



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: May 22, 2014
ITEM #: 1 B)
TIME: 10:05 am

TO: Placer County Planning Commission
FROM: Stacy Wydra, Senior Planner
DATE: May 8, 2014
SUBJECT: **SIERRA NORTHWEST PROPERTIES, LLC / TRUCKEE RIVER RAFT COMPANY
CONDITIONAL USE PERMIT / RAFTING LICENSE (PRFT 20140021)
MITIGATED NEGATIVE DECLARATION (SCH NO. 2002042137)
SUPERVISORIAL DISTRICT 5, MONTGOMERY**

GENERAL PLAN/COMMUNITY PLAN AREA: Placer County General Plan, Alpine Meadows General Plan, and Tahoe City Community Plan.

GENERAL PLAN DESIGNATION: Commercial and Recreation

ZONING: PAS 001A (Tahoe City Community Plan, Special Areas 1, 2 and 3)
RS-B-43 (Residential, Single-Family, combining minimum building site of 43,000 square feet)
O (Open Space)
W (Water Influence)

STAFF PLANNER: Stacy Wydra, Senior Planner

LOCATION: The proposed project involves the permitting of a commercial rafting rental business on the Truckee River from Tahoe City to Alpine Meadows. The proposed project begins or the "put-in" is in Tahoe City, approximately a quarter mile southwest of the Tahoe City intersection of State Route 89 and West Lake Boulevard. The terminus of the project or the "take-out" is located at the River Ranch near the intersection of Alpine Meadows Road and State Route 89.

OWNER/APPLICANT: Sierra Northwest Properties, LLC / Truckee River Raft Company c/o: Sam Rudnick

PROPOSAL:

The applicant, Truckee River Raft Company is requesting to renew its Rafting License / Special Business License and Conditional Use Permit (CUP) for outdoor recreation concessions in order to continue to operate its existing commercial river raft rentals business along the Truckee River for another three-year term.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance. With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels. The Mitigated Negative Declaration is attached (Attachment D) and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. The Planning Commission will be required to make a finding to this effect.

PUBLIC NOTICES:

Public notices were mailed to property owners of record within 300 feet of the project area, including all property owners along the portion of the Truckee River proposed for use. A public hearing notice was also published in the *Sierra Sun* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. The Departments of Public Works, Environmental Health, Air Pollution Control District, Sheriff, North Tahoe Fire Protection Agency, United States Forest Service, the Tahoe Regional Planning Agency, the Lahontan Regional Water Quality Control Board, Caltrans and the North Tahoe Regional Advisory Council were transmitted copies of the project plans and application for review and comment. County Staff and special agency comments have been addressed and conditions have been incorporated into the staff report.

BACKGROUND:

Since the mid-1970s, Placer County has regulated commercial rafting activities on the Truckee River. The Placer County Code, through the Rafting Ordinance (Sections 5.16.270 through 5.16.290), sets forth regulations and requirements for commercial rafting businesses (a special business license), including a maximum availability of 200 commercial raft licenses on the river at any given time. These 200 rafts are shared equally between two operations: Ryan Bell and Richard Courcier are the operators of Tahoe Mountain Air Sports, Inc. and Sam Rudnick is the operator of Tahoe Sierra Recreation (Truckee River Raft Company).

The applicants' last request for a renewal of their rafting licenses (special business license) was last reviewed and approved by the Planning Commission in May of 2011. The Rafting Licenses are implemented through the approval of the Conditional Use Permit. Therefore, at that time the Planning Commission also approved a three-year extension of the associated Conditional Use Permit for the outdoor recreational concessions.

In terms of operations, all rafting activities begin in Tahoe City, near the dam outlet by the intersections of State Routes 28 and 89, which is known as the "Wye." Mountain Air Sports Inc. and Tahoe Sierra Recreation customers enter on the private commercial properties located on the north side of the river. Most of the so-called "private" rafters (i.e. those who are not renting from the commercial companies) enter the river from an U.S. Forest Service property known as the "64 acres", on the south side of the Truckee River, a short distance downstream from the commercial operations.

The commercial rafting excursions terminate approximately 3.5 miles downriver, near Alpine Meadows Road at the entrance of Alpine Meadows. The Tahoe Sierra Recreation operation has an approved egress point at the River Ranch Resort, and the Tahoe's Mountain Air Sports operation has an approved egress point a short distance upstream known as Bell's Landing, on property currently owned by the Tahoe City Public Utility District (TCPUD). Because that property is publicly owned, it is also a point of egress for the "private" rafters as well.

In previous years, Variance applications to on-site parking requirements, accompanied the Conditional Use Permit applications. The County has encouraged the companies to rely primarily on off-site parking away from the Tahoe City Wye, to relieve traffic congestion in that area. As a result, both companies have developed off-site parking facilities. Through the Conditional Use Permit process and the provisions of the Rafting Ordinance, off-site parking can be authorized without the need for a Variance.

SITE CHARACTERISTICS:

The Tahoe City site: The commercial rafts enter the Truckee River at junction of State Routes 89 and 28, along State Route 89. The parcel is fully developed with a mix of retail and commercial uses. The majority of the site is impervious cover and the Truckee River borders the southern boundary of the property.

The Alpine Meadows site: The commercial rafts disembark the river at this juncture. The site is bordered by the Truckee River to the North and is surrounded by forest land and residential/commercial development. The site, know as Bell's Landing, is a mixture of paved and unpaved parking area/driveway. There is a limited tree canopy bordering the river.

EXISTING LAND USE AND ZONING:

	LAND USE	ZONING
TAHOE CITY SITE	Rafting Business/Food Establishments	Retail/Tourist
NORTH	State Route 28/Commercial Businesses	Retail/Tourist
SOUTH	Truckee River	Recreation
EAST	State Route 89	Retail/Tourist
WEST	Rafting Business	Retail/Tourist

	LAND USE	ZONING
APLINE MEADOWS SITE	Parking Lot/Egress Point	RS-B-43
NORTH	Truckee River	W-Recreation
SOUTH	Open Space-Forest Land	RS-AG-43
EAST	Open Space-Forest Land	RS-B-43
WEST	Residential	RS-B-43

ANALYSIS:

General Plan/Community Plan Consistency

The proposed land use is consistent with the goals and policies of the Tahoe City Community Plan, the Alpine Meadows General Plan, and Placer County General Plan. Both Special Area # 1 (Retail/Tourist Area) and # 3 (Recreation Area) allow for boat launching facilities and beach recreation. Furthermore, the project is consistent with the policies of the Special Areas in that Special Area # 1 encourages tourist oriented uses and priority should be given to locating retail uses on street and sidewalk frontages and Special Area # 3 states that public outdoor recreation uses are encouraged and this area is targeted for increased public access to lake and river access.

Special Area # 3 requires a Use Permit for Outdoor Recreation Concessions. Outdoor Recreation Concessions is defined as facilities which are dependent on the use of outdoor recreation areas such as onsite food and beverage sales, onsite recreational equipment rentals, para-sailing, rafting, and onsite recreation instruction. This also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area. The use of commercial rafting down the Truckee River complies with the intent of Special Area # 3 in that rafting on the Truckee River is a public outdoor recreation use encouraged by the policies of Special Area # 3.

Rafting Ordinance

Per Chapter 5, Business Licenses and Regulations of the Placer County Code, Article 5.16 provides for Special Business Licenses for Rafting. Sections 5.16.270, *Rafting*; 5.16.280 *Rafting – Application requirements*; and 5.16.290 *Rafting – License requirements* governs the rafting operations. These requirements include but are not limited to the requirements of permits (special business license, raft tags, and a conditional use permit), definition of raft, business and rafting locations, exceptions, application submittal requirements, public hearing requirements, limitations on rafting tags issued, liability insurance requirements, requirements for safety floatation devices to be provided to the rafters, provide off-street parking, provisions for vehicle access, traffic control and shuttle service for customers, removal of trash and other debris, notifications to the customer to include but not be limited to, the river contains white water areas, certain lands along the river are private property and shall be not trespassed upon, the locations of the restroom facilities, times of operations, and to respect all signs, including those protecting sensitive areas along the river.

Per the purpose section of Article 5.16.270 *Rafting* Placer County found that the sport of rafting serves a desirable and legitimate recreational need. The Board of Supervisors further found that it is both reasonable and proper to require that any business utilizing public resources for private benefit should take such steps as are reasonable and appropriate to protect those valuable and natural resources.

Per Section 5.16.290B., *Rafting – License requirements*, Term of License allows the Planning Commission to approve, deny, take under advisement, or conditionally approve the issuance of a rafting license. Any valid or reasonable conditions necessary to protect the public health, safety, or general welfare, or in order to protect a valuable natural resource may be required of the licensee. Rafting licenses are valid for a term of thirty-six calendar months, unless a shorter time period is specified in the license.

The Truckee River Water Quality

Two rafting company permittees have submitted applications for the renewal of their permits in order to run approximately 100 rafts each (200 total) daily on the Truckee River. Since 2002, Placer County has been requiring that the commercial rafting businesses pay a "fair-share" fee towards river clear-up, habitat restoration, rafter education, and monitoring responsibilities. Current water quality regulatory requirements have resulted in this "fair-share" funding responsibility to include assisting Placer County with comprehensive water quality monitoring and streambank erosion control implementation.

This reach of the Truckee River and its numerous watersheds are the focus of numerous water quality studies, monitoring programs and State Regulations. A great deal of this activity has occurred in the last decade with numerous new state regulations within the last three years. One of the main purposes of this activity is to obtain information concerning the Truckee River's water quality and how that affects the beneficial uses of the River. The information obtained thus far has led the Lahontan Regional Water Quality Control Board (LRWQCB) to issue approximately ten (10) National Pollutant Discharge Elimination System (NPDES) permits within the watershed areas leading to the Truckee River. These permits require the permittees, in general, to identify, manage and reduce pollutants from their jurisdictions. The main pollutant of concern is apparently sediments from human generated activities.

The LRWQCB has specifically required Placer County to develop a Truckee River Water Quality Monitoring Plan (TRWQMP). This plan includes a comprehensive look at all the existing information and ongoing activities of numerous entities in several watersheds and provides a

plan and implementation schedule on how best to monitor the water quality of the Truckee River in the future.

The LRWQCB also requires Placer County through its Phase II NPDES program to submit annual reports of the County's activities to protect the water quality of the Truckee River. LRWQCB has also imposed a Total Maximum Daily Load (TMDL) for sediment within this reach of the Truckee River. This TMDL has led to water quality monitoring and sampling requirements as outlined in the TRWQMP.

