aol.com'
Subject: Protest against granting Minor use permit PMPC 20130156 Microtechnics, Inc.

Placer County Planning Services Division
3091 County Center Drive
Auburn, CA 95603

Re: Minor Use Permit (PMPC 20130156) requested by Gaugler

This letter is in opposition of granting of the Minor Use Permit (PMPC 20130156). I am opposed to granting this request for the following reasons:

- **I purchased my property with the understanding that the codes of Placer County would protect me from having a firearms and ammunition manufacturing facility within a ¼ mile from my home.**
- **This is a family neighborhood with many children and unsuitable for such a business.**
- **I feel the proposed business will increase: traffic, noise, and crime in our neighborhood. Additionally, this business will impact property values.**
- **It is unclear in the business plan where the testing of the assembled rifles and ammunition will occur (in Gauglar's garage or at a firing range). If the testing is to be on Gaugler property there will be an increase in noise level.**

49

- Sales will bring an increase in traffic whether by customers or internet sales shipping.
- Mr. Gaugler states in year three of his business plan he will conduct "whatever legal business best suits his customers." This is very vague and allows him to manufacture and sell whatever he pleases.
- Mr. Gaugler will be storing gunpowder on his property. Who will be inspecting his business to assure he is following appropriate safety standards and not endangering those of us that surround his property?

The business plan of a gun and ammunition manufacturing facility and internet sales is wholly inappropriate for this neighborhood and there is no reason a variance should be granted.

I urge the Planning Commission to NOT approve this request and saddle the rest of us with any ensuing problems that may arise from one man's crazy business idea.

Respectively,

Pat Peterson: 7050 Morningside Drive, Granite Bay

Nicole Hagmaier

From: Judith Decker <deckerdesignsolutions@gmail.com>
Sent: Saturday, July 13, 2013 10:25 PM
To: Placer County Planning; Diana Butler
Subject: Planning for arms sales on Twin Rocks road, granite bay

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Roy Schafer,
I am a resident in Walden Woods subdivision bordering Twin Rocks Road.
I do not feel comfortable with having a firearms business located in a garage
located right next to the families located in our subdivision.(Gaugler, PMP 20130156) Arms dealers
do not usually attract the best customers and will bring unsavory characters
within the reach of our families and children. I do not feel safe having an arms
and ammunition dealer so close to our subdivision. This type of business should be located in a shopping center or business park.
We are a Firewise Community, it is not safe to have ammunition, guns,
and items that may contain gun powder in a high
risk fire area next to Folsom Lake Woods across the street and also the surrounding area is all wooded, fire hazard..grasses etc.

Thank you, Judi Decker

--
DECKER DESIGN SOLUTIONS
Judi Decker
916-652-4957
Cell: 916-849-7470 Fax: 916-652-4929
Please visit us at: **www.deckerdesignsolutions.com**
email: deckerdesignsolutions@gmail.com
6615 Vireo Way Granite Bay, CA 95746

5

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:12 AM
To: EJ Ivaldi; Nicole Hagmaier
Cc: George Rosasco
Subject: FW: FFL-Plan-7.docx
Attachments: FFL-Plan-7.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Nicole,

Can you please put this in the main ZA File for PMPC 20130156 - Microtechnics, Inc.

RS

-----Original Message-----
From: Gary Gaugler [mailto:gary@microtechnics.com]
Sent: Saturday, July 13, 2013 8:59 AM
To: Roy Schaefer
Cc: Paul Thompson
Subject: FFL-Plan-7.docx

This version 7 perhaps reads better to eliminate the specific reference to reloading.

gary g.

52

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:14 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; EJ Ivaldi; Paul Thompson
Subject: FW: Minor Use Permit at 7970 Twin Rocks Road

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Gaugler,

I am forwarding comments received for PMPC 20130156.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Horseshoe Bar Preserve [mailto:hbp@surewest.net]
Sent: Saturday, July 13, 2013 7:15 PM
To: Roy Schaefer
Cc: Robert Weygandt; Jennifer Montgomery; Kirk Uhler; Lew & Cindy Uhler
Subject: Minor Use Permit at 7970 Twin Rocks Road

Dear Mr. Schaefer,

We would like to express our concern for issuing the use permit to allow Gary Gaugler to use his home to operate a business based firearms company in an existing detached garage with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition. This is not an appropriate location as it is surrounded by residential development with families with children.

Thomas G,M, Bartos
Karen A Bartos
7430 Morningside Dr
Granite Bay, CA
95746

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:17 AM
To: Gary Gaugler
Cc: EJ Ivaldi; Paul Thompson; Nicole Hagmaier
Subject: FW: Minor Use Permit
Attachments: 071413 Gary Gaugler.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Comment Letter for PMPC 20130156.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Bonnie Forslin [mailto:bwforslin@gmail.com]
Sent: Sunday, July 14, 2013 8:52 AM
To: Roy Schaefer
Subject: Minor Use Permit

Roy Schaefer,

Please find my attached letter requesting that Minor Use Permit (PMPC 20130156) for Gary Gaugler **Not Be Approved.**

We have many concerns voiced in the letter that we will send via paper copy as well.
Thank you,
Bonnie

54

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:19 AM
To: Gary Gaugler
Cc: EJ Ivaldi; Nicole Hagmaier
Subject: FW: Oppose Minor Use Permit PMPC 20130156

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comment letter for PMPC 20130156.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Gustafson, Karla [mailto:GustafK@arc.losrios.edu]
Sent: Thursday, July 11, 2013 12:05 PM
To: Roy Schaefer
Subject: Oppose Minor Use Permit PMPC 20130156

Roy:

We oppose the granting of Minor Use Permit PMPC 20130156 on the findings that it does not meet with the following policies of Placer County Code and Business Permit Licensing. We have interpreted the codes according to Placer County's 17.02.050 General Rules for Construction of Language. 1. The specific shall supersede the general; 2. In any case where there appears to be a difference in meaning or implication between the text of a provision and any caption or illustration, the text shall control; 3. "Shall" is mandatory; "may" is discretionary; 4. Words used in the present tense include the future; words used in the singular include the plural, and words used in the plural include the singular, unless the context clearly indicates the contrary; 5. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as shown: a. "And" means that all items or provisions so connected shall apply; b. "Or" means that all items or provisions so connected may apply singly or in any combination; c. "Either...or" means that the items or provisions so connected shall apply, but not in combination; d. "And/or" means that all items or provisions so connected shall apply collectively, or that such items shall apply singly, as may be appropriate to the specific situation.

1. Per county regulations a Minor Use Permit (MUP)(Section 17.58.120) is "required for certain land uses that are generally consistent with the purposes of the zone" in order for approval of a minor use permit. **The proposed use is in conflict with the purpose and intent of a RA**

55

zone. The property has a combining district regulation of RA/AG. According to 17.52.020 Agriculture (-AG). The proposed minor use permit does not meet with the purpose and intent nor with the allowable land uses and permit requirements. The development and maintaining custom ballistics to include ammunition and data for long guns and the design, development, procurement and sale of ammunition **is not a consistent purpose of the zone** in which the property at 7970 Twin Rocks Road is part of. The land is designated as a Residential Single Family/Agricultural (on County Map published 3/9/2010 E1).

2. Allowable Uses of Land: Zone Districts and Allowable Uses of Land 17.44.010 Residential-agricultural (RA) does not include any provisions for the development (making of) custom ballistics, ammunitions nor the sale or procurement of ammunitions. The allowable land uses in RA include manufacturing only for electric generating plants. Retail trade only for roadside stands for agricultural products. Plus service Uses for cemeteries, child/adult day care, kennels and animal boarding, medical services, temporary offices, public safety & utility facilities, bed and breakfast lodging, transportation and communications, agricultural, resource and open space use as well as recreation, education, libraries, houses of worship and community centers.

