



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**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: AT&T @ CASAC2022 – Foresthill High School (PLN20-00329)

PROJECT DESCRIPTION: Construct a 180-foot-tall wireless communications tower

PROJECT LOCATION: 5865 Sunset Drive, Foresthill, Placer County

APPLICANT: Buell Consulting, Inc., Brandon St. Michel

The comment period for this document closes on April 26, 2022. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

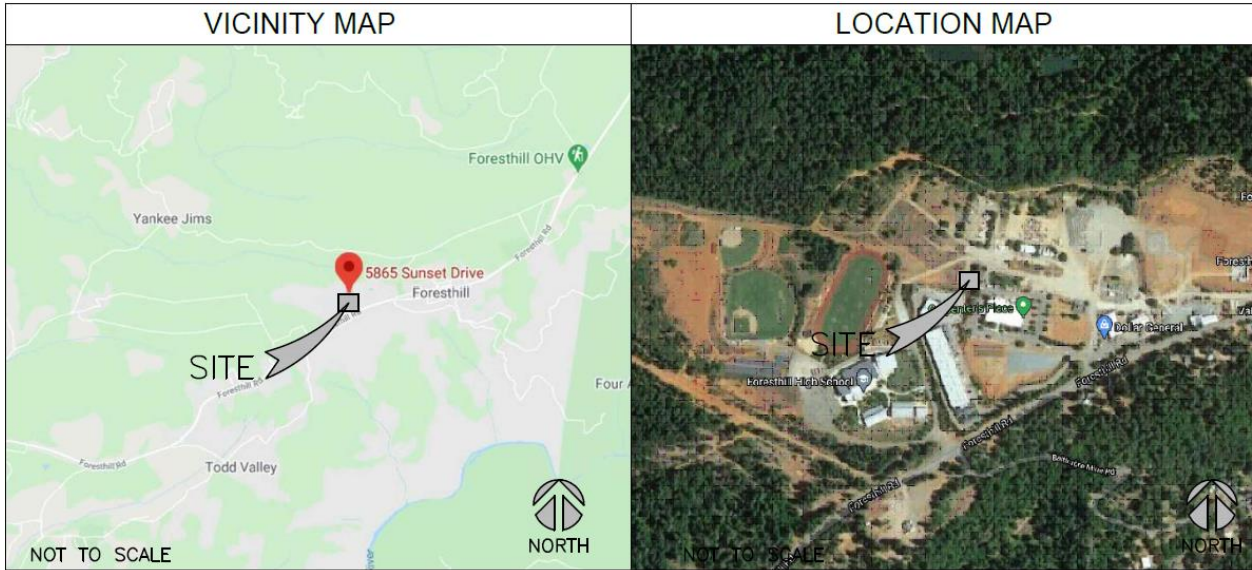
A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. 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. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 28, 2022



"A Certified Woman Owned Business"

VICINITY MAP - PLN20-00329 – Harmoni Towers/AT&T @ CASAC2022 Forest Hill HS





COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

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

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|--|-----------------------|
| Title: AT&T Cell Tower @ CASAC2022 – Foresthill High School | Project # PLN20-00329 |
| Description: Construct a 180-foot-tall wireless communications tower | |
| Location: 5865 Sunset Drive, Foresthill, Placer County | |
| Project Owner: Drone & Grant Investment Group, LLC; Geri Grant | |
| Project Applicant: Buell Consulting, Inc., Brandon St. Michel | |
| County Contact Person: Shirlee I. Herrington | 530-745-3132 |

PUBLIC NOTICE

The comment period for this document closes on **April 26, 2022**. A copy of the Mitigated Negative Declaration is available for public review at the County’s web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Zoning Administrator**. 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.