The LRWQCB noticed in the past that portable restrooms have been placed temporarily in the 100-year floodplain of the Truckee River. The LRWQCB supports the portable restrooms and this reasonable approach to water quality protection in support of public recreation. Furthermore, the LRWQCB suggested that a public education component for the operators, and appropriate management measures for timely removal of the facilities in the event of seasonal closure or threat of flooding that would affect any temporary facilities, should also be considered.

These regulatory requirements have led to sampling and monitoring obligations that have recently commenced within the rafting permit area. The Stormwater Division of the Department of Public Works has estimated these monitoring costs to be approximately \$18,000 per year. The sampling and monitoring may determine whether the rafting operations have an effect on water quality of the Truckee River.

2013 River Monitor Report

The summer of 2013 was the sixteenth year of the Truckee River Monitor Program supervised by Placer County Department of Health and Human Services, Division of Environmental Health. The River Monitor Program is designed to monitor both commercial and private rafting and the condition of the riparian zone along the Truckee River. Commercial (rental) and private (self-outfitted) rafters float a 3.5-mile section of the River that starts near Fanny Bridge in Tahoe City and ends at River Ranch, just upstream of Alpine Meadows Road.

Raft Counts

According to the 2013 River Monitor Report, the average number of private rafters per day was over half the number of commercial rafters per day. These raft counts were conducted several hours a day, four days a week, spread evenly between weekdays and weekends. The River Monitor performed counts between 10:00 am and 2:00 pm. Days were randomly selected for the raft counts. The word "raft" is defined in the Placer County Code as "any raft, inner tube, or any other type of inflatable or non-inflatable flotation device used or intended to be used for traversing any river or stream", kayaks, canoes, inner tubes and personal rafts used on the River were counted as "private rafts", including unoccupied rafts that held coolers and other gear.

The Lower Truckee Recreation Monitoring Plan regulates the type of visitor use data the River Monitor is responsible for collecting throughout the rafting season. According to the 2013 Executive Summary River Monitor Report, peak use data was collected at "The Pipe", just north of the Bike Bridge in Tahoe City. In order to be included in the count, rafts had to pass below the Pipe within the designated window between 10 am and 2 pm. For purposes of these counts, any types of floating craft on the River were considered "rafts". These included, but are not limited to, commercial and private rafts, inflatable and hard-shell kayaks, canoes, inner tubes, and air mattresses. The River use count is outlined in the following table:

RIVER USE COUNT DATA: 2013 TOTAL RAFTS

Truckee River Raft Co.	Mountain Air Sports	PRIVATE	TOTAL
2925	2990	7640	13555
21.58%	22.06%	56.36%	100%

In 2012, the river traffic as randomly sampled by the two Rafting Companies was 53.6% of public rafters and 46.4% of commercial rafters. In 2013, the traffic from private rafts increased by three percent to 56.4% with the two commercial companies at 43.6%.

Trash and Sanitation

According to Section 5.16.290A of the Placer County Code, all rafting licenses and operations shall be subject to License Requirements, including providing sanitation facilities and trash receptacles at the river ingress and egress points and the removal of trash and other debris daily from the business location, and at the river ingress and egress points. Per the 2013 River Monitor Report, trash removal was performed twice daily (more when needed) during the rafting season. It was observed that Saturday's appeared to be the worst day for trash, due to the private rafters dumping their rafts, coolers, and other trash, at Bell's Landing and the River Ranch Lodge after finishing their run down the Truckee River. Trash and other items dumped along the river were picked up by the Rafting Companies as soon as possible.

Per Section 5.16.290C, Item 7 of the Placer County Code states: "Two divided toilets shall be provided at an approximate midpoint between ingress and egress areas and shall be serviced as often as usage dictates or at any time the Placer County Health Department determines it is necessary. Such toilets shall be placed only with the prior approval of the Placer County Health Department and the owner of said land where they are to be located." A Condition of Approval required that additional toilets be provided by the River Companies. The River Companies provided twelve portable toilets along the River. Two toilets were placed at Emerald Pool, two were located at Port-A-Potty Point, two located at an area a few hundred feet north of Ellis Island, two portable toilets were located at the return shuttle waiting area at Bell's Landing, and four portable toilets were located in the parking lot of 64-Acres. The River Companies were responsible for the toilets and contracted with the portable toilet supplier for maintenance and disposal.

The River Monitor noted that the Rafting Companies property maintained the River corridor throughout the 2013 rafting season and were in compliance with trash and portable toilet clean-up. The River Monitor observed that trash cans were emptied on a daily basis and sometimes emptied several times a day. The required number of toilets were always available and were well maintained.

Parking and Circulation

Parking and traffic were also observed by the River Monitor. There are several places that private rafters park their vehicles, including 64-Acres near the ingress and the River Ranch Lodge/Bell's Landing near the egress. When these parking areas are full, many people create their own parking spots in the dirt and grass, and on the sides of the State Routes. Other areas used for vehicle parking were: 1) Fairway Drive (next to the Chevron Gas Station), where there is one "No Parking" sign posted, 2) on State Route 89 next to the River, particularly just north on State Route 89 between the Bike Bridge and Tahoe City Lumber Company, 3) on State Route 89 at the egress area near River Ranch Lodge, and 4) on State Route 89 between the River Ranch Lodge (Alpine Meadows Road) and Squaw Valley Road.

It was stated in the 2013 River Monitor Report that parking is an area of concern with regards to public safety. More controlled parking is needed and the volume of cars should be limited. Some type of enforcement should be considered in the solution. On the occasions where the River Monitor directed rafters and bikers, the public did cooperate with a simple explanation in most cases.

Parking at Fairway Drive and State Route 89 is also very busy, and signage is ignored by private rafters. One of the most dangerous locations is on State Route 89 and Fairway Drive. Both the Chevron and Shell gas stations sell public rafters floatation devices, allow them to fill the devices with air and then they proceed to cross the State Route. The area of which they cross does not contain a crosswalk. The closest crosswalk is at the stop light, in the other direction of the River's ingress. The other noted dangerous area is at the River Ranch and State Route 89. At this location, many rafters run across the road to get their cars parked along the road. The foot traffic along the road is also a concern and a hazard for drivers as well as the rafters. Without a large increase in enforcement at this location to control traffic and rafters the potential dangers continue to exist.

Ecological Health

In addition to the discussion contained earlier in this staff report, the River Monitor also documented the Truckee River's ecological health and ensuring the rafting companies uphold the conditions of their permits. The River Monitor has noted in the 2013 report that the restricted areas had not been disturbed as long as the fencing and signage remained in place and as the water flow began to decrease there was some bank erosion in various places, predominantly at the ingress and egress. The River Monitor observed a new area of concentration between the Pipe and First Bridge and parts of the bank were beginning to deteriorate. The River Monitor noted that the rafting companies have generally complied with the conditions of their permits.

Since 2002, Placer County has been requiring that the commercial rafting businesses pay a "fair share" fee towards river clean-up, habitat restoration, rafter education, and monitoring responsibilities. As mitigation, the applicant agrees to participate on a "fair share" basis toward the appropriate education of customers, provision of signage in areas of sensitive vegetation, and the employment of personnel to help monitor and enforce conditions of approval.

NORTH TAHOE REGIONAL ADVISORY COUNCIL

The project was presented to the North Tahoe Regional Advisory Council (NTRAC) as an action item on May 8, 2014. No member of the Council expressed any dissatisfaction pertaining to the re-issuance of the rafting permits. There was no public comment at the NTRAC meeting. NTRAC members voted unanimously to approve a three-year Rafting License and Conditional Use Permit for the rafting operations.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Mitigated Negative Declaration, adopt the Mitigation Monitoring Program, and approve the Conditional Use Permit for Outdoor Recreational Concessions and the Rafting License for the Truckee River Raft Co. (PRFT 20140021), based upon the following findings and subject to the attached recommended conditions of approval.

FINDINGS:

CEQA

1. The Mitigated Negative Declaration has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures address air quality, biological resources, hydrology and water quality, soils, transportation and traffic, noise, and utility and service systems. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts.
- ~~2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.~~
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The Mitigation Plan/Mitigation Monitoring Program prepared for the project, as set forth in Attachment E, is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

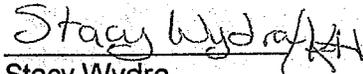
Conditional Use Permit:

1. The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
2. The proposed use is consistent with all applicable provisions of Chapters 17 and 18 of the Placer County Code.
3. The proposed use is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan, Tahoe City Area General Plan and Tahoe City Community Plan, and the Alpine Meadows General Plan.
4. The establishment, maintenance or operation of the proposed use would not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and would not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.
5. The proposed use is consistent with the character of the immediate neighborhood and would not be contrary to the orderly development of the Tahoe City Area General Plan and Tahoe City Community Plan or Alpine Meadows General Plan.
6. The proposed use would not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Tahoe City Area General Plan, Tahoe City Community Plan, the Alpine Meadows General Plan, and Placer County General Plan.

Rafting License:

1. The applicant, Truckee River Raft Company has complied with all of the requirements for the issuance of a rafting license as required under the Placer County Rafting Ordinance (Section 5.16.270 – 5.16.290, see Attachment F) for an additional three (3) year period.

