

To Co. of Blacas;

RECEIVED
JUL 15 2013

7/12/13

In regard to review of New Business (Zoning) (ZMPC 130156).

We reject this zoning for the following reasons.

1. The tranquility of the land receipts that are so heavily orientated, not lots of clutter.
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.

O. Brown-Fernandez

7060 Merriamgate Dr

San Ramon, CA 94576

ROBERT D. PETERSON
LAW CORPORATION

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

TELEPHONE: (916) 624-4551
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OF COUNSEL
RONALD E. MEDEIROS
MANUEL M. MELGOZA

ROBERT D. PETERSON
DAVID W. DONNELL
MADELINE KIM SCATES

July 12, 2013

RECEIVED
JUL 15 2013

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

PLANNING DEPT.

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?

July 12, 2013

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 (PM@C20130156) 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 OF OUR 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

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PAGE 1 OF 2

W. J.
45 12 08

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 FACTORY AND 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.



7427 Vogel Valley Road
Granite Bay, CA 95746

July 14, 2013

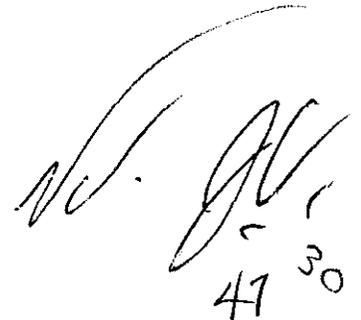
County of Placer
Community Development Resource Agency
Attn: Michael Johnson, AICP & BOARD MEMBERS.
Agency Director

RE: MINOR USE PERMIT (pmc20130156) hearing JULY 18, (9:00 A.M.)
Dear Mr. Johnson:

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Handwritten signature and date: 47 30

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JOHN VOGEL

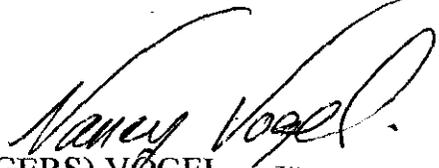


NANCY (ROGERS) VOGEL

Daughter of Warren T. Rogers, Sr.

Developer of Hidden Creeks

AJOINING CHRISTEN LN, & HIDDEN VALLEY EST & TWIN ROCKS RD.



48³¹

July 14, 2013

Mr. Roy Schaefer

Planning Services Division

3091 County Center Drive

Auburn, California 95603

Re: Minor Use Permit (PMPC 20130156), Gaugler

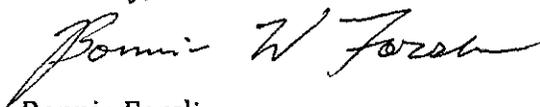
Dear Mr. Schaefer,

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 Forslin

CC: Michael J Johnson, AICP Agency Director

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JUL 16 2013

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49³²

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

51 34
7/14/2013

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 CEQA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEQA 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 proximity 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 moves 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

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JUL 16 2013

PLANNING DEPT.

54

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)

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JUL 16 2013

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55-02

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

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

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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. Schaefer 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 want 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 placed 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

WAg, Granite Bay

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

60 4/3

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

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

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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

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. Schaefer 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 want 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 placed 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

6A 45

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 combustibile 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

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.**

- 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

51
68

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.

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

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

72 05

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.

Sincerely,

7/15

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

75-58

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 ammunicions 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>

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 rschaefer@placer.ca.gov

Karla

Karla Gustafson
6932 Blue Oak Lane
Granite Bay, CA 95746

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

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

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

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 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 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)

July 16, 2013

RECEIVED
JUL 17 2013

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

PLANNING DEPT.

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

8463

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,

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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 directly endanger the neighborhood. Has the County Sheriff, Fire, or Forestry Depts assessed this potential?

Again, please do not allow this use permit.

Sincerely,



RECEIVED
JUL 17 2013

PLANNING DEPT.

8972

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

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a. Safety and Crime.

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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.

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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)

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 CEQA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEQA 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 proximity 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

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: rschaefer@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

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CATEGORICAL EXEMPTION

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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 than we are here.

Please don't allow this to go any further.

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

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

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.

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,
>

> 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>

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

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

RECEIVED
JUL 17 2013

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

PLANNING DEPT.

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

<u>Name</u>	<u>Address</u>	<u>Phone or e-mail</u>
Sara McKinley	7505 Morningside Dr, Granite Bay	916-768-7900
Karla Gustafson	6932 Olive Oak Lane Granite Bay	916 791-6542
JASON SUTKUS	7080 Turner Dr, Granite Bay	916-774-6833
Kirsta Suthus	7080 Turner Dr, Granite Bay	916-774-6833
Paula Campbell	8020 Twin Rocks Rd, Granite Bay	916-791-5921
Beyald Edwards	8258 Twin Rocks Rd	916-791-4351 - 95746
Linda Edwards	8258 Twin Rocks Rd	95746
Jens Klozler	6940 Boulder Rd	916-596-3070
Lanni Pruitt	6525 Boulder Rd	916 744-8776
Steve Hilbert	8585 Walden Woods Way	916 652-9070
Day Crawford	8685 Woodstock Way	916 660 9356
Pat Mize	7947 Twin Rocks, Granite Bay	95746
Ken Vozzato	8005 Fox Meadows Lane Granite Bay	95746

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)	- AN/14
Peggy Thompson	8200 TURNER DRIVE	N/A	
Nancy Thompson	8200 Turner Dr.		
Charlotte Turner	8215 TURNER DR	the4c544@yahoo.com	
Abel Raphael	8000 Twin Rocks Road	791-5921	
Dick & Mary Clark	7085 Turner	707-338-9992	Clark4sum@yahoo.com
BONNIE & BRENT FORSLIN	7015 MORNINGSIDE DR.	792-0438	
MARK & Kathy	7010 MorningSide Dr	BWFORSLIN@GMAIL.COM	
	Granite Bay CA	MKBOWEN@SUREWEST	-NE
Michael & Roberta	8150 CHRISTIAN LN	GB	RAMANODI@SMAR
Richard & Stephanie Heques	7095 Turner Dr	Cremble Bay 916-791-781	
David & Elaine Bills	8207 Twin Rocks Rd	Granite Bay 791-5029	rshaynes@surewest.net
Debra & William Eldred	8290 Christian Ln	G Bay CA 95746	
		debrae@surewest.net 916-791-5029	

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 in 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: rschaefer@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:

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 CEQA Guidelines and Sections 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 -Existing Facilities and Section 15303 of the CEQA 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 proximity 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 a narrow road with no sidewalks, no shoulder or side trail. It is a heavily used road 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 worse. 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 precedent 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

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