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.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

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|---------------------------|
| 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 D) and site-specific studies (see Section J) 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 Environmental Impact Report (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: AT&T @ CASAC2022 – Foresthill High School | Project # PLN20-00329 |
| Entitlement(s): Minor Use Permit | |
| Site Area: 0.22 acre / 10,000 square feet | APN: 007-030-037-000 |
| Location: 5865 Sunset Drive, Foresthill, Placer County | |

A. BACKGROUND:

Project Description:

The project proposes to construct a 180-foot-tall wireless communications tower within a 100-foot by 100-foot master lease area capable of serving an estimated three wireless service providers. The three-side steel lattice tower would be constructed on an 11.8-acre parcel located at 5865 Sunset Drive in the Foresthill community in unincorporated Placer County. The 0.22-acre project lease area is located in the central portion of the parcel, approximately 1,000 feet north of Foresthill Road and east of Foresthill High School (see Figure 1). The project proposes installation of nine wireless communications antennas for AT&T Corporation, which would be mounted at a radiation center of 170 feet above ground level and would extend to an overall height of 180 feet. The facility would include installation of a pre-fabricated concrete equipment shelter measuring eight feet by eight feet and is eight feet tall, which would be located at the base of the tower. A backup generator is proposed within the lease area. The shelter is proposed to include a gable-end pitched metal roof with a one-foot overhang on all sides. The lease area perimeter is proposed to be enclosed by an eight-foot-tall wood fence. Additional antennas and radio equipment could be collocated on the tower and within the project master lease area following tower construction, and subject to additional discretionary review.

Connection points for power and telecom services are located east of the project site. Power service is proposed to be routed to the facility in an underground trench from an existing power pole located +/-100 feet east of the project lease area. Telco service lines are proposed to be routed to the facility in an underground trench from an existing fiber optic facility located approximately +/-250 feet east of the project lease area. The tower would be constructed

of galvanized steel poles and cross braces, which would not be painted. The equipment shelter finishes would include an exposed aggregate concrete shelter topped with a gable-end pitched metal roof painted a neutral earth toned color. Gable ends would be wood-sided and painted to match the roof color or a similar complimentary earth-toned color.

Project Site (Background/Existing Setting):

The proposed project would be constructed on a 0.22-acre portion of an 11.8-acre parcel located at 5865 Sunset Drive, approximately 1,000 feet north of the intersection of Sunset Drive and Foresthill Road in Foresthill. The project site is zoned Industrial Park combining Design Scenic Corridor (IP-Dc) and is designated Mill Mixed-Use in the Foresthill Divide Community Plan (FDCP). The parcel is developed with industrial uses, including storage yards, vehicle storage, and manufacturing. The project site is surrounded by developed and undeveloped properties. To the south and west is Foresthill High School and the Carpenter's Place. Placer County Water Agency (PCWA) owns the parcels to the northeast of the project, which are undeveloped. Pacific Gas and Electric Company owns and operates an electric substation on property to the east of the project site. The substation is located approximately 400 feet east of the proposed communication site ground lease area, and covers an area of land approximately one-quarter-acre in size. There is an existing 150-foot communications tower 600-feet east of the project site. The proposed footprint of the communications tower is within a paved area and does not contain natural habitat.

B. Environmental Setting:

| Location | Zoning | General Plan / Community Plan | Existing Conditions & Improvements |
|-----------------|--|---|--|
| Site | Industrial Park combining Design Scenic Corridor | Foresthill Divide Community Plan / Mill Mixed-Use | Developed with a 26,000 square-foot commercial building and parking |
| North | Industrial Park combining Design Scenic Corridor | Foresthill Divide Community Plan / Mill Mixed-Use | Partially developed industrial property |
| South | Industrial Park combining Design Scenic Corridor | Foresthill Divide Community Plan / Mill Mixed-Use | Developed with a commercial building and parking lot, and 150 foot communications tower. |
| East | Industrial Park combining Design Scenic Corridor | Foresthill Divide Community Plan / Mill Mixed-Use | Undeveloped industrial property |
| West | Industrial Park combining Design Scenic Corridor | Foresthill Divide Community Plan / Mill Mixed-Use | Parcels developed with vacant industrial property and Foresthill High School |



Figure 1: Tower Location.