3. In accordance with Chapter 17 Zoning Article 17.02.050 Interpretation Section C Allowable Uses of Land that allows the planning director to determine that the proposed use is allowable if **all of requirements a through d are met. The proposed minor use permit does not meet:**

a. as the use is not consistent with the goals, objectives and policies of the general plan.
b. does not meet with the zoning district intent or allowable land uses.
c. does not share common characteristics with the RA zoning (and poses a potential increased hazard for surrounding neighborhoods).
d. is not being used for agricultural or related use.

Even if it is determined that use permit meets one of the above standards it must meet **all of the above** to be allowable.

4. We also contend that the proposed permit is in opposition to Placer County Zoning Ordinance Chapter 17: 17.02.010 (E). Permit Use does present a **potential for hazards to the public** with it location in a residential area where the natural hazards of fire is high and the surrounding areas. I (Karla) was part of a special committee that reviewed fire response to the area and was informed through my involvement that the fire department considers the area to be a non-hydrant zone due to the inconsistent pressure in the privately owned and operated water systems in the surrounding neighborhoods of Hidden Valley and Lakeview Hills. The fire department has consistently over the years not used the hydrants; their response is/has been to use tank fire trucks. The large capacity tank fire truck OES 266 housed at Station 19 was a contributing factor in the rebuilding at 7070 Auburn Folsom Road. The originally station's bays were not large enough to house the larger vehicle. Any inadvertent mishandling or natural disaster to the stored guns and ammunitions on the lot could create a fire situation that places neighbors in the surrounding area at greater risk which according to Placer County Zoning Ordinance Chapter 17: 17.02.010 (E) should nullify the granting of the proposed minor use permit.

56

5. In accordance with the Business licensing department a home business or **home occupations are permitted only in the main residence.** The proposed minor use permit is requesting to have the home business located in a detached garage.

6. If product sales/transactions by the Minor Use Permit business are conducted via internet sales at requestor Gary Gaugler's internet sales at www.gunsinternational.com it is considered "Mail order" and "vending" (land use) means the **retail sale of products by catalog and mail order is not an allowed use under 17.06.050 RA zoning.** There are no allowed retail sales at property per zoning except for roadside stands for agricultural products.

7. Minor Use Permit requests the maintaining of custom ballistics including ammunition and firearms for commercial use which qualifies in Placer County Zoning as: *"**Explosives manufacturing and storage"** (land use) means the commercial manufacturing **(permit is requesting to manufacture custom load ammunition for long guns)** and storage of all types of explosives **(permit is requesting to sell ammunition and firearms which would be stored on the premises)**, including but not limited to blasting powder and blasting caps, dynamite, fireworks, gunpowder, high explosives, and the manufacture of conventional explosives for weapons use (including ammunition, bombs, missile warheads, etc.).* " Explosives Manufacturing and Storage fall under specific requirements under Section 17.56.110 for specific use requirements which are subject to meet the requirements of:

A. Minimum Parcel Size

1. Minimum Lot Area. Six hundred forty (640) acres.
2. Minimum Lot Width. Four thousand (4,000) feet.

B. Setback Requirements

1. Front. One thousand two hundred (1,200 feet).
2. Side and Rear. One thousand two hundred (1,200) feet.

The proposed lot under the minor use permit does meet all of the parcel size and setback requirements.

8. Under 17.56.120 Article C (9) Home Occupations: Storage of Materials. The storage of materials, goods, supplies or equipment shall be of a type normally associated with a single family residence or other use permitted in the applicable zone district. Any hazardous or potentially hazardous materials shall not exceed amounts commonly found in single-family residences. T**he minor use permit exceeds the storage of ammunitions and firearms normally found in a single family residence or any other permitted RA use in area 31 where the property is located.**

It is our contention that the location of proposed business is not in keeping with the intent of the area, does not meet multiple requirements by the County zoning and business codes, and poses a potential public safety issue for the surrounding neighborhoods. The business is in keeping with being operated in a commercial zone or larger (640 acres) lot. We are asking for this minor use permit to not be approved or give the neighbors additionally opportunity to examine the proposals in regards to the above concerns.

Sincerely,

57

David and Karla Gustafson
6932 Blue Oak Lane
Granite Bay, CA 95746
916 791-6542

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:21 AM
To: Gary Gaugler
Cc: EJ Ivaldi; Paul Thompson; Nicole Hagmaier
Subject: FW: Guns

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comment letter for PMPC 20130156.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

-----Original Message-----
From: Bettie Hauer [mailto:bettiehauer@gmail.com]
Sent: Sunday, July 14, 2013 9:34 AM
To: Roy Schaefer
Subject: Guns

Lived over 50 years on Twin Rocks Road. No business should be in this lovely neighbor

Sent from my iPad

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:23 AM
To: Gary Gaugler
Cc: EJ Ivaldi; Paul Thompson; Nicole Hagmaier
Subject: FW: Minor Use Permit Hearing regarding sale of guns and amunition on Twin Rocks & Morningside Dr

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comment letter for PMPC 20130156.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Marilyn Keithley [mailto:wfkeithley@yahoo.com]
Sent: Sunday, July 14, 2013 1:54 PM
To: Roy Schaefer
Subject: Fw: Minor Use Permit Hearing regarding sale of guns and amunition on Twin Rocks & Morningside Dr

Mr. Schaefer,
I live in Hidden Valley and strongly object to anyone in the neighborhood being granted a minor use permit for selling fire arms (or anything else on a regular basis) from a garage. Isn't this against the zoning regulations? Does this mean that I could request a minor use permit to sell clothes or cupcakes from my detached garage? I plan to attend the hearing on July 18 to voice my objection.

Marilyn Keithley
7402 West Lane
Granite Bay, CA 95746

----- Forwarded Message -----
From: GBFS <gbfs@surewest.net>
To: 'GBFS' <gbfs@surewest.net>
Sent: Saturday, July 13, 2013 7:08 PM
Subject: Minor Use Permit Hearing regarding sale of guns and amunition on Twin Rocks & Morningside Dr

FYI: Urgent please read the I information below. If you do not agree with allowing someone to engage in selling guns and ammunitions in a residence on Twin Rocks and Morningside Dr please send Mr. Schaefer an e-mail rschaefe@placer.ca.gov objecting to issuing the Minor Use Permit.

From: "Karla Gustafson" <karla123@prodigy.net>

60

Notice of Public Hearing
Where: Planning Commission Hearing Room
3091 County Center Drive; Auburn, CA 95603

When: July 18 at 9:00 am

Subject: Minor Use Permit at 7970 Twin Rocks Road

Request from Gary Gaugler for approval to allow a home based firearms business in an existing detached garage with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition.

All letters, written materials, studies or reports in excess of one page to be delivered to the Planning Services Division at above address at least 24 hours or 1 business day prior to meeting date.

Planner on project is Roy Schaefer (530) 745-3061; email rschaefe@placer.ca.gov

Karla

Karla Gustafson
6932 Blue Oak Lane
Granite Bay, CA 95746

6

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:24 AM
To: Nicole Hagmaier
Cc: EJ Ivaldi; George Rosasco
Subject: FW: Signed Version 8 Business Plan
Attachments: FFL-Plan-8signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nicole,

Please put this "final" version in the main ZA File.

Thanks,

RS

-----Original Message-----
From: Gary Gaugler [mailto:gary@microtechnics.com]
Sent: Sunday, July 14, 2013 8:36 PM
To: Roy Schaefer
Cc: Paul Thompson
Subject: Signed Version 8 Business Plan

Gentlemen:

This is Version 8 digitally signed. I'm not sure that you wanted this...but here it is.

If there are any questions of modifications needed, please advise.

I am ready for Thursday 9AM meeting with the Board.