Respectfully submitted,



Stacy Wydra
Senior Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plans
- Attachment D – Mitigated Negative Declaration
- Attachment E – Mitigation Monitoring Program
- Attachment F – County Code Sections 5.16.270-5.16.290
- Attachment G – Correspondence received from Steve Hoch

cc: Owner/Applicant – Sierra Northwest Properties, LLC / Truckee River Raft Company
Michael Johnson – CD/RA Director
Karin Schwab - County Counsel's Office
Loren Clark – Assistant Planning Director
Paul Thompson – Deputy Planning Director
Sharon Boswell - Engineering and Surveying Division
Justin Hansen - Environmental Health Services
Angel Rinker - Air Pollution Control District
Andy Fisher - Parks Department
Rich Moorehead - Department of Public Works
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL – RAFTING
LICENSE/CONDITIONAL USE PERMIT - "TRUCKEE RIVER RAFT
COMPANY" (PRFT T20140021)**

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

1. This Rafting License and Conditional Use Permit authorizes the applicant, Truckee River Raft Company, to operate one hundred (100) rafts on the Truckee River, Outdoor Recreation Concessions (APN 094-540-023), and authorizes the operation of a rafting business beginning June 2, 2014, as well as approved off-site parking locations and subject to annual review for compliance with the conditions of approval. (PLN)
2. All requirements of the Rafting License shall also be considered conditions of the Conditional Use Permit. (PLN)
3. All applicable requirements of the Zoning Ordinance and the Tahoe City Community Plan shall apply to the operation, such as sign requirements, parking requirements, etc. (PLN)
4. The applicant shall submit proof to the satisfaction of the Placer County DRC that all requirements of the Placer County Code, Section 5.16.290, have been met. Such proof, if it has not already been submitted, shall be submitted prior to the beginning of rafting operations each season. (PLN)
5. No display, storage, or rentals shall take place within the State Highway right-of-way without the issuance of an Encroachment Permit by Caltrans for such display or storage. All materials, rafts, and other equipment shall be stored inside a building or booth, or removed from the business location by 8:00 P.M. each day. (PLN)
6. All operations relating to areas of assembly; sales locations; the loading, unloading, and storage of rafts; bus loading and unloading must be reviewed and approved by the Placer County DRC. (PLN)
7. Advisory signs shall continue to be provided to inform State highway traffic of the availability of remote parking and/or lack of parking at rental locations. The copy, location, number, size, and operations of such signs shall be reviewed and approved by the Placer County DRC. Such signs shall be in place before rafting operations begin.

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PAGE 1

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ATTACHMENT A

10

Informational/directional signs required by the Placer County DRC without any commercial advertising or company name shall not be included in the computation of sign area as described in Condition #3, but shall be kept to a minimal size needed to be readable from the roadway. Advisory signs approved by Placer County DRC shall be readable from the main Highway and shall be used to advise potential patrons when rafts are no longer available. Such signs shall be used to ensure that rental activities cease by the prescribed time. Such signs shall be subject to design review approval but shall not be counted in sign area, although such signs shall be kept to a minimum size needed to be read from the roadway. (PLN)

8. Parking spaces provided to satisfy parking requirements shall be maintained for the exclusive use of rafting customers between 9:00 A.M. and 4:30 P.M. Parking spaces in excess of the minimum Ordinance requirements may be made available to other members of the public not renting rafts. (PLN)

9. The applicant shall not use the bike trail or unpaved areas within 10 feet of the bike trail for commercial or employee vehicle parking, raft customer loading/unloading, raft storage, or for customer waiting areas, unless appropriate barriers are put in place, to the satisfaction of the DRC. (PLN)

10. The applicant shall provide all raft customers with a guide or other acceptable means of direction from the point of bus departure to the point of ingress, and from the on-site rental area to the point of ingress. (PLN)

11. Rentals, sales, and other business activities for Truckee River Raft Company shall be permitted at the river ingress point only if barriers are provided to separate customers waiting to do business from the public walkway. Such barriers and other operational details shall be approved by the Placer County DRC. A detailed, scaled plan of this area shall be provided that shows adequate waiting area for customers. Raft rental shall be available at remote parking areas. (PLN)

12. No business solicitation of any type (written, verbal, etc.) shall be permitted in the public right-of-way. Employees shall remain behind the public roads right-of-ways in the course of conducting business. Violations of this requirement will be subject to citation by the Code Enforcement Division, or Sheriff's Department and may result in Permit revocation. (PLN)

13. Obtain a Placer County Business License, which shall be renewed annually. (PLN)

14. The rafting operators shall be responsible for a fair share of clean-up of the river. River clean-up may either be provided through employee labor or through contracting with a separate party, in accordance with Section 5.16.290 of the Placer County Code. Additionally,

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during the rafting season, at least three clean-up operations, or as necessary for Holiday periods (July 4th and Labor Day weekend) shall be performed daily, with one schedule for the end of the business day. MM (PLN)

15. The applicant will be required to assist funding, on a "fair share" basis, a Placer County Community Development Resource Agency managed account specifically designated for water quality monitoring, stream bank revegetation and stabilization, or other measures deemed appropriate. The "fair share" contributions associated with this stream restoration and water quality monitoring program shall be updated and reviewed each permit renewal period. MM (PLN)

16. The applicant shall continue to participate in an expanded off-site informational/educational sign program, for the purpose of protecting environmentally sensitive stream banks, riparian vegetation, and zones of private property and quiet zones that restrict trespass and require special notice limitations. The applicant shall provide additional outreach and education targeting rafters emphasizing the sensitivity of fish spawning grounds (i.e. "Please stay in your rafts sensitive fish habitat: Exit the raft only at designated locations."). The applicant through a program of education, appropriate signage indicating "quiet zone" and "private property", and enforcement through the duties of a "River Monitor", the impact of noise and trespass is expected to be reduced to a less than significant level. The copy of such signs is expected to be as follows (or similar wording): "Private Property -- Trespassing not permitted, please keep noise to a minimum."

The applicant shall participate on a "fair share" basis towards the appropriate education of customers, provision of signage in areas of sensitive vegetation, and the employment of personnel to help monitor and enforce conditions of approval. The applicant shall be responsible, at a minimum, for one-half of the required signs at location of special sensitivity, as determined by the County. Such a sign plan shall be submitted for review and approval to the County, a minimum of thirty (30) days prior to the start of the rafting season. In addition, the applicant will be required to participate on a "fair share" basis toward the funding of a program for stream bank revegetation, stabilization, or other measures deemed appropriate. MM (PLN)

17. Driveway entrance onto the State Highway and bike trail adjacent to the project site shall be defined and otherwise improved in a manner approved by the Placer County DRC. (PLN)

18. Applicant shall provide docking and access methods at the ingress and egress points to the satisfaction of the Placer County DRC. Improvements shall be in place prior to commencement of rafting operations. Signage, to be reviewed and approved by the DRC, shall be provided at the egress points, directing customers to the proper egress locations. (PLN)

19. A daily rafting tag (numerical raft identification marker) inventory shall be completed by 11:00 a.m. each day during each day of operation. (PLN)

ENGINEERING AND SURVEYING

20. The annual River Monitor Report shall describe the current implementation and effectiveness of an Educational/Signage Program, to the satisfaction of ESD. The Program shall inform their customers of the location of sensitive (erodible) stream banks and vegetation and what measures should be taken to protect those areas. MM (ESD)

21. Prior to the end of each calendar year, the applicant shall provide a copy of the prior year's Final River Cleanup Monitoring Report to the Environmental Health Services for distribution to the Development Review Committee (DRC) and the Department of Public Works, Stormwater Quality Division. Additionally, the applicant shall provide a response summary describing how the recommendations contained in the report will be addressed and/or implemented. MM (ESD)

22. Prior to April 15th of each year, or prior to commencement of the rafting season, whichever occurs first, the applicant shall submit a Traffic Management Plan that includes, but is not limited to the bussing of patrons between the parking lots and the river, to the satisfaction of Caltrans and the Department of Public Works (DPW). The application is responsible for the full implementation of that Plan during operating hours. Should an encroachment permit be required by Caltrans, a copy of that permit shall be provided to DPW with the Traffic Management Plan. MM (ESD)

23. Water quality Best Management Practices (BMPs), shall be maintained in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for New Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)). (ESD)

24. Prior to exercising this permit, provide the Engineering and Surveying Division with permits/comments from TRPA and/or Lahontan Regional Water Quality Control Board. (ESD)

ENVIRONMENTAL HEALTH

25. An employee to perform the function of a "River Monitor" for the term of this permit shall be provided jointly by Tahoe's Mountain Air Sports and Truckee River Rafting Company, or individually each company must perform the function. Prior to the start of the rafting season, the River Monitor shall convene a meeting with the Truckee River Rafting

Company, Tahoe's Mountain Air Sports, and applicable regulatory agencies, as directed by Environmental Health Services (EHS). The employee shall be responsible for duties including, but not limited to, compliance with and daily counts of number of rafts on the river, policing of signage programs regarding sensitive soils, vegetation, and trespass/quiet zones, river clean up, and general public education, safety, and assistance, as outlined in the "Final Lower Truckee River Recreation Monitoring Plan" of July 2002. The River Monitor shall provide a written report detailing the activities performed and compliance with conditions of approval to Environmental Health Services within five days of the end of each month of the operating season. Failure to provide report shall be grounds for revocation of operating permit. The River Monitoring activities and report shall be coordinated between Truckee River Rafting Company and Mountain Air Sports. A draft River Monitor report for the year shall be provided to Environmental Health Services within two weeks of the end of the season for review and approval. A Final River Monitor report shall be signed by the River Monitor and submitted to Environmental Health by the end of each calendar year for distribution to the Development Review Committee (DRC). MM (ESD & EH)

26. Truckee River Raft Company jointly with Mountain Air Sports will provide daily river cleanup, or more as necessary. Additionally, during holiday periods (days or weekends surrounding July 4th and Labor Day Weekend), the river cleanup shall be increased to three (3) trash pick-ups per day or more as necessary.

27. Toilet facilities will be provided by access to portable toilets. The two companies involved, Truckee River Rafting and Mountain Air Sports shall provide at least 9 portable toilets dispersed along the length of the rafting area of the river. During peak uses or whenever necessary to prevent a nuisance, additional toilet facilities shall be provided. The two companies shall contract with a licensed septage hauler to provide sewage disposal maintenance and cleanup of the portable toilets.

Prior to the start of season operation a copy of a written contract with a portable toilet company shall be provided to Environmental Health Services. This contract shall specify the number of toilets (minimum of nine), maintenance and clean up of portable toilets. This requirement shall be shared between Tahoe's Mountain Air Sports and Truckee River Raft Company.

28. If the River Monitor is determined to not be fulfilling their assigned responsibilities, Environmental Health Services will provide the services and monthly invoice both Tahoe's Mountain Air Sports and Truckee River Raft Company for the cost of providing those services at Environmental Health Services' approved hourly rate.

29. Any County efforts which are necessary to achieve compliance with conditions of approval will be invoiced to Truckee River Raft Company and Mountain Air Sports at Environmental Health Services' approved hourly rate.

30. Any complaints lodged with the County will be investigated by Environmental Health Services staff. All time spent investigating valid complaints will be invoiced to Truckee River Raft Company and Mountain Air Sports at Environmental Health Service' approved hourly rate.

