



**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)

RECOMMENDED BY PLANNING COMMISSION ON AUGUST 22, 2013

7. Applicant shall acquire a suitable gun safe to secure any firearms that are not the owners personal weapons.

8. This Minor Use Permit is approved for 24 months and shall expire on November 19, 2015, unless exercised by issuance of a Business License and approval of all required Federal, State and local license/permit approvals and registrations. (PLN)