Dr. Gary Gaugler

62

Nicole Hagmaier

From: Roy Schaefer
Sent: Monday, July 15, 2013 8:30 AM
To: Gary Gaugler
Cc: EJ Ivaldi; Nicole Hagmaier; Paul Thompson
Subject: FW: Scanned from PLNCODE03 07/15/2013 08:19
Attachments: DOC071513.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comment letter for PMPC 20130156.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

-----Original Message-----
From: PLNCODE03 [mailto:PLNCODE03@placer.ca.gov]
Sent: Monday, July 15, 2013 8:19 AM
To: Roy Schaefer
Subject: Scanned from PLNCODE03 07/15/2013 08:19

Scanned from PLNCODE03.
Date: 07/15/2013 08:19
Pages:1
Resolution:300x300 DPI

63

Nicole Hagmaier

From: Sue Garcia <ssgarcia@surewest.net>
Sent: Monday, July 15, 2013 3:10 PM
To: Placer County Planning; Roy Schaefer
Subject: Minor Use Permit (PMPC 20130156

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission and Supervisor Uhler,
I strongly disapprove of a minor use permit being issued to Mr. Gaugler for his home based fire arms business in a residential area. I disapprove for the following reasons:

1. **Safety**- Many families with children live in the immediate area of Twin Rocks Road. Gun and ammunition sales are not appropriate in this residential area.
2. **Zoning**- this use permit would jeopardize the peaceful enjoyment of the area without commercial activity.
3. **Fire Safety**-Twin Rocks Road is in a high fire area with too much vegetation for someone to be using combustible gun powder in a garage.

I urge you to vote "NO" on Minor Use Permit # 20130156.
Thank you,
Sue Garcia
7245 Morningside Drive
Granite Bay

64

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 2:22 PM
To: Gary Gaugler
Cc: Sharon Boswell; Nicole Hagmaier; Paul Thompson
Subject: FW: Minor use permit PMPG 20130156

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Grace lusk [mailto:luskmd@gmail.com]
Sent: Tuesday, July 16, 2013 2:10 PM
To: Roy Schaefer
Subject: Minor use permit PMPG 20130156

Attn:Michael Johnson AICP. Dear Sir, I have been a resident of Placer County for 33 years, namely Hidden Valley, and I strongly object to the proposed use permit to allow a gun and ammunition business on residential property. This community was designed for families of all ages from young to senior. The beauty and security of the area have contributed to its appeal and appreciation in home values. Zoning is key to maintaining its identity. But, a gun/ammunition business would endanger the community by attracting commercial attention, traffic, and possibly persons, including teenagers, interested in burglarizing this business. Commercial enterprises, such as gun stores, check cashing, coin, pawn, and even medical marijuana stores employ heavy security for a reason. And these businesses are in areas where zoning is appropriate to the need for security. In addition, the fire and explosion potential with ammunition would directlly endanger the neighborhood. Has the County Sheriff, Fire, or Forestry Depts assessed this potential? Again. please do not allow this use permit. Sincerely, Grace Lusk, M.D.

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 2:33 PM
To: Gary Gaugler
Cc: Sharon Boswell; Nicole Hagmaier; Paul Thompson
Subject: FW: objection to the Gaugler variance request to establish aa ammunition/gun business at his residence on twin rocks road

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: john daniel [mailto:jdgb@wavecable.com]
Sent: Tuesday, July 16, 2013 1:51 PM
To: Roy Schaefer
Subject: Fw: objection to the Gaugler variance request to establish aa ammunition/gun business at his residence on twin rocks road

----- Original Message -----
From: john daniel
To: planning@placer.ca.gov
Sent: Tuesday, July 16, 2013 10:11 AM
Subject: objection to the Gaugler variance request to establish aa ammunition/gun business at his residence on twin rocks road

To: Placer County Planning Commission

I object to the subject variance request as totally inappropriate for a residential neighborhood and reserve the right to use or participate in any litigation as may be necessary to reverse the approval, in whole or in part, of this variance request. Specific concerns include any aspect relating to the following: zoning; manufacturing products and processes; safety; " .....other lawful business....." (as referred to in the request); traffic; transportation of materials and products in and out; noise; inspections and regulation; and compliance with any government laws, ordinances, and regulations. John Daniel, 7250 Morningside Drive, Granite Bay, CA. (phone 916.791.1508)

66

July 16, 2013

RECEIVED
JUL 17 2013
PLANNING DEPT.

County of Placer
Community Development Resource Agency
Attn: Michael Johnson, AICP Agency Director
3091 County Center Drive
Auburn, California 95603

Re: Gaugler Minor Use Permit (PMPC 20130156)
Property Address: 7970 Twin Rocks Road, Granite Bay, CA 95746
APN: 035-151-025-000

Dear Mr. Johnson:

We are owners of the property located at 8020 Twin Rocks Road, Granite Bay, California 95746. We are next-door neighbors to Gary Gaugler. We oppose his request for approval of a Minor Use Permit to allow a home-based firearms business to be located on his property at 7970 Twin Rocks Road ("Property"). Mr. Gaugler's proposed business involves the design, development, manufacture, storage, purchase and sale of ammunition for commercial purposes. We oppose his request for the following reasons.

1. **Mr. Gaugler's proposed business violates the Placer County zoning ordinance.**

The Property is zoned as a residential single-family property (RS-AG-B-100). Pursuant to Placer County Code § 17.06.050(D), Mr. Gaugler's proposed use is ***explicitly prohibited*** in the RS zone. Explosive manufacturing and storage, metal products fabrication, and weapons manufacturing are uses not allowed. Under Placer County Code § 17.04.030, ammunition is considered an explosive (see the definition for "Weapons manufacturing") and is included under the definition of "Explosives manufacturing and storage" in Placer County Code § 17.56.110.

In order to engage in a business that commercially manufactures and stores explosives, Placer County Code § 17.56.110 requires that such activities be conducted on a parcel that consists of a minimum lot area of 640 acres. The Property is only 2.50 acres - nowhere near that size required for the proposed use.

While Placer County Code § 17.50.010 allows home occupations, only certain types of home-based businesses are allowed as enumerated therein. While the sale or repair of firearms may be an authorized "home occupation" provided that a minor use permit is obtained, Mr. Gaugler's proposal goes well beyond the mere sale or repair of

firearms. The heart of his business is the design, development, and commercial sale of ***ammunition***.

2. Along with the surrounding community, Mr. Gaugler's proposed business puts our health, safety, and welfare in danger.

a. Safety and Crime.

The commercial production, use and sale of explosive materials in the form of ammunition represents a substantial risk to us – from the potential of an unintended detonation to the invitation of a criminal element to the neighborhood. As a result of government regulation, ammunition is not readily accessible. Thus, the availability of quantities of firearms and explosives in our neighborhood present an inviting target for criminals seeking such weapons. Furthermore, as we know, the Gauglers' travel often and we are therefore concerned about the lack of supervision over the Property and the security of the storage of the products.

The business also poses a significant fire danger to the area. The use of volatile materials in an area covered with flammable oak and pine trees which may lack adequate water resources to effectively combat potential conflagration is a recipe for disaster.

b. Increased Traffic.

While Mr. Gaugler indicates that his sales will most likely occur over the internet, a commercial enterprise of this nature which necessarily includes manufacture, orders, pickups and deliveries is likely to increase traffic to our neighborhood.

c. Decreased Property Values.

The inclusion of such a commercial enterprise, with the high risk factors inherent in the proposed business, in the midst of a peaceful residential neighborhood will have a negative impact on the desirability and value of our property and the surrounding properties.

Please do not misunderstand - we do not oppose these types of businesses in general. In fact, we welcome them provided they are conducted in the appropriate location; not in a quiet residential neighborhood.

For all the reasons outlined above, we respectfully request that Mr. Gaugler's request for a Minor Use Permit be denied. When choosing to live in this area, we expected and lawfully deserve that existing zoning requirements will be adhered to and

that only activities that promote the health, safety, and welfare of our neighborhood would be allowed.

Respectfully,

DAVID CAMPBELL

PAULA CAMPBELL

July 16, 2013

Roy Schaefer
County of Placer
Community Development Resource Agency

RE: Minor Use Permit (PMPC 20130156), Gaugler

Members of the Planning Commission,

My name is Holly Auwinger and I reside at 8177 Twin Rocks Rd., Granite Bay, CA 95746. I am writing because I am concerned about the potential rezoning of the property at 7970 Twin Rocks Rd and am unable to attend the hearing on July 18, 2013.