FEES

31. The rafting fees, as required by Section 5.16.290, of the Placer County Code, are to be paid in full each year, or alternative clean-up measures may be employed. Rafting fees shall be payable in two (2) equal installments: One-half prior to the beginning of operations, and one-half on or before August 1st of each year. When in use, each raft shall be marked with removable numbered identification.

MISCELLANEOUS

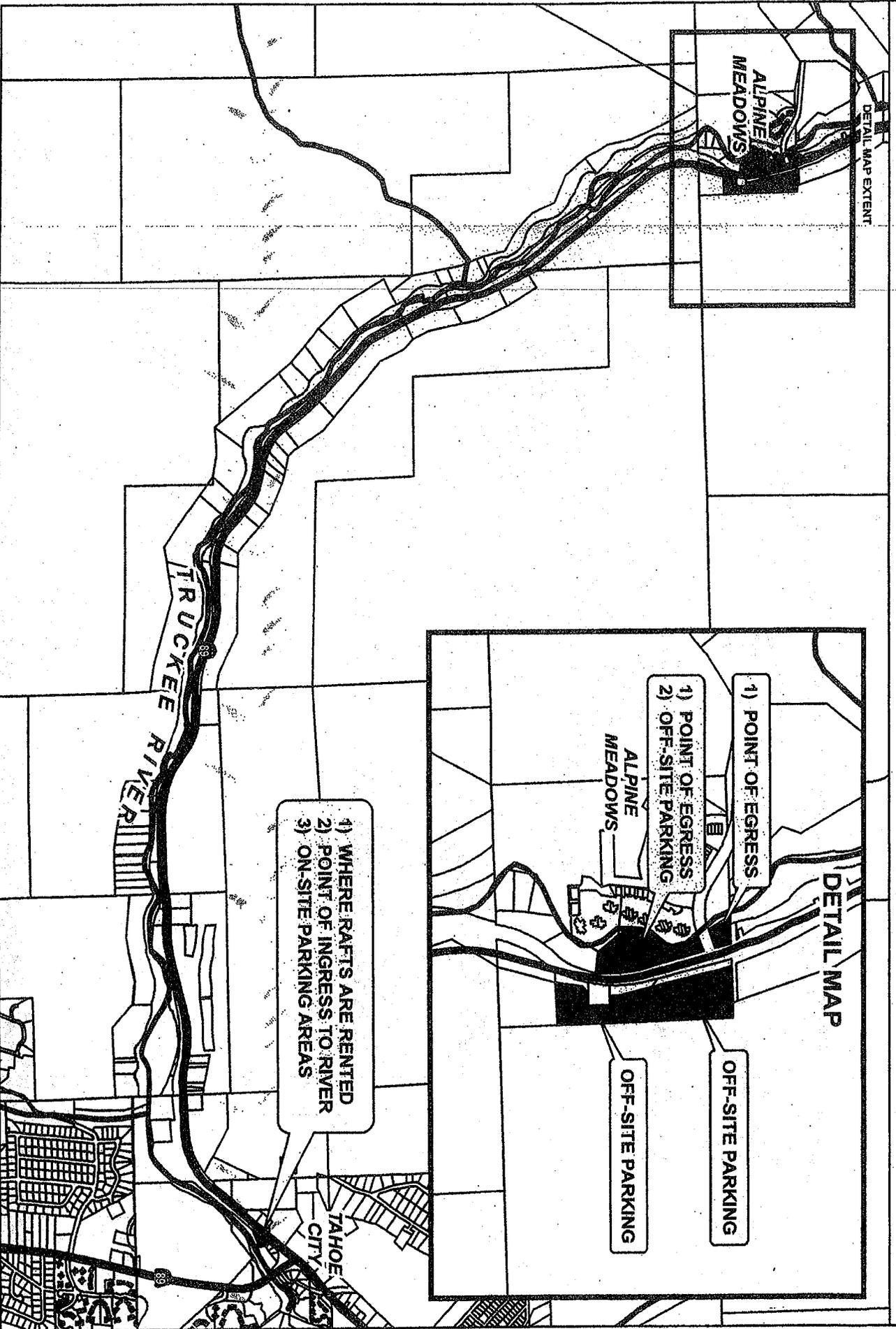
32. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Truckee River Raft Company PRFT 20140021. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.

EXERCISE OF PERMIT

33. This Rafting License\Conditional Use Permit shall be valid for a period of 36 months, and shall expire on June 2, 2017. At the end of the first rafting season (the 2014 season), the DRC shall meet to discuss compliance with the conditions of approval. If conditions have been met to the satisfaction of the DRC, no additional action will be taken. If compliance has not been satisfactory, the permits shall be taken back to hearing for consideration for revocation and/or modification.

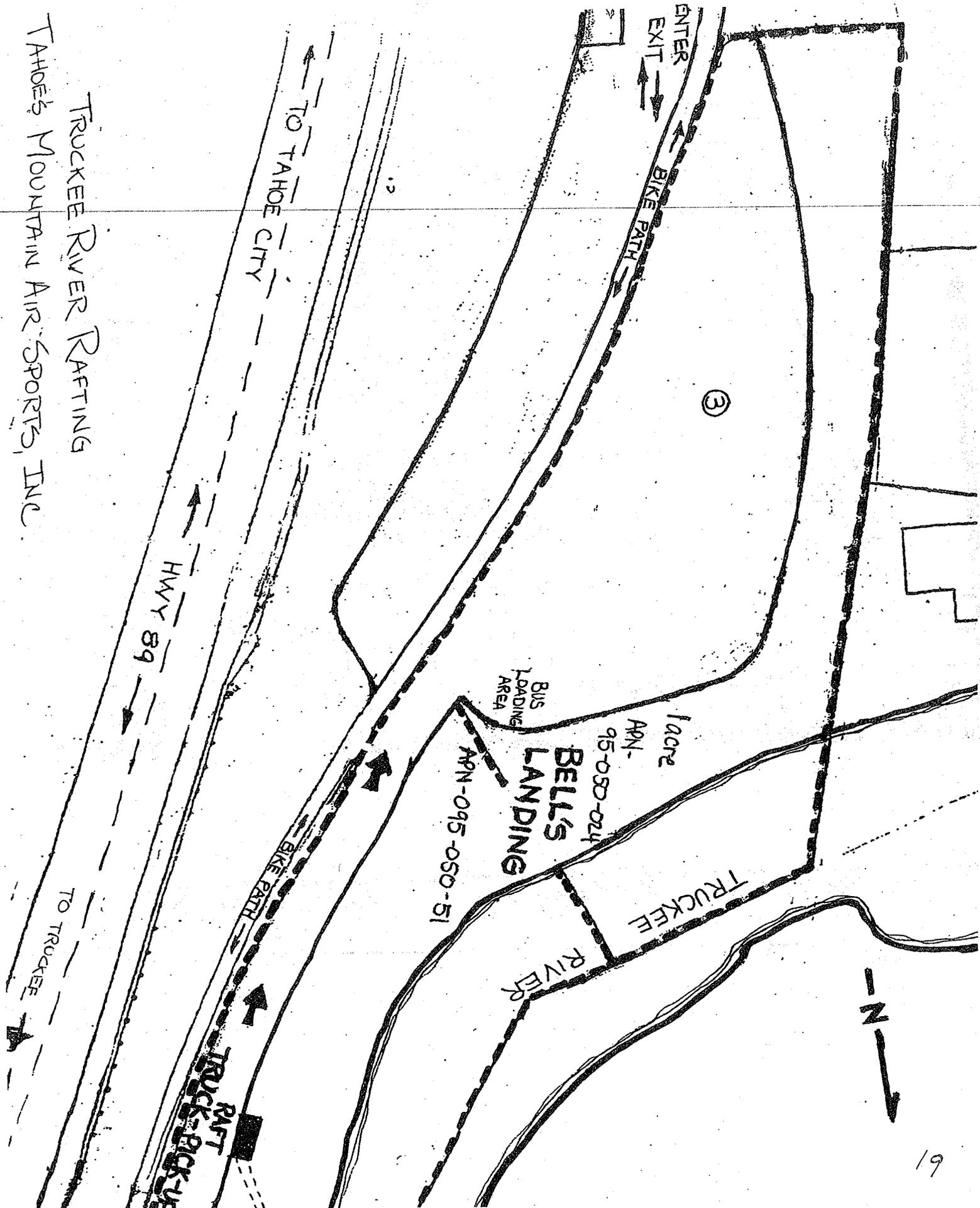
TRUCKEE RIVER RAFT CO.

(2011)
PREF
(20140021)

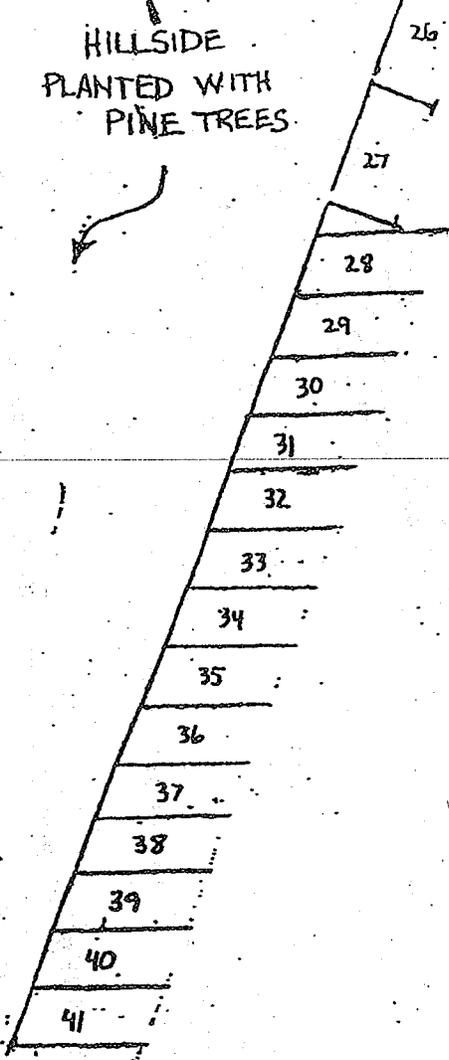


17

TRUCKEE RIVER RAFTING
TAHOE'S MOUNTAIN AIR SPORTS, INC.