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52, invitations to consult were sent on May 12, 2021, to Native American tribes who requested notification of proposed projects within this geographic area, including the Lone Band of Miwok Indians, the Colfax-Todds Valley Consolidated Tribe, the United Auburn Indian Community, and the Washoe Tribe of Nevada and California. None requested consultation.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable 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
- ➔ Foresthill Divide Community Plan EIR

E. 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 – Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (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 |

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e. development on a scenic hillside). Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The proposed development would be consistent in type and scale with the existing and proposed development near the project site. The project site is located on an industrial property that was formerly developed with a lumber mill that was operated by the Georgia Pacific Lumber Company until closure of the mill in 1993. The area near the proposed project site is predominantly developed with industrial uses. The Foresthill High School is located southwest of the project site. A 150-foot communications tower is located 600-feet to the east of the project site.

Discussion Item I-1, 2, 3:

The proposed communications tower would be set back approximately 1,000 feet from Foresthill Road. The project site does not abut any residential or neighborhood-serving commercial uses. Views of the tower from surrounding industrial properties would be largely unobstructed due to the lack of vegetation at the industrial area and because the structure would be significantly taller than surrounding developed features. Tower visibility from public locations more than a few hundred yards from the tower would be intermittent due to screening from topography, buildings and trees, and would be mostly limited to the east and west ends of the industrial site, the high school, and portions of Foresthill Road between the post office and the Placer County Water Agency offices southwest of the project site. Tower visibility from outlying areas would be possible from exposed ridges and distant canyon sides several miles away where trees and vegetation would not obstruct tower visibility. The tower would not be visible from the American River public trails, mainly through vegetative screening and topography.

Tower visibility is primarily a function of tower height relative to the overall setting and backdrop, and is also somewhat affected by the amount of radio equipment it supports. The Tower would not be out of character with the existing developed features at the industrial site, which include a power substation, an existing 150-foot communications tower, and several small commercial and industrial buildings. Future collocation of additional radio equipment on the tower could result in minor increases in tower visibility due to increased mass, but such increases would not significantly affect the visibility or character of the facility. Therefore, the project would not result in significant

disruption to the aesthetic character of the project site or its immediate surroundings.

Community Plan policies do not designate views looking north or northwest from Foresthill Road across the Mill Site as scenic, and tower visibility would not significantly detract from the overall character of the industrial site’s land use area, which has been designated for mixed use industrial development. The Mill Site planning area does include policy language stating that uses which would include significant amounts of outdoor storage should be located in the northerly portion of the site in order to protect the scenic roadway corridor. While the project would be located in the southern half of this planning area, it would not have aesthetic characteristics similar to an outdoor storage yard engaged in storage of heavy machinery, tractor trailers, materials stockpiles, and other industrial use features. Furthermore, the project includes a 1000-foot buffer from the corridor of Foresthill Road, which would adequately buffer the roadway and would not significantly detract from its scenic character.

Project visibility from the Foresthill Road corridor would be limited to points approximately one-eighth-mile southwest of the project site to one-quarter-mile east of the project site. The tower would be intermittently screened by existing coniferous trees that are along the north side of the roadway, as well as by topography and existing buildings at the mill site. The tower would be in full view from the roadway for short distances where trees and buildings are absent. Due to the intermittent nature of the tower visibility, the distance it would be setback from the roadway, the lack of scenic resources at the project site, and the general consistency with other uses at the mill site, tower construction and operation would not result in significant impacts nor cause significant disruptions to the aesthetic integrity of the Foresthill Road corridor. Therefore, the project would result in a less than significant impact to scenic vistas or scenic resources and would not substantially degrade the existing character of the neighborhood.

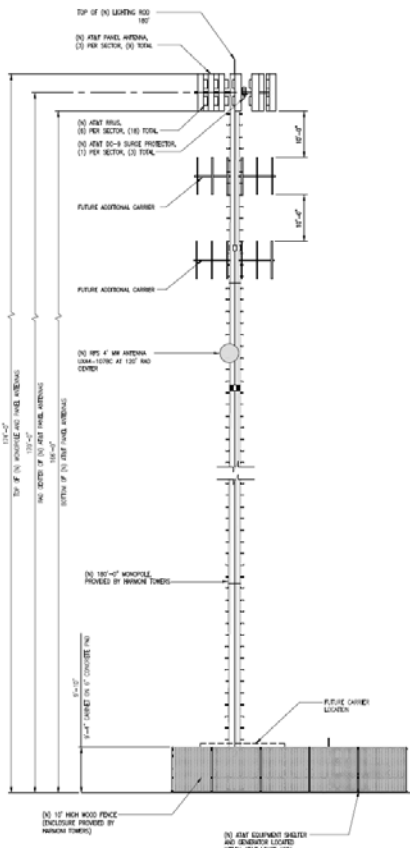


Figure 2: Proposed Tower.