Although our neighborhood is in the county and has larger lots it is still a "neighborhood" where families and children ride bikes, horses and take walks. The admittance of this rezoning will increase traffic on our residential street and represent a potential danger to our community.

Per the Notice of Public Hearing I attempted to visit the Planning Commissions Hearings page to review the staff report on July 16, 2013 at 12:30 pm. There was nothing posted for the July 18, 2013 hearing. Therefore I was unable to do my due diligence. I believe this means the hearing may need to be postponed.

I am to assume allowing this rezoning will mean the residence will receive additional deliveries and have consumers going to the home/garage to purchase goods. I do not want that and currently they should not be allowed to conduct business that will impact traffic and possible safety in a residential area. I am against an increase in traffic and having fire arms/ballistics, ammunition and etc. sold on my residential street.

Sincerely,

Holly Auwinger
Placer County Resident
916-275-8979

Nicole Hagmaier

From: john daniel <jdgb@wavecable.com>
Sent: Tuesday, July 16, 2013 10:11 AM
To: Placer County Planning
Subject: objection to the Gaugler variance request to establish aa ammunition/gun business at his residence on twin rocks road

Follow Up Flag: Follow up
Flag Status: Flagged

To: Placer County Planning Commission

I object to the subject variance request as totally inappropriate for a residential neighborhood and reserve the right to use or participate in any litigation as may be necessary to reverse the approval, in whole or in part, of this variance request. Specific concerns include any aspect relating to the following: zoning; manufacturing products and processes; safety; " .....other lawful business....." (as referred to in the request); traffic; transportation of materials and products in and out; noise; inspections and regulation; and compliance with any government laws, ordinances, and regulations. John Daniel, 7250 Morningside Drive, Granite Bay, CA. (phone 916.791.1508)

Grace L. Lusk, M.D.
Child, Adolescent, and Adult Psychiatry

312 Main Street
Placerville, CA 95667
(530) 626-1475 • (530) 626-6549 Fax

7-16-13

Placer County Planning Commission
3091 County Center Dr.
Auburn, Ca 95603

Re: minor use permit PMPG 20130156

Attention: Michael Johnson AICP

Dear Sir,

I have been a resident of Placer County for 33 years, namely Hidden Valley, and I strongly object to the proposed use permit to allow a gun and ammunition business on residential property.

This community was designed for families of all ages, from young to senior. The beauty and security of the area have contributed to its appeal and appreciation in home values. Zoning is key to maintaining its identity.

But a gun/ammunition business would endanger the community by attracting commercial attention, trafffic, and possibly persons, including teenagers, interested in burglarizing this business. Commercial enterprises, such as gun stores, check cashing, coin, pawn, and even medical marijuana stores employ heavy security for a reason. And these businesses are in areas where zoning is appropriate to the need for security. In addition the fire and explosion potential with ammunition would directly endanger the neighborhood. Has the County Sheriff, Fire, or FOrestry Depts assessed this potential?

Again, please do not allow this use permit.

Sincerely,

Grace L. Lusk M.D.

RECEIVED
JUL 17 2013
PLANNING DEPT.

RECEIVED
AUG 13 2013
PLANNING DEPT.

July 16, 2013

County of Placer
Community Development Resource Agency
Attn: Michael Johnson, AICP Agency Director
3091 County Center Drive
Auburn, California 95603

Re: Gaugler Minor Use Permit (PMPC 20130156)
Property Address: 7970 Twin Rocks Road, Granite Bay, CA 95746
APN: 035-151-025-000

Dear Mr. Johnson:

We are owners of the property located at 8020 Twin Rocks Road, Granite Bay, California 95746. We are next-door neighbors to Gary Gaugler. We oppose his request for approval of a Minor Use Permit to allow a home-based firearms business to be located on his property at 7970 Twin Rocks Road ("Property"). Mr. Gaugler's proposed business involves the design, development, manufacture, storage, purchase and sale of ammunition for commercial purposes. We oppose his request for the following reasons.

1. **Mr. Gaugler's proposed business violates the Placer County zoning ordinance.**

The Property is zoned as a residential single-family property (RS-AG-B-100). Pursuant to Placer County Code § 17.06.050(D), Mr. Gaugler's proposed use is ***explicitly prohibited*** in the RS zone. Explosive manufacturing and storage, metal products fabrication, and weapons manufacturing are uses not allowed. Under Placer County Code § 17.04.030, ammunition is considered an explosive (see the definition for "Weapons manufacturing") and is included under the definition of "Explosives manufacturing and storage" in Placer County Code § 17.56.110.

In order to engage in a business that commercially manufactures and stores explosives, Placer County Code § 17.56.110 requires that such activities be conducted on a parcel that consists of a minimum lot area of 640 acres. The Property is only 2.50 acres - nowhere near that size required for the proposed use.

While Placer County Code § 17.50.010 allows home occupations, only certain types of home-based businesses are allowed as enumerated therein. While the sale or repair of firearms may be an authorized "home occupation" provided that a minor use permit is obtained, Mr. Gaugler's proposal goes well beyond the mere sale or repair of

firearms. The heart of his business is the design, development, and commercial sale of ***ammunition***.

2. **Along with the surrounding community, Mr. Gaugler's proposed business puts our health, safety, and welfare in danger.**

a. Safety and Crime.

The commercial production, use and sale of explosive materials in the form of ammunition represents a substantial risk to us – from the potential of an unintended detonation to the invitation of a criminal element to the neighborhood. As a result of government regulation, ammunition is not readily accessible. Thus, the availability of quantities of firearms and explosives in our neighborhood present an inviting target for criminals seeking such weapons. Furthermore, as we know, the Gauglers' travel often and we are therefore concerned about the lack of supervision over the Property and the security of the storage of the products.

The business also poses a significant fire danger to the area. The use of volatile materials in an area covered with flammable oak and pine trees which may lack adequate water resources to effectively combat potential conflagration is a recipe for disaster.

b. Increased Traffic.

While Mr. Gaugler indicates that his sales will most likely occur over the internet, a commercial enterprise of this nature which necessarily includes manufacture, orders, pickups and deliveries is likely to increase traffic to our neighborhood.

c. Decreased Property Values.

The inclusion of such a commercial enterprise, with the high risk factors inherent in the proposed business, in the midst of a peaceful residential neighborhood will have a negative impact on the desirability and value of our property and the surrounding properties.

Please do not misunderstand - we do not oppose these types of businesses in general. In fact, we welcome them provided they are conducted in the appropriate location; not in a quiet residential neighborhood.

For all the reasons outlined above, we respectfully request that Mr. Gaugler's request for a Minor Use Permit be denied. When choosing to live in this area, we expected and lawfully deserve that existing zoning requirements will be adhered to and

that only activities that promote the health, safety, and welfare of our neighborhood would be allowed.

Respectfully,

DAVID CAMPBELL

PAULA CAMPBELL

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 8:21 AM
To: Gary Gaugler
Cc: Nicole Hagmaier
Subject: FW: Rezoning request on Twin Rocks in Granite Bay

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comments.

Sincerely,

Roy Schaefer
Project Planner

From: Gena Howells [mailto:gena.howells@gmail.com]
Sent: Monday, July 15, 2013 4:03 PM
To: Roy Schaefer
Subject: Rezoning request on Twin Rocks in Granite Bay

Dear Mr. Schafer,
We are residents of Walden Woods subdivision bordering Twin Rocks Road.
We do not feel comfortable with having a firearms business, in a garage,
located right next to the families in our subdivision.(Gaugler, PMP 20130156)

Arms dealers may not attract the best customers and could bring unsavory characters
within the reach of our families and children.
This type of business should be located in a shopping center or business park, not a residential neighborhood.
Thank you,

Evan & Gena Howell
6601 Vireo Way
Granite, Bay CA

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 8:23 AM
To: Gary Gaugler
Cc: Nicole Hagmaier
Subject: FW: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comments.