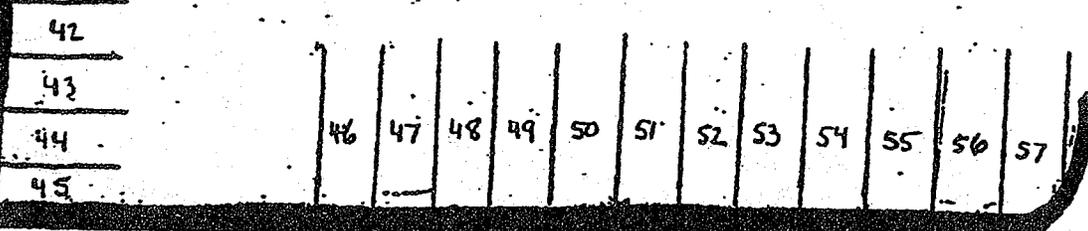
HILLSIDE
PLANTED WITH
PINE TREES



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600 River Rd. Tahoe City, CA
QUARRY PARKING LOT
95 SPACES
APN. #094-180-024



(2)



← Truckee Highway 89 Tahoe City →
1/4 MILE

25' 50' 100'



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Truckee River Raft Company Rafting Permit (PRFT 20140021)

PROJECT DESCRIPTION: The project proposes a renewal of their existing Conditional Use Permit in order to continue operation of the commercial river raft rentals along the Truckee River for a term of three years.

PROJECT LOCATION: Approximately a quarter mile southwest of the Tahoe City intersection of Highway 89 and West Lake Boulevard in Tahoe City, Placer County

APPLICANT: Sierra Northwest Properties, PO Box 1799, Tahoe City, CA 96145 (530) 583-1068

The comment period for this document closes on **May 16, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Tahoe City Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun, Friday, April 18, 2014



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Truckee River Raft Company Rafting Permit	Plus# PRFT 20140021
Description: The project proposes a renewal of the existing Conditional Use Permit – Rafting Permit in order to continue operation of the commercial river raft rentals along the Truckee River for a term of three years.	
Location: Approximately a quarter mile southwest of the Tahoe City intersection of Highway 89 and West Lake Boulevard in Tahoe City, Placer County	
Project Owner/Applicant: Sierra Northwest Properties, PO Box 1799, Tahoe City, CA 96145 (530)583-1068	
County Contact Person: Stacy Wydra	530-581-6288

PUBLIC NOTICE

The comment period for this document closes on **May 16, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

EJ Ivaldi, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Truckee River Raft Company Rafting Permit	Plus# PRFT 20140021
Entitlement: Renewal of Conditional Use Permit – Rafting Permit	
Site Area: .49 acres / 21,531.708 square feet	APN: 094-190-004, 094-540-024
Location: Approximately a quarter mile southwest of the Tahoe City intersection of Highway 89 and West Lake Boulevard in Tahoe City, Placer County.	

A. BACKGROUND:

Project Description:

The applicant, Truckee River Raft Company is requesting renewal of their existing Conditional Use Permit – Rafting Permit in order to continue operation of their commercial river raft rentals along the Truckee River. Specifically, the request is to renew the Conditional Use Permit – Rafting Permit for another term of three years.

Project Site (Background/Existing Setting):

The rafts of the Truckee River Raft Company enter the Truckee River at the junction of State Highways 89 and 28, along Highway 89. This area is developed with a mix of retail and commercial uses. Majority of the site is impervious cover and the Truckee River borders the southern boundary of the property. Rafts disembark the Truckee River at the Alpine Meadows site which is bordered by Highway 89 to the west and is surrounded by forest land. The site is a mix of paved and unpaved parking area/driveway and the existing bike path is located between the parking area and the Truckee River.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Commercial – Recreation	Placer County / Tahoe City / Alpine Meadows	Rafting / Truckee River
North	Retail Tourism	Same as project site	SR 28
South	Recreation	Same as project site	SR 28
East	Retail Tourism	Same as project site	Same as project site
West	Retail Tourism	Same as project site	Same as project site

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Tahoe City Area Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion- All Items:

The project will not impact any scenic vistas along the Truckee River Corridor, any other scenic resources, substantially degrade the existing visual character or quality of the site and its surroundings, or create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- All Items:

The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland to non-agricultural use), conflict with General Plan or other policies regarding land use buffers for agricultural operations, conflict with existing zoning for agricultural use, or a Williamson Act contract. The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use. The re-issuance of a permit for existing river rafting operations does not involve land use changes.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The project is located within the Mountain Counties Air Basin (MCAB) portion of Placer County. The project proposes an extension of time for an existing raft trip company along the Truckee River. There are no new facilities proposed and increases in traffic should be minimal. The project contribution to regional air quality emissions would be less than significant. Additionally, the project will not result in a significant obstruction to the Tahoe Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

The MCAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), unclassified for the federal particulate matter standard (PM_{2.5}) and non-attainment for the federal particulate matter standard (PM₁₀). Because there are no additional construction activities proposed, and because operational emissions will fall below the PCAPCD threshold of significance, the project will not violate any air quality standard, nor result in a cumulatively considerable increase of any criteria for which the MCAB is in non-attainment. No mitigation measures are required.

Discussion- Items III-4,5:

The project includes no grading operations. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	

3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Item IV-1:

The project will have no impact either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish & Wildlife Service. The project is renewing a previously approved use permit for river rafting services. No mitigation measures are required.

Discussion- Item IV-2:

The project will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. No mitigation measures are required.

Discussion- Item IV-3:

The project will not convert any oak woodland, nor remove any type of tree.

Discussion- Items IV-4,5:

The physical movement of persons and rafts over erodible stream banks has the potential to cause erosion and siltation into the Truckee River. Similarly, stream-side vegetation and sensitive riparian habitat can be impacted from rafting activities. This impact will be reduced to a less than significant impact with the inclusion of the following mitigation measure:

Mitigation Measures- Items IV-4,5:

MM IV.1 As mitigation, the applicant shall participate on a "fair share" basis towards the appropriate education of customers, provision of signage in areas of sensitive vegetation, and the employment of personnel to help monitor and enforce conditions of approval. The applicant shall be responsible, at a minimum, for one-half of the required signs at locations of special sensitivity, as determined by the County. Such a sign plan shall be submitted for review and approval to the County, a minimum of thirty (30) days prior to the start of the rafting season. In addition, the applicant will be required to participate on a "fair share" basis toward the funding of a program for stream bank revegetation, stabilization, or other measures deemed appropriate.

Discussion- Item IV-6:

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion- Item IV-7:

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Discussion- Item IV-8:

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

Discussion- All Items:

As mitigation, the applicant shall participate on a "fair share" basis towards the appropriate education of customers, provision of signage in areas of sensitive vegetation, and the employment of personnel to help monitor and enforce conditions of approval. The applicant shall be responsible, at a minimum, for one-half of the required signs at locations of special sensitivity, as determined by the County. Such a sign plan shall be submitted for review and approval to the County, a minimum of thirty (30) days prior to the start of the rafting season. In addition, the applicant will be required to participate on a "fair share" basis toward the funding of a program for stream bank revegetation, stabilization, or other measures deemed appropriate.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	

5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)			X	
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,2,8,9:

The project is for the re-issuance of 100 rafting tags. No building is proposed as a part of the project. The parking and circulation areas are existing and not required to be expanded. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. Because no improvements are proposed or required, the project will not create any unstable soil that could result in liquefaction or collapse. Furthermore, the re-issuance of the requested 100 rafting tags will not create any risks to life or property from any expansive soils. Therefore, there is no impact.

Discussion- Item VI-3:

The previously-adopted Negative Declaration (PRFT 20110055) concluded that the impacts associated with substantial changes in topography or ground surface relief features would result in a less than significant impact. The original project included water quality improvements within existing parking areas which may have resulted in a less than significant impact. Those improvements have been constructed and no new construction is proposed or required. The re-issuance of the requested 100 rafting tags will not result in a significant change in topography or ground surface relief features. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion- Items VI-4,5:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. Because no improvements are proposed or required, the project will not result in unstable earth conditions, or the destruction/modification of any geologic feature. Additionally, the project will not result in a significant increase in wind or water erosion of soils. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion- Item VI-6:

The previously-adopted Negative Declaration (PRFT 20110055) concluded that the movement of persons and rafts over erodible stream banks has the potential to cause erosion and siltation to the waters of the Truckee River. The re-issuance of the requested 100 rafting tags will not have an increased impact; however, the project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item VI-6:

MM VI.1 The annual River Monitor Report shall describe the current implementation and effectiveness of an Educational/Signage Program, to the satisfaction of ESD. The Program shall inform their customers of the location of sensitive (erodible) stream banks and vegetation and what measures should be taken to protect those areas.

Discussion- Item VI-7:

The project is for the re-issuance of 100 rafting tags. No building or site improvements are proposed or required. Because no improvements are proposed or required, the project will not result in exposure of people or property to geologic hazards such as earthquakes. Therefore, there is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (APCD)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (APCD)			X	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment; nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X

7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)		X		

Discussion- Item VIII-1:

The project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous waste. Punctured river rafts are repaired offsite either by the manufacturer or by a repair shop.

Discussion- Item VIII-2:

The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving a release of hazardous materials into the environment. The river rafts used in this operation are repaired offsite, so there's no release of hazardous materials to the public or the environment.

Discussion- Item VIII-3:

The project will not emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school.

Discussion- Item VIII-4:

This project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Discussion- Items VIII-5,6,7:

The project is not located in an airport zone, nor is expected to increase the likelihood of a wildland fire in the community.

Discussion- Items VIII-8,9:

During holiday events and high traffic periods (July and August), such as the 4th of July and busy weekends, typically there is a large number of private and commercial rafters utilizing the Truckee River corridor. During these busy periods, a build-up of trash can occur, along with an increased demand for the use of the existing portable toilets. Increased demand for and mis-use of the portable toilets can result in overflowing toilets and other unsanitary conditions. Accumulation of garbage from garbage cans, and unsanitary toilets facilities are a potential health hazard. The following mitigation measure as described will reduce the stated potential health hazards to less than significant.

Mitigation Measures- Items VIII-8,9:

MM VIII.1 The project proponent jointly with Mountain Air Sports Inc. will provide daily river cleanup, or more as necessary. Additionally, during holiday periods (days or weekends surrounding July 4th and Labor Day Weekend), the river cleanup shall be increased to three (3) trash pick-ups per day or more as necessary. Toilet facilities will be provided by access to portable toilets. The two companies involved, Truckee River Rafting and Mountain Air Sports shall provide at least 9 portable toilets dispersed along the length of the rafting area of the river. During peak uses or whenever necessary to prevent a nuisance, additional toilet facilities shall be provided. The two companies shall contract with a licensed septage hauler to provide sewage disposal maintenance and clean up of the portable toilets.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:

This project will not violate any potable drinking water quality standards as it uses potable drinking water from the Tahoe City Public Utility District.

