

Exhibit to Agenda Item #12

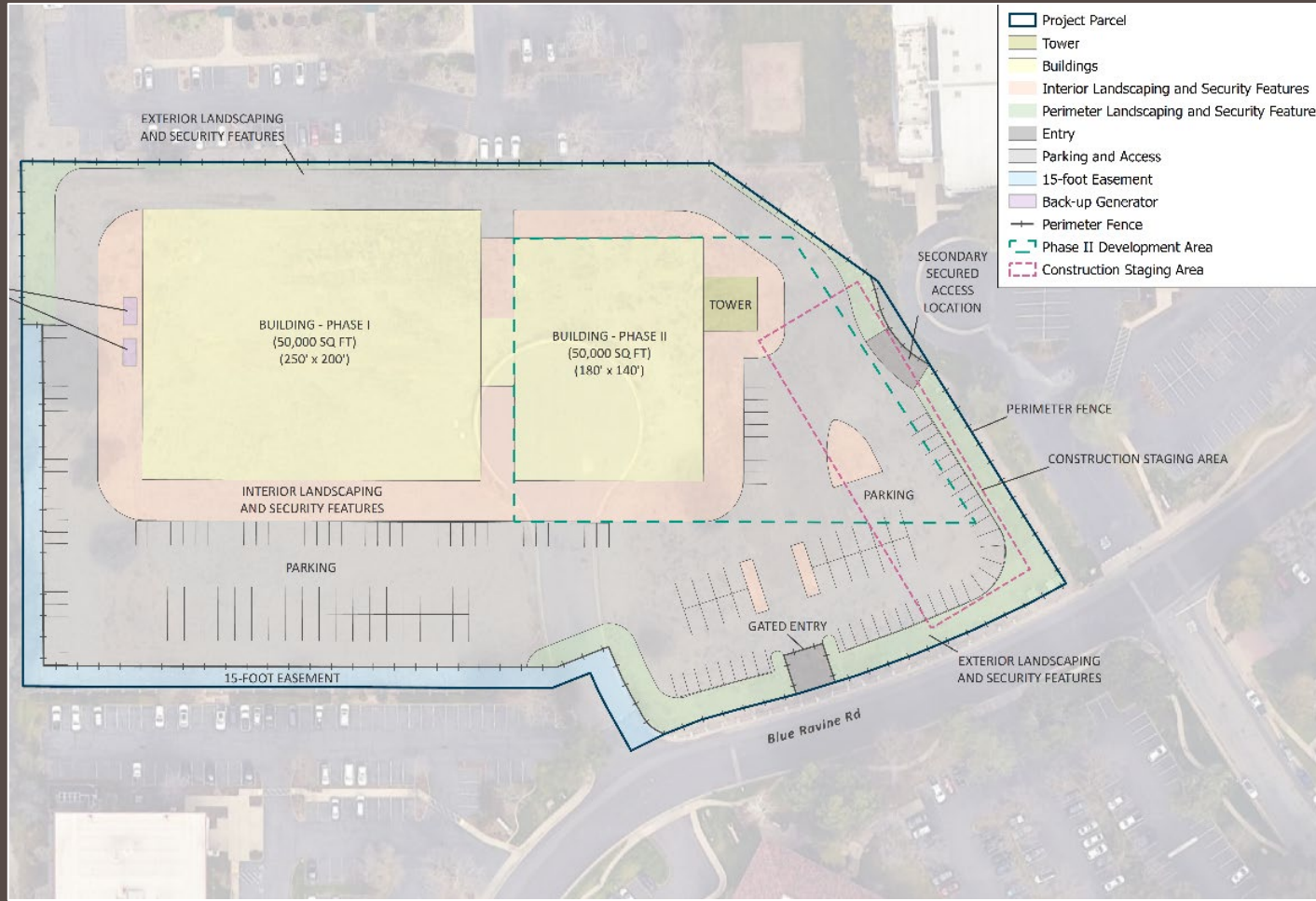
Adopt the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (IS/MND) for the Folsom Administrative Operations Building Project (Project); adopt the Mitigation Monitoring and Reporting Program; and approve the Project.

Board of Directors Meeting

Thursday, February 20, 2025, scheduled to begin at 6:00 p.m.

Auditorium, SMUD Headquarters Building

Project Overview



- Administrative operations building
- Up to 100,000 sq. ft.
- 100-foot-high communications tower
- 2 development phases
 - Phase 1: 50k sq. ft. and communications tower
 - Phase 2: 50k sq. ft.
- Access off of Woodmere Rd.
- Total 40 employees

Project Overview



Environmental Analysis

- Prepared an Initial Study and Draft Mitigated Negative Declaration (IS/MND)
- Potentially significant impacts reduced to less-than-significant levels with mitigation measures related to:
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Tribal Cultural Resources
 - Utilities and Service Systems

Public Review Process

- Notice of Intent and Draft IS/MND released for 30-day public comment period on July 23, 2024
- Published at SMUD.org, Sacramento Bee, and State Clearinghouse
- Notices mailed to property owners and customers within 1,000 feet of the project
- Documents available at SMUD Customer Service Center and East Campus Operations Center and at smud.org/CEQA
- Online public meeting held on August 8, 2024
- Two comment letters from Central Valley Regional Water Quality Control Board (CVRWQCB) and Sacramento Metropolitan Air Quality Management District (SMAQMD); one commentary email from a Folsom resident
- Initial Final IS/MND posted on September 19, 2024
- Additional 12 “form” comment letters were received from October 9-16, 2024; 2 letters received via Board Public Comment mailbox
- Updated Final IS/MND posted on February 7, 2025