Sincerely,

Roy Schaefer
Project Planner

From: Shelley Weisickle [mailto:sweisickle@aol.com]
Sent: Monday, July 15, 2013 4:36 PM
To: Tamsen Taylor
Cc: Roy Schaefer; 'Bonnie Forslin'; ; ; 'GBFS'; Belt Errol & Kelli; Brent Kesterson hvca; Harry Valler; Ken Welch; Ken Welch HVCA; Mark Bowers; 'Sharyn VanTassell Matin'; 'Sue Garcia'
Subject: Re: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

This home is right next to HV and Brent & Bonnie's. Can Hidden Valley Homeowner's Association take a position against this use?

Sent from my Verizon Wireless 4G LTE DROID

Tamsen Taylor <tamsentaylor@sbcglobal.net> wrote:

SUBJECT: MINOR USE PERMIT (PMPC 20130156)

GAUGLER

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

77

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Gaugler for approval of a Minor Use Permit to allow a home based firearms business land use to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics· to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions. The subject property, Assessor's Parcel Number 035-151-025-000, comprises approximately 2.5 acres, is currently zoned RS-AG-B-100 (Residential Single-Family District, combining Agriculture, combining 100,000 square foot minimum Building Site) and is located 7970 Twin Rocks Road in the Granite Bay area. The Zoning Administrator will also consider findings of Categorical Exemptions [Section 15301 of the CEOA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEOA Guidelines and Sections 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 -New construction or conversion of small structures.)] The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061

Dear Placer County Planning Commission and Supervisor Mr. Kirk Uhler:

I strongly disapprove of a minor Use Permit to allow a home base fire arm sales business from a garage in a residential area for several reasons:

1. Encouragement of dangerous materials in a residual area where families, children and pets live can have serious life- threatening risks.

2. The proximately to Folsom Lake makes it easy for guns recently purchased to be used for shooting wildlife or target practice and inadvertently injuring walkers, joggers, horses, dogs as well as wildlife.

3. As you know, park rangers already do not have the budget or ability to monitor and patrol these areas.

4. When one travels down Twin Rocks Road you will see that it is already an narrow road with no sidewalks, no shoulder or side trail. It is a heavily used roads by vehicles often trucks, horse trailers, school buses, resident cars and is barely wide enough for two large cars to pass . In addition the road has many dips up and down which restricts visibility and most cars and trucks exceed a safe speed limit.

5. Many people use Twin Rocks Road to enter Folsom Lake to hike, bike and ride horses, making more traffic is dangerous. There is no room to park along the road and little room to pull over to share the road. Any additional traffic would make it worst. Previous attempts at development in this area, have been rejected for similar road consideration.

6. Allowing variances in zoning or special permits destroys the purpose of quiet, peaceful family residential areas and sets a present for future small businesses such as garages for car repair, garden sales and other businesses for which the infrastructure was not designed and destroying the value for homeowners.

I am sure that Gary Gaugler can conduct his business in one of the many empty commercial business sites which have low cost leases in these recovering economic times.

Sincerely,

Tamsen Taylor, DVM

79

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 8:25 AM
To: Gary Gaugler
Cc: Nicole Hagmaier
Subject: FW: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comments.

Sincerely,

Roy Schaefer
Project Planner

From: Welch, Ken [mailto:KWelch@McCarthy.com]
Sent: Monday, July 15, 2013 5:09 PM
To: Shelley Weisickle; Tamsen Taylor
Cc: Roy Schaefer; 'Bonnie Forslin'; ; ; 'GBFS'; Belt Errol & Kelli; Brent Kesterson hvca; Harry Valler; Ken Welch HVCA; Mark Bowers; 'Sharyn VanTassell Matin'; 'Sue Garcia'
Subject: RE: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

It is my opinion that HVCA should not take a position on an issue that seems to appear more political than for any other reason. If residents want to protest let them use their voice not hide behind the HVCA. Therefore, I don't think the Board should take any action. Not everyone in the Community is anti – guns. If you study the typically reason for most Private individuals requesting resale license is because creates an avenue to collect guns that they want have without worrying about the FTA bothering them. Of all the gun dealers, that I know most sell on line and ship or at gun shows. The previous email with the list of reasons against was totally absorbed and defines logic. If there is a concern over gun fire, HVCA should have done something about the Owners of property across Auburn Folsom for the last 25years who duck hunt every year.

From: Shelley Weisickle [mailto:sweisickle@aol.com]
Sent: Monday, July 15, 2013 4:36 PM
To: Tamsen Taylor
Cc: rschaefe@placer.ca.gov; 'Bonnie Forslin'; ; ; 'GBFS'; Belt Errol & Kelli; Brent Kesterson hvca; Harry Valler; Welch, Ken; Ken Welch HVCA; Mark Bowers; 'Sharyn VanTassell Matin'; 'Sue Garcia'
Subject: Re: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

This home is right next to HV and Brent & Bonnie's. Can Hidden Valley Homeowner's Association take a position against this use?

Sent from my Verizon Wireless 4G LTE DROID

Tamsen Taylor <tamsentaylor@sbcglobal.net> wrote:

80

SUBJECT: MINOR USE PERMIT (PMPC 20130156)

GAUGLER

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Gaugler for approval of a Minor Use Permit to allow a home based firearms business land use to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics· to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions. The subject property, Assessor's Parcel Number 035-151-025-000, comprises approximately 2.5 acres, is currently zoned RS-AG-B-100 (Residential Single-Family District, combining Agriculture, combining 100,000 square foot minimum Building Site) and is located 7970 Twin Rocks Road in the Granite Bay area. The Zoning Administrator will also consider findings of Categorical Exemptions [Section 15301 of the CEOA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEOA Guidelines and Sections 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 -New construction or conversion of small structures.)] The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061

Dear Placer County Planning Commission and Supervisor Mr. Kirk Uhler:

I strongly disapprove of a minor Use Permit to allow a home base fire arm sales business from a garage in a residential area for several reasons:

1. Encouragement of dangerous materials in a residual area where families, children and pets live can have serious life- threatening risks.

2. The proximately to Folsom Lake makes it easy for guns recently purchased to be used for shooting wildlife or target practice and inadvertently injuring walkers, joggers, horses, dogs as well as wildlife.

3. As you know, park rangers already do not have the budget or ability to monitor and patrol these areas.

8/

4. When one travels down Twin Rocks Road you will see that it is already an narrow road with no sidewalks, no shoulder or side trail. It is a heavily used roads by vehicles often trucks, horse trailers, school buses, resident cars and is barely wide enough for two large cars to pass . In addition the road has many dips up and down which restricts visibility and most cars and trucks exceed a safe speed limit.

5. Many people use Twin Rocks Road to enter Folsom Lake to hike, bike and ride horses, making more traffic is dangerous. There is no room to park along the road and little room to pull over to share the road. Any additional traffic would make it worst. Previous attempts at development in this area, have been rejected for similar road consideration.

6. Allowing variances in zoning or special permits destroys the purpose of quiet, peaceful family residential areas and sets a present for future small businesses such as garages for car repair, garden sales and other businesses for which the infrastructure was not designed and destroying the value for homeowners.

I am sure that Gary Gaugler can conduct his business in one of the many empty commercial business sites which have low cost leases in these recovering economic times.

Sincerely,

Tamsen Taylor, DVM

***
This electronic mail message, including attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized use, review, disclosure, distribution, or actions taken in reliance on the contents of this information, is prohibited. If you received this e-mail in error and are not the intended recipient, please notify me immediately by telephone or reply e-mail and destroy all copies of the original message.
***

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 8:27 AM
To: Gary Gaugler
Cc: Nicole Hagmaier
Subject: FW: minor use permit

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: review comments.

Sincerely,

Roy Schaefer
Project Planner

From: Linda Schoenhoff [mailto:lindaschoenhoff@surewest.net]
Sent: Monday, July 15, 2013 8:33 PM
To: Roy Schaefer
Subject: minor use permit

I am writing to ask that you not grant the Minor Use Permit requested for the sale of guns and ammunition at the corner of Twin Rocks Road and Morningside Drive.

This seems like a very bad idea, attracting a lot of traffic, calling attention to our community, and creating an attractive nuisance for Hidden Valley residents.
If this individual wants to set up a gun shop in Granite Bay, he needs to find some commercial space in which to do it. We have a quiet neighborhood here and would prefer to keep gun sales far away from here.