Discussion- Item IX-2:

This project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as this project uses potable water from the Tahoe City Public Utility District.

Discussion- Item IX-3:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. No building or site improvements are proposed. Because no improvements are proposed or required, the project will not alter the existing drainage pattern of the site. Therefore, there is no impact.

Discussion- Item IX-4:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. No building or site improvements are proposed. Because no improvements are proposed or required, there will not be any increase in the rate or amount of surface runoff. Therefore, there is no impact.

Discussion- Items IX-5,6:

The previously-adopted Negative Declaration (PRFT 20110055) concluded that the use of the Truckee River patrons has the potential to create or contribute runoff water which would include substantial additional sources of polluted water and potentially degrade surface water quality. In accordance with the Rafting Ordinance (Sec. 5.16.280 & Sec. 5.16.290), the applicant participates in a River Cleanup Program that includes, but is not limited to: educating patrons of sensitive areas with potential for erosion, daily patrol of the project area, trash removal, placement and maintenance of trash receptacles and portable toilets. Further, the recreational use of the river is shared with other (non-patron) private rafters. The cleanup activities that are provided as a result of this application would provide a positive impact by providing cleanup of debris (resulting from non-patron rafters) that might not otherwise occur. The re-issuance of the requested 100 rafting tags will not have an increased impact; however, project's site specific impacts associated with water quality degradation can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Items IX-5,6:

Refer to text in MM VI.1

MM IX.1 Prior to the end of each calendar year, the applicant shall provide a Final River Cleanup Monitoring Report to Environmental Health Services for distribution to the Development Review Committee (DRC) and the Department of Public Works, Stormwater Quality Division. Additionally, the applicant shall provide a response summary describing how the recommendations contained in the report will be addressed and/or implemented.

Discussion- Item IX-7:

This project will not substantially degrade groundwater quality. There is no direct conduit to the groundwater via a water well or irrigation system. Thus, there is no impact.

Discussion- Items IX-8,9,10:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. No building or site improvements are proposed. Because no improvements are proposed or required, no improvements will be within a local 100-year flood hazard area and no flood flows would be redirected. The project site is located downstream of the Lake Tahoe spillway. The proposed activities would not have the potential to cause failure of that upstream structure. Therefore, there is no impact.

Discussion- Item IX-11:

This project will not alter the direction or rate of flow of groundwater as it does not use a groundwater source for its drinking water.

Discussion- Item IX-12:

Although the project is for the re-issuance of 100 rafting tags, and the applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business, the project has the potential to create impacts to the watershed of the Truckee River, an important surface water resource. The Truckee River has been identified by the Lahontan Regional Water Quality Control Board as a waterway that is required to comply with Total Maximum Daily Load (TDML) thresholds for sediment. Further, Placer County is subject to a Municipal Stormwater permit that requires review and enforcement of water quality violations. The potential impacts related to water quality degradation and erosion within the Truckee River watershed can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item IX-12:

MM IX.2 An employee to perform the function of a "River Monitor" for the term of this permit shall be provided jointly by Tahoe's Mountain Air Sports and Truckee River Rafting Company, or individually each company must perform the function. Prior to the start of the rafting season, the River Monitor shall convene a meeting with the Truckee River Rafting Company, Tahoe's Mountain Air Sports, and applicable regulatory agencies, as directed by Environmental Health Services. The employee shall be responsible for duties including, but not limited to, compliance with and daily counts of number of rafts on the river, policing of signage programs regarding sensitive

soils, vegetation, and trespass/quiet zones, river clean up, and general public education, safety, and assistance, as outlined in the "Final Lower Truckee River Recreation Monitoring Plan" of July 2002. The River Monitor shall provide a written report detailing the activities performed and compliance with conditions of approval to Environmental Health Services within five days of the end of each month of the operating season. Failure to provide report shall be grounds for revocation of operating permit. The River Monitoring activities and report shall be coordinated between Truckee River Rafting Company and Mountain Air Sports. A draft River Monitor report for the year shall be provided to Environmental Health Services within two weeks of the end of the season for review and approval. A Final River Monitor report shall be signed by the River Monitor and submitted to Environmental Health by the end of each calendar year for distribution to the Development Review Committee (DRC).

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

The project will have no impact on land use planning related items. The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The proposed project does not conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, sewer, and transportation.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X
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Discussion- All Items:

The river rafting project will have no impact to mineral resources.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,4,5:

The project will not expose persons to or generate noise levels in excess of standards established in the local General Plan, Community Plan, noise ordinance, or applicable standards of other agencies, nor is it located within an airport land use plan nor near a public or private airstrip. Therefore, it will not expose people residing or working in the project area to excessive noise levels.

Discussion- Items XII-2,3:

There exists a potential for raft customers to engage in behavior that is sufficiently loud to persons living along the Truckee River. The following mitigation measure will reduce the noise level to a less than significant impact:

Mitigation Measures- Items XII-2,3:

MM XII.1 Through a program of education, appropriate signage indicating "quiet zone" and "private property", and enforcement through the duties of a "River Monitor", the impact of noise and trespass is expected to be reduced to a less than significant level. The copy of such signs is expected to be as follows (or similar wording): "Private Property – Trespassing not permitted, please keep noise to a minimum."

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other			X	

infrastructure)? (PLN)				
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	

Discussion- All Items:

Although the rafting company does draw people to the area, they consist mostly of tourists that will not add a substantial population growth directly or indirectly. In addition, it is an existing rafting operation and does not propose any new facilities. The project will not displace existing housing necessitating the construction of additional housing. No mitigation measures are required.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)				X
5. Other governmental services? (ESD, PLN)				X

Discussion- All Items:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The proposed project does not generate the need for new fire protection facilities, new sheriff protection facilities, new school facilities or other public facilities and services as part of this project.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)		X		

Discussion- Item XV-1:

The project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No mitigation measures are required.

Discussion- Item XV-2:

The physical movement of persons and rafts over erodible stream banks has the potential to cause erosion and siltation into the Truckee River. Similarly, stream-side vegetation and sensitive riparian habitat can be impacted by those same rafting activities. This impact will be reduced to less than significant with the inclusion of the following mitigation measure:

Mitigation Measures- Item XV-2:

MM XV.1 As mitigation, the applicant shall participate on a "fair-share" basis toward the appropriate education of customers, provision of signage in areas of sensitive vegetation, and the employment of personnel to help monitor and enforce conditions of approval. In addition, the applicant shall participate on a "fair-share" basis toward the funding a program for stream bank revegetation, stabilization, or other measures deemed appropriate.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)		X		
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there will not be any increase in vehicle trips that will impact area roadways or intersections both individually or cumulatively. Therefore, there is no impact.

Discussion- Item XVI-3:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there will not be any increase in impacts to vehicle safety. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-4:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there are no impacts to emergency access or access to nearby uses. Therefore, there is no impact.

Discussion- Item XVI-5:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there are no requirements for any new parking spaces. Therefore, there is no impact.

Discussion- Item XVI-6:

The previously-adopted Negative Declaration (PRFT 20110055) concluded that the use of the Truckee River patrons has the potential to create hazards or barriers for pedestrians or bicyclists. The applicant, as required by the rafting ordinance, provides shuttle service to transport customers and rental rafts between the points of river ingress and egress, and parking areas. The re-issuance of the requested 100 rafting tags will not have an increased impact, however, project's site specific impacts associated with pedestrian and bicyclist's safety and vehicular traffic can be mitigated to a less than significant level by implementing the following mitigation measure identified in the previously-adopted Negative Declaration (PRFT 20110055):

Mitigation Measures- Item XVI-6:

MM XVI.1 Prior to April 15th of each year, or prior to commencement of the rafting season, whichever occurs first, the applicant shall submit a Traffic Management Plan that includes, but is not limited to the bussing of patrons between the parking lots and the river, to the satisfaction of Caltrans and the Department of Public Works (DPW). The application is responsible for the full implementation of that Plan during operating hours. Should an encroachment permit be required by Caltrans, a copy of that permit shall be provided to DPW with the Traffic Management Plan.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation, including bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc., nor otherwise decrease the performance or safety of such facilities. Therefore, there is no impact.

Discussion- Item XVI-8:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there will not be a change in air traffic patterns or increase in the air traffic levels that result in substantial safety risks. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X

2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVII-1,2,6:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there will not be any impacts to wastewater treatment requirements of the Regional Water Quality Control Board. Additionally, with no increase in sewer flow, there is no need for the construction of new wastewater collection or treatment facilities or expansions of existing facilities. Therefore, there is no impact.

Discussion- Item XVII-3:

The project will not require or result in the construction of new on-site sewage disposal systems.

Discussion- Item XVII-4:

The project is for the re-issuance of 100 rafting tags. The applicant does not propose an increase to the number of rafting tags, or an increase to the hours open for business. The project will not require the construction of any additional improvements. Because no expansion is proposed to the current use and no improvements are proposed or required, there is no increase in stormwater flows that will require new stormwater drainage facilities or expansions of existing facilities. Therefore, there is no impact.

Discussion- Item XVII-5:

The project will not increase the water flows so there is sufficient water supplies available to serve the project from existing entitlements and resources.