Public Review Process

- Majority of concerns focused on:
 - Height of the proposed communications tower and potential aesthetic/visual impacts to the Lake Natoma recreational area
 - Potential impacts to nesting bald eagles located approximately one mile from the Project site
- Updated communications tower design would consist of a “monopine,” incorporated in the Final IS/MND update with visual simulation photographs
- Changed the survey buffer distance in the Draft IS/MND to address potential bald eagle impacts
- Comment letters provided no substantial evidence that required further analysis of the proposed communications tower beyond what was established in the Draft IS/MND
- No substantial evidence provided that nesting bald eagles will be affected by the Project
- Minor changes to the IS/MND Project Description were completed for clarification

Monopine Communications Tower



Project Site

View of existing condition facing northeast from scenic overlook along the American River bike trail located approximately 1.2 miles from the Project site

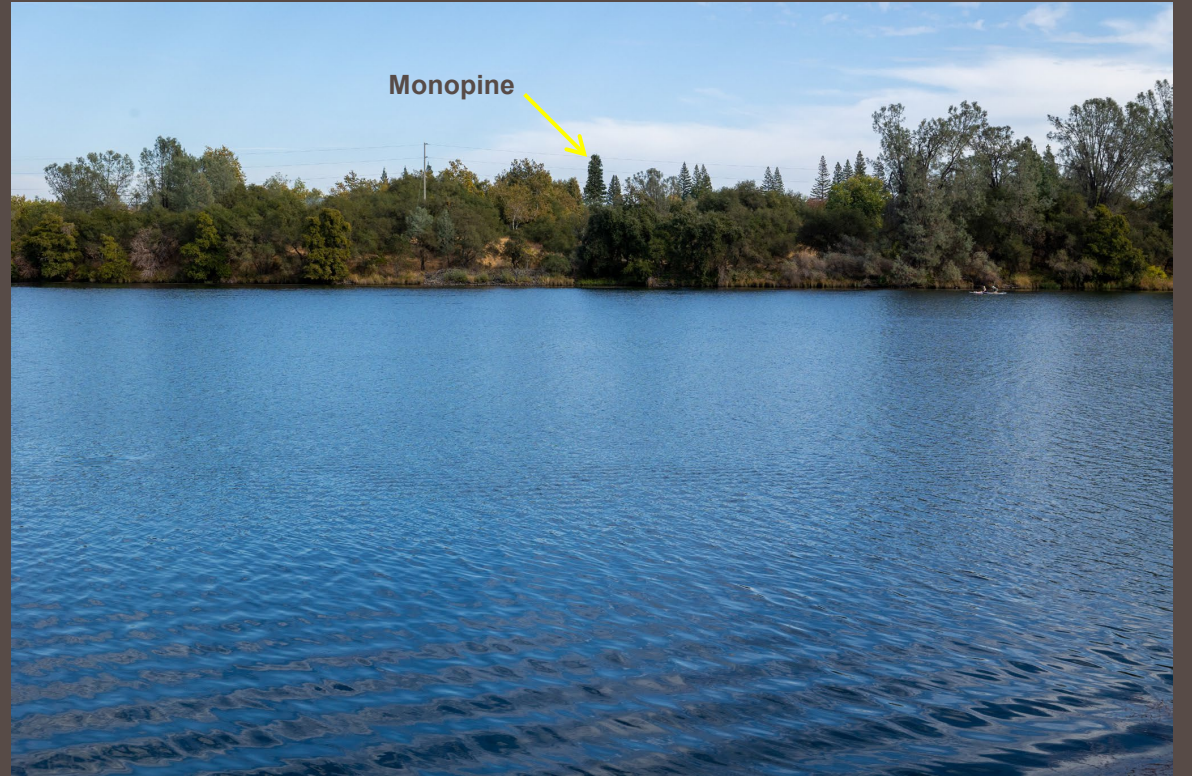


Monopine

Monopine

View from scenic overlook with monopine

Monopine Communications Tower



View of existing condition facing east from the west shoreline of Lake Natoma that is directly across the project site at a distance of 0.2 mile

View of west shoreline of Lake Natoma with monopine

Monopine Communications Tower



View of existing vacant project site from the adjacent American River bike trail to the west



View of architectural rendering of the project site at full conceptual buildout and screening trees at 15 years

Monopine Communications Tower



View of existing vacant project site from the Woodmere Rd./Lake Forest Wy intersection (facing northwest)



Architectural rendering of the project site with conceptual building, landscaping, and monopine tower

Tribal Consultation

- Initial outreach on November 22, 2023
- Tribes Contacted:
 - Lone Band of Miwok Indians
 - Shingle Springs Band of Miwok Indians
 - United Auburn Indian Community (UAIC)
 - Wilton Rancheria
- Lone and UAIC responded with no identified issues
- No AB 52 consultation was requested

Requested SMUD Board Action

1. Adopt the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (IS/MND) for the Folsom Administrative Operations Building (Project);
2. Adopt the Mitigation Monitoring and Reporting Program for the Project; and
3. Approve the Project.