I understand that Rocklin is much more hospitable to gun sales that we are here.

Please don't allow this to go any further.

Sincerely,
Linda Schoenhoff
7450 Willow Lane
Granite Bay, CA 95746

8?

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 1:07 PM
To: Gary Gaugler
Cc: Nicole Hagmaier; Sharon Boswell; Paul Thompson
Subject: FW: Letter opposing Gaugler Minor Use Permit
Attachments: DC-260-D22AA4391.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer
Project Planner

From: Holly Auwinger [mailto:HAuwinger@stanpac.com]
Sent: Tuesday, July 16, 2013 12:53 PM
To: Placer County Planning
Cc: Linda Brown; Roy Schaefer; Kirk Uhler; Michael Johnson
Subject: Letter opposing Gaugler Minor Use Permit

Hello,

Attached you will find a letter for the Public Hearing on July 18, 2013 considering the Minor Use Permit (PMPC20130156) Gaugler. I am opposed to this rezoning of a home on a residential street to commercial use considering traffic, safety and type of business. **Please keep my neighborhood residential.**

Thank you,

Holly M. Auwinger
Standard Pacific Homes
(916) 375-5280 direct
(916) 275-8979 cell
(949) 789-9557 fax
standardpacifichomes.com

Despite any other statement in this e-mail to the contrary, this email is not a solicitation, offer, acceptance of an offer, or a negotiation of terms for the sale of a home. Any such agreement must be

84

contained on a properly executed Standard Pacific Homes' form purchase agreement. Standard Pacific Homes sales representatives do not have the authority to bind the company.

July 16, 2013

Roy Schaefer
County of Placer
Community Development Resource Agency

RE: Minor Use Permit (PMPC 20130156), Gaugler

Members of the Planning Commission,

My name is Holly Auwinger and I reside at 8177 Twin Rocks Rd., Granite Bay, CA 95746. I am writing because I am concerned about the potential rezoning of the property at 7970 Twin Rocks Rd and am unable to attend the hearing on July 18, 2013.

Although our neighborhood is in the county and has larger lots it is still a "neighborhood" where families and children ride bikes, horses and take walks. The admittance of this rezoning will increase traffic on our residential street and represent a potential danger to our community.

Per the Notice of Public Hearing I attempted to visit the Planning Commissions Hearings page to review the staff report on July 16, 2013 at 12:30 pm. There was nothing posted for the July 18, 2013 hearing. Therefore I was unable to do my due diligence. I believe this means the hearing may need to be postponed.

I am to assume allowing this rezoning will mean the residence will receive additional deliveries and have consumers going to the home/garage to purchase goods. I do not want that and currently they should not be allowed to conduct business that will impact traffic and possible safety in a residential area. I am against an increase in traffic and having fire arms/ballistics, ammunition and etc. sold on my residential street.

Sincerely,

Holly Auwinger
Placer County Resident
916-275-8979

Nicole Hagmaier

From: Roy Schaefer
Sent: Tuesday, July 16, 2013 10:28 AM
To: Nicole Hagmaier
Cc: Sharon Boswell
Subject: FW: Documents
Attachments: Fire Marshall Letter.pdf; Certificate Of Eligibility.pdf; Placer County Sheriff PCSO.pdf; FFL-Type-1and6.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nicole,

Please put this in the main ZA File.

Thanks,

RS

-----Original Message-----
From: Gary Gaugler [mailto:gary@microtechnics.com]
Sent: Thursday, July 11, 2013 2:36 PM
To: Roy Schaefer
Subject: Documents

Roy:

Thanks for your site visit today. I have attached your requested documents and perhaps one redundant one in case you don't have it.

If you find that you need some other documents or information, please contact me and I will send them.

gary g.

89

Nicole Hagmaier

From: Roy Schaefer
Sent: Wednesday, July 17, 2013 8:24 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; Paul Thompson
Subject: FW: Neighbor Oppostion to Permit at 7970 Twin Rocks Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy

-----Original Message-----
From: Robert Mathews [mailto:roborhobe@yahoo.com]
Sent: Tuesday, July 16, 2013 6:32 PM
To: racine shaw
Cc: Roy Schaefer; Scott Shaw; Mariana Mathews
Subject: Re: Neighbor Oppostion to Permit at 7970 Twin Rocks Rd

Mr. Schaefer,
I am in agreement with the letter the Shaw family sent and have children in the neighborhood as well. Please consider opposing the permit in our residential community, and having the business located in a commercial location.

Thank you,
Robert Mathews
Hidden Valley resident
7560 Morningside Drive
Granite Bay CA 95746

On Jul 16, 2013, at 1:32 PM, racine shaw <mamarace@hotmail.com> wrote:

> Mr. Schaefer,
>

89

> We are writing this letter to state our opposition to issuing a Minor Use Permit for a home based firearms business at 7970 Twin Rocks Road. We live with our 3 children (ages 12, 10 and 7) within 100 yards of this resident and, luckily, received a public notice about this request over the weekend. We moved to this neighborhood 7 years ago and plan to raise our family here. The thought of a home based business selling weapons and ammunitions is deeply concerning to the safety of our children and neighborhood. This type of business greatly affects us in 3 distinct manors.
>
> 1 - This has the potential to bring unwanted people into a quiet rural area that is dominated by neighbors such as us raising their families.
>
> 2 - As homeowners, our concern with having this type of business within our neighborhood will mirror the concerns of potential home buyers considering moving into this neighborhood. Therefore, this has a direct impact on our present and future home value.
>
> 3 - More importantly, the safety and protection of our children is our top priority. After reading this notice out loud to our children, we have been trying to ease their fears and concerns over guns and ammunition being sold so close to our home. Obviously, the recent events in our country in the past few years have significantly increased ours, and our children's, fears in regards to gun violence. To that point; we've attached a letter that our 12 year old son, Brady, wrote in regards to this issue (PDF file).
>
> Although we support the rights of others, please consider that this request deeply impacts many more people than the individual requesting the permit. We believe that the type of business alone would warrant a significant concern to allow this permit. In our opinion, this type of business should never be conducted in a neighborhood setting.
>
> Thank your for your consideration.
>
> Regards,
> Scott & Racine Shaw
> Homeowners, 7897 Twin Rocks Rd, Granite Bay, CA 95746 <brady_placer
> letter.pdf>

89

Nicole Hagmaier

From: Roy Schaefer
Sent: Wednesday, July 17, 2013 8:26 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; Sharon Boswell; Paul Thompson
Subject: FW: PMPC20130158

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy

From: Charles Foerster [mailto:foerster@surewest.net]
Sent: Tuesday, July 16, 2013 9:54 PM
To: Roy Schaefer
Subject: PMPC20130158

Dear Mr. Schaefer,

We are residents of Hidden Valley Community Association, our residence is approximately one mile from the residence at 7970 Twin Rocks Road. We object to the request by Gary Gaugler for a Minor Use Permit to allow a home based firearms business at that address. We do not believe that that is an appropriate business for a residential area. Such a business may attract dubious individuals as well as raising security risks for the surrounding neighborhood. There are many shopping centers and business parks in this area which would be better suited to accommodate Mr. Gaugler's firearms business.