Discussion- Item XVII-7:

The project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X

2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input checked="" type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Stacy Wydra, Chairperson
 Planning Services Division, Gerry Haas, Air Quality
 Engineering and Surveying Division, Sharon Boswell
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher



Signature _____ Date April 15, 2014
 EJ Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual

	<input type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Ordinance
	<input type="checkbox"/> Tree Ordinance
	<input type="checkbox"/> _____
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____
Site-Specific Studies	Planning Services Division
	<input type="checkbox"/> Biological Study
	<input type="checkbox"/> Cultural Resources Pedestrian Survey
	<input type="checkbox"/> Cultural Resources Records Search
	<input type="checkbox"/> Lighting & Photometric Plan
	<input type="checkbox"/> Paleontological Survey
	<input type="checkbox"/> Tree Survey & Arborist Report
	<input type="checkbox"/> Visual Impact Analysis
	<input type="checkbox"/> Wetland Delineation
	<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District
	<input type="checkbox"/> Phasing Plan
	<input type="checkbox"/> Preliminary Grading Plan
	<input type="checkbox"/> Preliminary Geotechnical Report
	<input type="checkbox"/> Preliminary Drainage Report
	<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
	<input type="checkbox"/> Traffic Study
	<input type="checkbox"/> Sewer Pipeline Capacity Analysis
	<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
	<input type="checkbox"/> Sewer Master Plan
	<input type="checkbox"/> Utility Plan
	<input checked="" type="checkbox"/> Traffic Control Plan
	Environmental Health Services
	<input type="checkbox"/> Groundwater Contamination Report
	<input type="checkbox"/> Hydro-Geological Study
	<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> Phase I Environmental Site Assessment
	<input type="checkbox"/> Soils Screening
	<input type="checkbox"/> Preliminary Endangerment Assessment
<input checked="" type="checkbox"/> 2013 River Monitor Report	
Air Pollution Control District	
<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis	
<input type="checkbox"/> Construction Emission & Dust Control Plan	
<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)	
<input type="checkbox"/> Health Risk Assessment	
<input type="checkbox"/> URBEMIS Model Output	
<input type="checkbox"/> _____	
Fire Department	
<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
<input type="checkbox"/> Traffic & Circulation Plan	
<input type="checkbox"/> _____	

42

**Mitigation Monitoring Program –
Mitigated Negative Declaration PLUS # PRFT T20140021 - Conditional Use Permit
and Rafting License for Truckee River Raft Company**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program:

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s: IV.1; VI.1; VIII.1; XI.1; XII.1; XV.1, and XVI.1

Chapter 5

BUSINESS LICENSES AND REGULATIONS

Articles:

- 5.04 General Provisions**
- 5.08 Business Licenses—General Provisions**
- 5.12 General Business License**
- 5.16 Special Business License**
- 5.20 Business Permits**
- 5.24 Miscellaneous Business Regulations**
- 5.28 Pawnbrokers and Secondhand Dealers**

and approvals have been secured, the applicant will be issued a special business license in the form prescribed by the California Attorney General.

B. An applicant for such license or renewal shall provide all information requested, including proof of compliance with all applicable federal, state and local laws when required by the county, or the application will not be deemed complete. Before a business license can be issued by the tax collector, the applicant must provide a copy of:

1. A valid federal firearms license (FFL) issued by the Bureau of Alcohol, Tobacco and Firearms;
2. A valid seller's permit issued by the State Board of Equalization;
3. A valid Certificate of Eligibility (COE) issued by the US Department of Justice.

C. A special business license for the licensing of firearms dealers requires the approval of the county sheriff. (Prior code § 5.545)

5.16.250 FortUNETELLERS and like professions.

A. For the purpose of this section, "fortunetelling" means a person who professes to foretell events in other people's lives through various means including, but not limited to, the use of cards, crystal gazing, handwriting analysis, palm reading, divine guidance and witchcraft.

B. It is unlawful for any person, and each employee thereof, to advertise, conduct, operate, engage in or carry on any fortunetelling or like activities for profit or charge without first securing a special business license.

C. Approval Process. All license applications submitted under this section, shall be submitted to the county sheriff for approval, in addition to any other required department approvals.

D. The sheriff shall investigate all new applicants, and shall within sixty (60) days approve such application, or file a written report with the tax collector recommending denial of said application. The sheriff shall recommend approval unless he or she finds any of the following:

1. That the issuance of such a license would be detrimental to the public's health, safety, or welfare;
2. That the applicant has been convicted of a felony or a crime involving moral corruption;
3. That the applicant has made wilfully false statements in his or her application;
4. That there exists grounds for refusal under Section 5.08.210.

E. Exceptions: Theatrical performances or shows of magic conducted for the entertainment of persons and performed before an audience, conducted under the provisions of a general business license approved by the county of Placer.

F. Hours of Operation. Activities regulated by this section shall not be conducted, operated or carried on between the hours of two a.m. and six a.m. (Prior code § 5.550)

5.16.260 Hunting clubs.

A. For the purposes of this section, "hunting club" means and includes commercial hunt clubs, domesticated migratory game bird shooting clubs and California State Department of Fish and Game licensed game bird clubs.

B. Every person owning, operating or leasing any property in the unincorporated area of the county for the purpose of a hunting club shall first secure a special business license. Each application for such a license shall include a copy of a valid hunting club license where such license is required by the California Department of Fish and Game. (Prior code § 5.555)

5.16.270 Rafting.

A. Purpose. The county of Placer finds that the sport of rafting serves a desirable and legitimate recreational need. The board of supervisors further finds, however, that it is both reasonable and proper to require that any business utilizing public resources for private benefit should take such steps as are reasonable and appropriate to protect those valuable and natural resources. The board further finds that this section is a reasonable and prudent method of protecting such resources.

B. Any business which has as its purpose the rental of rafts within Placer County, east of the Sierra Crest, shall first obtain a special business license and raft tags as specified herein from Placer County.

C. For purposes of this section, "raft" means and includes any raft, inner tube, or any other type of inflatable or noninflatable flotation device used or intended to be used for traversing any river or stream. It shall not include any boat required to be registered with the state of California or any federal agency.

D. **Business and Rafting Locations.** The business location and points of river ingress and egress must be either commercially zoned by Placer County or publicly owned. The public right to the use of areas below high water line does not qualify a location as "publicly owned." Commercial rafting shall be limited to that reach of the Truckee River between Lake Tahoe and the Alpine Meadows Road bridge crossing.

E. **Exceptions.** The board of supervisors may waive the requirements of this subsection if all of the following exist:

1. Rafts are provided only to registrants in a program being conducted for educational purposes and not to the general public;
2. The applicant provides sufficient funds or labor necessary as may be determined by the board to reasonably provide for clean-up along the body of water on which such rafts are utilized;
3. The applicant has legal rights to use river ingress and egress points;
4. The applicant shall have no more than five rafts on the river at any given time;
5. The applicant provides transportation between the river and the location of the educational program;
6. The applicant has requested and received approval of this waiver from the board of supervisors. (Prior code § 5.560)

5.16.280 Rafting—Application requirements.

A. **Application Information.** In addition to the special business license application provided by the planning department, the applicant must provide an addendum that includes the following information:

1. The location, assessor's parcel number, and legal description of the premises where the business is proposed to be operated, including all lands to be used for parking, ingress to and egress from the river, and other incidental uses. If the applicant is not the owner of all land where the business is proposed to be operated, he or she shall submit evidence of written consent to such use by the owners; and
2. A detailed explanation of the applicant's program and plans to provide:
 - a. Personal safety floatation equipment such as life vests,
 - b. Sanitation facilities,
 - c. Vehicle parking areas as required in this section,
 - d. Safe vehicle access and traffic control at the points of ingress and egress from the river or stream,
 - e. Provisions for clean-up of ingress and egress points,
 - f. Shuttle vehicles for transporting customers and rental rafts among points of river ingress and egress, parking areas, etc.

B. **Application Period.** Applications for rafting licenses shall be submitted to the planning department prior to October 15th of the year preceding the year for which a license is sought, unless the filing period is extended by the board of supervisors.

Note: The rafting license application cannot be accepted for review by the planning commission until an environmental review, as required by the California Environmental Quality Act, is completed.

C. **Conditional Use Permit.** If a conditional use permit is required for outdoor sales in conjunction with any rafting license, the special business license fee for the rafting license shall apply for both applications.

D. **Public Hearing Required.** Special business license applications to conduct this type of business shall be submitted to the county planning department. A public hearing shall be held to consider all rafting license applications. At least ten (10) days before such hearing, the planning commission shall give notice as follows:

1. Mail notice to all persons owning property within three hundred (300) feet of the exterior boundaries of the area occupied by the use for which the license is sought; and
2. Publish notice of the public hearing in a newspaper of general circulation in the county; and
3. Post said notices in conspicuous places close to the property affected.

E. **Planning Commission Hearing.** The designated hearing body for all rafting licenses shall be the county planning commission. The planning commission shall consider the documentary and testimonial evidence presented by the applicant and may thereafter grant such license.

F. **Limitation on Rafting Tags Issued.** The planning commission shall not issue licenses to allow more than two hundred (200) rafting tags for use on the Truckee River. If all applicants cumulatively request more than two hundred (200) tags, the two hundred (200) tags shall be distributed among the qualified applicants in a manner to be determined by, and at the discretion of, the planning commission. In making such a decision, the planning commission shall con-

sider the applicants' proposals to meet the requirements of this section, the testimonial evidence presented at the hearing and the environmental documentation accompanying each application. Specific items to be considered by the hearing officer shall include:

1. The proposed ratio of parking spaces to rafting tags sought by the applicant;
2. The suitability of the proposed ingress and egress points and business location in terms of potential traffic congestion, environmental degradation, safety, nuisance factors, available space for assembly of people, storage of rafts and other equipment, bus loading and unloading, and other potential problems;
3. Past performance of the applicant in meeting rafting license requirements;
4. Financial or priority incentives for the use of remote parking areas, arrivals at non-peak times, or the use of transit to the business location; and,
5. Capital improvements, transit, and management measures proposed by the applicant to reduce traffic congestion in the area of the Tahoe City "Y." (Prior code § 5.561)

5.16.290 Rafting—License requirements.

A. All rafting licenses and operations shall be subject to the following requirements. Proof of satisfactory compliance with these requirements shall be provided by the applicant to the planning commission.