Sincerely,
Charles and Agnes Foerster
7710 Morningside Drive
Granite Bay, CA 95746

Nicole Hagmaier

From: Roy Schaefer
Sent: Wednesday, July 17, 2013 8:27 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; Sharon Boswell; Paul Thompson
Subject: FW: Objection to use permit

Follow Up Flag: Follow up
Flag Status: Flagged

Gary,

FYI: Review comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy

From: Joan W. Cavanagh [mailto:jwc@surewest.net]
Sent: Wednesday, July 17, 2013 7:57 AM
To: Roy Schaefer
Subject: Objection to use permit

Mr. Roy Schaefer
Planning Services Division
Placer County

Re: MINOR USE PERMIT (PMPC 20130156)
GAUGER
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)

Dear Mr. Schaefer:
My husband and I have lived in Hidden Valley for more than 35 years and we vehemently object to the proposed use permit to allow a home based firearms business in the attached garage at APN Number 035-151-025-000. This area of Granite Bay is zoned for residential dwellings and is a quiet, peaceful area for families. It is not suitable for the operation of a business, particularly one for the sale of ammunition along with its design, development and procurement. Such a business would endanger the community by attracting commercial attention, traffic and possibly persons interested in burglarizing this business. Commercial enterprises, such as gun stores, check cashing, coin, pawn and even medical marijuana stores employ heavy security for a reason. And these businesses are in areas where zoning is appropriate

9

to the need for security. In addition, the fire and explosion potential with ammunition would directly endanger the neighborhood. Have the Sheriff, Fire or Forestry Departments assessed this potential?
We strongly urge that this request for a use permit be denied.

Joseph and Joan Cavanagh

92

RECEIVED
JUL 17 2013
PLANNING DEPT.

SAY NO TO HOME BASED FIREARMS BUSINESS IN OUR NEIGHBORHOOD!!

I oppose the request from Gary Gaugler for approval of a Minor Use Permit (PMPC 20130156) to allow a home based firearms business to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions.

Property location: **7970 Twin Rocks Road, Granite Bay, CA 95746**

Name	Address	Phone or e-mail
Sara McKinley	7505 Morningside Dr, Granite Bay	916-768-7900
Karla Gustafson	6932 Blue Oak Lane Granite Bay	916 791-6542
JASON Sutkus	7080 Turner Dr, Granite Bay	916-774-6833
Krista Sutkus	7080 Turner Dr, Granite Bay,	916-774-6833
Paula Campbell	8020 Twin Rocks Rd, Granite Bay	916-791-5921
Gerald Edwards	8258 Twin Rocks Rd	916-791-4351 -95746
Linda Edwards	8258 Twin Rocks Rd	95746
Jens Klopter	6940 Boulder Rd	916-596-3070
Carin Orcutt	6525 Boulder Rd	916 764-8776
Steve Hibbert	8585 Walden Woods Way	916 652-9070
Dan Crawford	8685 Woodrock Way	916 660 9356
Pat Mize	7947 Twin Rocks, Granite Bay,	957
Renee Von Jott	8008 Fox Meadow Lane Granite Bay	95746

93

SAY NO TO HOME BASED FIREARMS BUSINESS IN OUR NEIGHBORHOOD!!

I oppose the request from Gary Gaugler for approval of a Minor Use Permit (PMPC 20130156) to allow a home based firearms business to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions.

Property location: **7970 Twin Rocks Road, Granite Bay, CA 95746**

Name	Address	Phone or e-mail	Comments
John & Nancy Vogel	7427 Vogel Valley Rd	(Residential + Anima	
Roger Thompson	8200 Turner Drive	N/A	
Nancy Thompson	8200 Turner Dr.		
Charlotte Turner	8215 Turner Dr	the4cs44@yahoo.com	
Neil Campbell	8030 Twin Rocks Road	791-5921	
Dick + Mary Clark	7085 Turner	clark4sam@yahoo.com 707-338-9772	
BONNIE & BRENT FORSLIN	7015 MORNINGSIDE DR.	797-0438	
MARK & Kathy	7010 Morningside Dr Granite Bay, CA	BWFORSLIN@GMAIL.COM MKBOW2@surewest.net	
Michael & Roberta	8150 Christian Ln GB	RAMANDO@GMAIL	
Richard + Stephanie Haynes	7095 Turner Dr Granite Bay	916 791-7813 rshaynes@surewest.net	
David & Elaine Bills	8207 Twin Rocks Rd, Granite Bay	791-3047	
Debra + William Eldred	8290 Christian Ln G Bay CA 95746	debrae@surewest.net 916-791-5029	

SAY NO TO HOME BASED FIREARMS BUSINESS IN OUR NEIGHBORHOOD!!

I oppose the request from Gary Gaugler for approval of a Minor Use Permit (PMPC 20130156) to allow a home based firearms business to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions.

Property location: **7970 Twin Rocks Road, Granite Bay, CA 95746**

Name	Address	Phone or e-mail
Sandra Casey Herold	7072 Morningside	(916) 740 2812
Robert Curly	7877 Twin Rocks Rd	916-791-0152
David Curtis	8375 Walden Woods Way Granite Bay,	916-652 5799
Lori Vieira	8375 Walden Woods Way Granite Bay	916 801-4153
KELLY TEAGUE	8240 Parus Way Granite Bay CA 95746	916-660-9879

SAY NO TO HOME BASED FIREARMS BUSINESS IN OUR NEIGHBORHOOD!!

I oppose the request from Gary Gaugler for approval of a Minor Use Permit (PMPC 20130156) to allow a home based firearms business to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions.

Property location: **7970 Twin Rocks Road, Granite Bay, CA 95746**

Name	Address	Phone or e-mail
Arlene Bryan	8051 Turner	
[signature]	7395 Turner	

SAY NO TO HOME BASED FIREARMS BUSINESS IN OUR NEIGHBORHOOD!!

I oppose the request from Gary Gaugler for approval of a Minor Use Permit (PMPC 20130156) to allow a home based firearms business to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions.

Property location: 7970 Twin Rocks Road, Granite Bay, CA 95746

Name	Address	Phone or e-mail
Judith A Dreher	6615 VIREO WAY GRANITEBAY CA 95746	916·652·4957 OFFICE

PAULA campbell - 916-791-5921 | 8020 TWIN ROCKS & TURNER.

97

Nicole Hagmaier

From: Katie Cather <ktcather2002@hotmail.com>
Sent: Wednesday, July 17, 2013 12:06 PM
To: Placer County Planning; jimcather@hotmail.com
Subject: SUBJ: Zoning Admin Hearing: PMPC 20130156—GAUGLER

Please accept this comment and also forward it to the appropriate administrator:
SUBJ: PMPC 20130156—GAUGLER
Ladies and Gentlemen:

The request for a Minor Use Permit to allow a home-based ammo/firearms business ins a Residential zone is totally bizarre and unacceptable.

Granting this request will put the residents of the area at risk with ammunition that could explode—fire, etc.—let alone setting precedence to toss health and safety code intentions aside. This is the type of business where the proprietor needs to follow the law and zoning codes, and rent a commercial space in an area appropriately zoned for developing and maintaining custom ballistics, ammo, firearms, and sales of such.

In addition, both Morningside Drive and Twin Rocks are relatively narrow residential streets—not designed for extra traffic that a business operating out of a garage may generate. Regardless of how the request is couched or what is "promised," this type of dangerous operation has no business in a residential neighborhood. It belongs in commercial or industrial zoning.

It is highly doubtful that such a grandiose and egregious request with its unacceptable inherent public safety risks can possibly be categorically exempt from CEQA. CEQA has public safety components that must be applied to such a proposal, as well as traffic impacts.

We urge a strong, swift rejection of the MUP. The request should be denied so that neighbors will not be put at risk or have to worry about being injured by such a potentially dangerous business in a residential area.

Katie and Jim Cather
P.O. Box 2052
Loomis, CA 95650

Nicole Hagmaier

From: Roy Schaefer
Sent: Thursday, July 18, 2013 8:02 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; EJ Ivaldi; Paul Thompson
Subject: FW: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

Gary,

FYI: Review Comments.

Nicole: Please put this in the ZA File.

Sincerely,

Roy Schaefer

From: Brent Kesterson [mailto:brenthvca@gmail.com]
Sent: Wednesday, July 17, 2013 3:31 PM
To: Welch, Ken
Cc: Shelley Weisickle; Tamsen Taylor; Roy Schaefer; Bonnie Forslin; " " <sxrickman@gmail.com>; " " <karla123@prodigy.net>; GBFS; Belt Errol & Kelli; Harry Valler; Ken Welch HVCA; Mark Bowers; Sharyn VanTassell Matin; Sue Garcia
Subject: Re: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

Well said Ken.