1. The business shall carry a minimum of three hundred thousand dollars (\$300,000.00) general liability insurance and Placer County shall be named as an additionally insured party in each such policy. All vehicles used to shuttle raft rental customers shall be similarly insured in the amount of one million dollars (\$1,000,000.00).
2. Each person riding in a rented raft shall be issued a suitable personal safety floatation device, such as a life vest, which meets the approval of the US Coast Guard. Such life vests shall be carried in each raft and shall be provided at no cost to the customer.
3. Sanitation facilities and trash receptacles shall be provided at river ingress and egress points.
4. Areas for assembly, embarking, and debarking shall be provided at the business location and river ingress and egress points.
5. Off-street parking spaces shall be provided at the business location or approved off-site locations in accordance with the following formula: one parking space for every one and one-half rafting tags issued to the applicant.
6. Provisions shall be made for vehicle access and traffic control at the business location, and river ingress and egress points.
7. Trash and other debris shall be removed daily from the business location, and river ingress and egress points.
8. The raft rental operator shall provide a free shuttle service for customers and rental rafts from the point of egress to the business location. The vehicles used to shuttle passengers shall provide a seat for each passenger. The vehicle shall have capacity and/or return frequency to insure that no customer at the river egress point will have to wait more than thirty (30) minutes for a ride to the business location.
9. The ownership of each raft and the tag number shall be clearly indicated by letters or numbers at least six inches tall on each raft.
10. Rafting tags shall be used on all commercial rafts used on the river. The size, materials, numeration, method of fixture to the rafts, and other details shall be established by the planning commission.
11. The licensee shall be required to notify each customer that:
 - a. White water areas exist on the river; and
 - b. Certain lands alongside the river are private property and shall not be trespassed upon; and
 - c. Restroom facilities are available at specified locations; and
 - d. The customer should depart from the river at a specified location by six p.m.
12. All commercial advertising signs shall be subject to the provisions of the county sign ordinance, including adherence to the provisions of the ordinance, design review approval, etc. Signs required for conditional approval of the operations, such as informational or direction signs, shall not be included in sign area computations, but will be subject to design review procedures. All signs placed by rafting operators shall be removed at the close of the rafting season.
13. Rafts shall not be rented out to customers before nine a.m. or after three-thirty p.m.
14. The applicant shall secure all applicable permits, including, but not limited to, conditional use permits, building permits, health permits, TRPA and CTRPA permits.

15. The business shall maintain a permanent log containing the name and address of each raft renter, the date and time of the raft rental, and the raft tag number thereof. The log shall be made available for inspection upon request by the planning department or other regulating official.

B. Term of License. The planning commission may approve, deny, take under advisement, or conditionally approve the issuance of a rafting license. Any valid or reasonable conditions necessary to protect the public health, safety, or general welfare, or in order to protect a valuable natural resource may be required of the licensee. Rafting licenses are valid for a term of thirty-six calendar months, unless a shorter time period is specified in the license.

C. Contract for River Cleanup. The county shall during the period of commercial rafting operations contract for the maintenance and cleanup of the Truckee River, including river bank, ingress and egress areas, and incidental rest areas used by commercial rafting operators. The contract shall include, but not be limited to, provisions for the following services:

1. Provide daily litter cleanup of the Truckee River corridor from Fanny Bridge in Tahoe City to the Alpine Meadows Road bridge, generally from twenty (20) feet to the west of the Truckee River to the westerly edge of the pavement along Highway 89.

2. All trash and litter shall be removed from the area described, including floating debris or raft debris in the river which may endanger public or environmental welfare.

3. A minimum of ten (10) trash barrels with plastic liners shall be placed at regular or necessary intervals along the river and shall be emptied on an average of once daily or at any time that they become full.

4. In addition, at least five additional trash barrels shall be placed along the bicycle trail in conspicuous locations not easily accessible from Highway 89 and spaced at even intervals between Tahoe City and Tahoe City public utility district property south of the River Ranch.

5. The contractor shall daily patrol (on the river) the riverbank to provide cleanup of trash not placed in containers.

6. Twice weekly cleanup of the river bottom including cleaning of pools, by snorkeling, shall occur.

7. Two divided toilets shall be provided at an approximate midpoint between ingress and egress areas and shall be serviced as often as usage dictates or at any time the Placer County health department determines it is necessary. Such toilets shall be placed only with the prior approval of the Placer County health department and the owner of said land where they are to be located.

8. The contractor shall each Wednesday, during the contract period, provide to the "contract administrator" a schedule which specifies when and who will be performing the duties of the contract in the following week.

D. River Cleanup Fees. After approval of the rafting license and compliance with all conditions of such approval, the licensee may purchase from the county planning department the number of rafting tags allowed by the rafting license. The cost of each tag shall be determined by Placer County in the following manner:

1. The cost of cleanup operations; plus
2. The cost of the enforcement program; plus
3. The cost of the tags; minus
4. Supplemental funds received by the county for cleanup operations, equals total cost.

Total cost divided by the number of rafting tags approved equals the cost of each rafting tag.

The planning commission shall determine the cost of each of these operations, services, contracts, etc.

E. The fees for rafting tags may be paid to the county planning department in two installments; one-half due when the rafting tags are issued and one-half due on August 1st. The cost per rafting tag for use only on Lake Tahoe shall be ten dollars (\$10.00). Rafting tags shall be issued only to the licensee.

F. Refund of Fees. When conditions as described in Chapter 10, Section 10.20 of the Placer County Code preclude rafting, and as a result, the rafting season in any given year is reduced to less than one hundred (100) days, the county may refund a portion of fees collected. The portion of fees refunded shall not exceed one percent for each day less than one hundred (100) as described above. Such refund(s) shall be limited to the actual cost savings as a result of the reduced rafting season. This section applies to river cleanup fees as detailed in this section. The planning commission shall determine the actual cost savings which result from the reduced rafting season.

G. Transferability. Once approved, rafting tags or licenses may not be transferred without approval of the planning commission. Rafts bearing valid rafting tags may not be rented or sold by other than licensee to whom the tags were issued.

H. **Modification of License.** Any valid rafting license may be modified to change the place of business, ingress or egress points, related parking areas or other significant aspects of the project by making application to the tax collector as provided in subsection L of this section. No change in the operation of the rafting business as described in the original application is permitted without the approval of the modification of the license as provided herein.

I. The county shall maintain the right to modify licenses, after giving notice as required in Section 5.16.280(D) and during the time periods established in subsection (A)(15)(b) of this section where a significant change in circumstances has occurred. Such changes may include but are not limited to the following:

1. Change in ownership or control of land in vicinity;
2. Change in the zoning or general plan designations affecting any property used as a part of the rafting operations;

3. Changes in the transportation network serving the area.

J. **Rates.** The operator of the business shall place in a conspicuous place at his location of business a sign identifying the rental rate for each type of raft.

K. **Enforcement.** Enforcement of this section shall be by an agency or department designated by minute order of the Placer County board of supervisors.

L. **Revocation.** The planning director shall have the authority to summarily suspend any license issued under this section if he has reasonable cause to believe that there are grounds for revocation. The tax collector shall have the authority to revoke the license as specified under Section 5.08.210 for causes including but not limited to:

1. Failure to fulfill any of the conditions attached to issuance of the license;
2. Violation by the licensee of any county, state or federal law;
3. False, misleading, or fraudulent statement of a material fact in the license application or any other document required by the provisions of this section.

Revocation shall become effective immediately upon a revocation order issued in writing by the tax collector.

M. **Violations.** Each individual violation made as described in this section shall constitute a separate violation.

N. **Penalty.** Violations of this section shall be punishable as provided by Article 1.24 of the Placer County Code.

O. **Variations.** Variations from the terms of this section shall be granted only if the planning commission finds that the strict application of this section would be detrimental to the public interest.

P. **Appeals.** Appeals to interpretations of this section or decisions by the planning commission shall be in accordance with the general provisions of Chapter 30. (Prior code § 5.562)

5.16.300 Secondhand dealers and pawnbrokers.

All secondhand dealer and pawnbroker licenses are issued by the county sheriff. Rules governing such businesses are detailed in Article 5.28 of the Placer County Code. (Prior code § 5.565)

5.16.310 Taxicab transportation service.

A. For purposes of this section, "Taxicab transportation service" means any business which operates vehicles to drive upon the streets of the county of Placer for the purpose of carrying passengers for hire provided that such vehicle is designed for carrying not more than eight persons, excluding the driver, irrespective of whether the operations extend beyond the boundaries of the county, and between such points and over such routes as may be directed by the passenger.

B. The requirements of all California codes, including California Government Code Section 53075.5, shall be met with regard to the business of providing taxicab service.

C. Every person owning or operating a taxicab business in the unincorporated area of the county is required to have a special business license. Every person driving a taxicab in the unincorporated area of the county is required to have a business permit (See Article 5.20, Business Permits). In the case of a self-employed driver a special business license and a business permit must be obtained and all conditions of each section must be met.

D. Every person owning or operating a taxicab business in the unincorporated area of the county is required to enforce the following:

1. **Taximeter or Odometer Accuracy.** Each taximeter or odometer utilized in a taxicab to establish fare shall at all times be of a type authorized by, comply in relation to accuracy with, and be operated and maintained in compliance with any and all statutes and administrative regulations of the state. Taximeters or odometers utilized in a taxicab shall, at any time, be subject to inspection and testing by the county's sealer of weights and measures to determine compli-

Kathi Heckert

From: Stacy Wydra
Sent: Monday, May 12, 2014 11:55 AM
To: Kathi Heckert
Cc: EJ Ivaldi; Paul Thompson; Sharon Boswell; Justin Hansen; Karin Schwab
Subject: FW: Truckee River Raft Co. Conditional Use Permit - Trash Collection Request

Good Morning!

Please see the email below regarding the Rafting Permits scheduled for the May 22nd PC hearing. Kathi, can you please ensure that this email is in the Planning Commission packet. I will modify the staff reports to include this correspondence in the attachments.

Thanks!

Stacy

From: Steve Buelna
Sent: Monday, May 12, 2014 11:34 AM
To: Steve Hoch
Cc: Stacy Wydra
Subject: RE: Truckee River Raft Co. Conditional Use Permit - Trash Collection Request

Good morning Steve,

I have copied Stacy on this reply so that she is aware. Thank you for your comments.

Steve

From: Steve Hoch [<mailto:shoch58@gmail.com>]
Sent: Monday, May 12, 2014 11:32 AM
To: Steve Buelna
Subject: Truckee River Raft Co. Conditional Use Permit - Trash Collection Request

Hi Steve – I'd like to make a brief request as a local resident living on the Truckee River related to the Truckee River Raft Co. Conditional Use Permit, set for hearing at the May 22 Planning Commission meeting.

It is important that the rafting company(ies) take responsibility for trash cleanup along the portion of the Truckee River served by their seasonal businesses as a condition of permit. Unfortunately, too many rafters do not take responsibility for themselves, using the entire river and river banks to dump their garbage, clothing and lots of other junk.

The rafting companies have made a pretty good effort previously. However, **they need to expand their cleanup efforts to include cleanup on the far (west) side of the river.** Unfortunately, rafters litter that side too, and I regularly find garbage of all types on the river bank and further up. (I'm confident most of this trash comes from rafters since it includes an assortment of beer cans, dirty diapers, flip flops, etc....)

Please direct this input to Stacy Wydra and the planning commission members who will be considering this application.

Thanks,

Steve