Brent Kesterson

On Jul 15, 2013, at 5:09 PM, "Welch, Ken" <KWelch@McCarthy.com> wrote:

> It is my opinion that HVCA should not take a position on an issue that seems to appear more political than for any other reason. If residents want to protest let them use their voice not hide behind the HVCA. Therefore, I don't think the Board should take any action. Not everyone in the Community is anti – guns. If you study the typically reason for most Private individuals requesting resale license is because creates an avenue to collect guns that they want have without worrying about the FTA bothering them. Of all the gun dealers, that I know most sell on line and ship or at gun shows. The previous email with the list of reasons against was totally absorbed and defines logic. If there is a concern over gun fire, HVCA should have done something about the Owners of property across Auburn Folsom for the last 25years who duck hunt every year.
>
> **From:** Shelley Weisickle [mailto:sweisickle@aol.com]
> **Sent:** Monday, July 15, 2013 4:36 PM
> **To:** Tamsen Taylor
> **Cc:** rschaefe@placer.ca.gov; 'Bonnie Forslin'; ; ; 'GBFS'; Belt Errol & Kelli; Brent Kesterson hvca; Harry Valler; Welch, Ken; Ken Welch HVCA; Mark Bowers; 'Sharyn VanTassell Matin'; 'Sue Garcia'
> **Subject:** Re: SUBJECT: MINOR USE PERMIT (PMPC 20130156) Gaugler Firearms sales in residential area

99

This home is right next to HV and Brent & Bonnie's. Can Hidden Valley Homeowner's Association take a position against this use?

Sent from my Verizon Wireless 4G LTE DROID

Tamsen Taylor <tamsentaylor@sbcglobal.net> wrote:

SUBJECT: MINOR USE PERMIT (PMPC 20130156)

GAUGLER

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Gaugler for approval of a Minor Use Permit to allow a home based firearms business land use to be located in an existing detached garage. The request includes a business plan with the purpose of developing and maintaining custom ballistics· to include ammunition and data for long guns and for the design, development, procurement and sale of ammunition and for other lawful business transactions. The subject property, Assessor's Parcel Number 035-151-025-000, comprises approximately 2.5 acres, is currently zoned RS-AG-B-100 (Residential Single-Family District, combining Agriculture, combining 100,000 square foot minimum Building Site) and is located 7970 Twin Rocks Road in the Granite Bay area. The Zoning Administrator will also consider findings of Categorical Exemptions [Section 15301 of the CEOA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEOA Guidelines and Sections 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 -New construction or conversion of small structures.)] The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061

Dear Placer County Planning Commission and Supervisor Mr. Kirk Uhler:

I strongly disapprove of a minor Use Permit to allow a home base fire arm sales business from a garage in a residential area for several reasons:

100

1. Encouragement of dangerous materials in a residual area where families, children and pets live can have serious life- threatening risks.

2. The proximately to Folsom Lake makes it easy for guns recently purchased to be used for shooting wildlife or target practice and inadvertently injuring walkers, joggers, horses, dogs as well as wildlife.

3. As you know, park rangers already do not have the budget or ability to monitor and patrol these areas.

4. When one travels down Twin Rocks Road you will see that it is already an narrow road with no sidewalks, no shoulder or side trail. It is a heavily used roads by vehicles often trucks, horse trailers, school buses, resident cars and is barely wide enough for two large cars to pass . In addition the road has many dips up and down which restricts visibility and most cars and trucks exceed a safe speed limit.

5. Many people use Twin Rocks Road to enter Folsom Lake to hike, bike and ride horses, making more traffic is dangerous. There is no room to park along the road and little room to pull over to share the road. Any additional traffic would make it worst. Previous attempts at development in this area, have been rejected for similar road consideration.

6. Allowing variances in zoning or special permits destroys the purpose of quiet, peaceful family residential areas and sets a present for future small businesses such as garages for car repair, garden sales and other businesses for which the infrastructure was not designed and destroying the value for homeowners.

I am sure that Gary Gaugler can conduct his business in one of the many empty commercial business sites which have low cost leases in these recovering economic times.

Sincerely,

Tamsen Taylor, DVM

***
This electronic mail message, including attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized use, review, disclosure, distribution, or actions taken in reliance on the contents of this information, is prohibited. If you received this e-mail in error and are not the intended recipient, please notify me immediately by telephone or reply e-mail and destroy all copies of the original

message.
***

102

Nicole Hagmaier

From: Roy Schaefer
Sent: Thursday, July 18, 2013 8:07 AM
To: Gary Gaugler
Cc: Nicole Hagmaier; Sharon Boswell; EJ Ivaldi; Paul Thompson
Subject: FW: use permit to sell firearms at Morningside Dr. and Twin Rocks

Importance: High

Gary,

FYI: Review comments.

Nicole: Please put in the ZA File.

Sincerely,

Roy

From: Gloria Teague [mailto:psaia@surewest.net]
Sent: Wednesday, July 17, 2013 8:23 PM
To: Roy Schaefer
Subject: use permit to sell firearms at Morningside Dr. and Twin Rocks
Importance: High

I am strongly against the issuance of a use permit to Gary Gaugler to sell fire arms from his garage! This is a dangerous precedent to set in a noncommercial residential area. My experience in the preparation of construction drawings in State Office Buildings, lead me to believe that the existing garage is not constructed to meet necessary safe storage requirements for ammunition and firearms. It also is not a desirable location for this type of business.
Thank You,
Gloria Teague
8080 Morningside Drive
Granite Bay, CA 95746

July 23, 2013

Mark & Katherine Bowers
7010 Morningside Drive
Granite Bay, CA 95746

Mr. Michael Johnson
Agency Director
CDRA
3091 County Center Drive
Auburn, CA 95603

Dear Mr. Johnson:

Please accept this letter as our opposition to the proposed minor use permit (PMPC 201130156) Gaugler Categorical exemption. Our home is two lots removed from Mr. Gaugler's lot in the heart of a residential community.

Mr. Gaugler has every right to run his business enterprise, but we would encourage him to relocate it to a more logical commercial area away from children, horses and families.

Thank you for your consideration,

M. K. Bowers

Mark K. Bowers

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue
Auburn, CA 95603
County Contact: Linda Brown, Field Representative (916) 787-8950

August 14, 2013

Honorable Chairman Miner (Mickey) Gray
And Members of the Planning Commission
Placer County Planning Commission
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: GBMAC Consideration and Recommendations regarding the "Microtechnics, Inc. Home Occupation Permit - Minor Use Permit Request"

Chairman Gray:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC), this letter is provided to communicate to the Planning Commission a summary of our deliberations and resulting recommendation regarding the Home Occupation Permit and Minor Use Permit Request for the "sale and repair of firearms" as a Home Occupation per Section 17.56.120 of the Placer County Planning and Zoning Ordinance.

After hearing from County Staff, the Applicant and the Public regarding the request, the MAC deliberated and voted to recommend approval of the permit, subject to the inclusion of specific limitations on the home occupancy permit as stated in the applicant presentation, including the restriction of business to only mail delivery with no customers allowed on site, limited postal service delivery truck service, no blocking of common access roads, and limitations on storage of materials as stipulated by the South Placer Fire District. The GBMAC vote was unanimous with 4 ayes, 1 abstention (2 members not present) to recommend approval as amended.. There was concern from surrounding neighbors, including: excessive delivery truck traffic, hazards associated with the storage of dangerous materials, the business attracting non-residents and possible undesirable visitors into a residential neighborhood, proper security of the property and the appropriateness of the specific type of business proposed within a residential neighborhood. The approved motion was to recommend approval by the Planning Commission and Board of Supervisors, as presented to and modified by the MAC.

Thank you for the opportunity to review this project, to work with the community and to provide you with our input. Please contact me or any other GBMAC Member if we can be of further service in explaining our process and deliberations.

Sincerely,
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

WALT PEKARSKY
Chairman

C: Honorable Kirk Uhler, Supervisor, District 4
Ms. Linda Brown, District 4 Field Representative and GBMAC Administrator

10

ATTACHMENT G