Discussion Item I-4:

The proposed communications tower does not propose any external lighting. The equipment cabinet would contain a light, but it would be on a timer and turn off after use. Therefore, the proposed project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, there is no impact.

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 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 existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN) | | | | X |
| 3. 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 |
| 4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN) | | | | X |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN) | | | | X |
| 6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | | X |

Discussion Item II-1, 2, 3, 4, 5, 6:

The project site is designated as Urban and Built-up Land, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, and would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use. The project site is zoned Industrial Park and is surrounded on all sides by properties zoned Industrial Park. The project would not conflict with General Plan or Community Plan policies regarding land use buffers for agricultural operations as none are located adjacent to the project. The project site is not subject to a Williamson Act Contract and would not result in conversion of agricultural land to a non-agricultural use. Therefore, there is no impact.

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? (AQ) | | | X | |
| 2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ) | | | X | |
| 3. Expose sensitive receptors to substantial pollutant concentrations? (AQ) | | | X | |
| 4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? (AQ) | | | X | |

Discussion Item III-1, 2:

The proposed project is located within the Mountain Counties Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of Minor Use Permit to establish an unmanned wireless telecommunications facility, including the installation of a 180-foot-tall monopole structure and shelter area and install a 20kW with a 132 gallon fuel tank. The site is located at 5865 Sunset Drive, north of Foresthill Road, east of the high school site. The project site is a previously developed industrial parcel and is designated INP-DC by the County. The total project site area is 10,000 square feet (approximately 0.2 acre) with a 540 square foot concrete pad.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

The construction phase is anticipated to begin within four to eight weeks after Building Permit Issuance. The project would be constructed in a single phase and would take approximately four to six months to complete. Site work would be balanced on-site with no import/export of materials. The proposed location for the project does not have any vegetation that needs to be removed. In the unlikely event that some vegetation does need to be removed (perhaps a minimal amount of groundcover/weeds as part of the trenching for utilities), it would be disposed of by the contractor doing the work at an appropriate green waste facility by a standard work truck vehicle. The project would not require any paving, or demolition.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
 - Visible emissions are not allowed beyond the project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project would generate emissions much lower than the PCAPCD operational thresholds due to the minimal amount of improvements and virtually no vehicle trips during its operation. The project would not exceed applicable PCAPCD thresholds. The project would not create a significant individual or cumulative impact to existing air quality violations or projected violations because the emissions produced by the project would be negligible. Thus, the project would not conflict with or obstruct implementation of the SIP and would not contribute to a cumulative impact.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed

project would be negligible and would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

The proposed project would result in diesel particulate matter (DPM) emissions from use of an onsite 20kW backup generator, however would be used only in the event of power failure to ensure continued operations. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor is the school site located west of the project site.

The PCAPCD Rule 501 (GENERAL PERMIT REQUIREMENTS) is intended to limit TAC and criteria pollutant emissions from stationary sources. However, the proposed 20kW backup generator does not meet the minimum 50 brake horsepower (bhp) engine rating to fall under the rule requirements. As a result, exposure of sensitive receptors to substantial pollutant concentrations would be less-than significant. No mitigation measures are required.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the equipment use. Additionally, the project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion Item III-4:

Cell towers are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the operational phase, generated by diesel-powered backup generator. During operation of the backup generator, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most industrial sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. 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 & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN) | | | | X |
| 2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN) | | | | X |
| 3. Have a substantial adverse effect on federal or state protected wetlands (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 |
| 4. 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? (PLN) | | | | X |
| 5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) | | | | X |

| | | | | |
|--|--|--|--|---|
| 6. 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 |
| 7. 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 |
| 8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | | | X |

Discussion Item IV-1, 2, 3, 4, 5, 6, 7:

The project site is located on industrial property that was formerly developed with a lumber mill operated by the Georgia Pacific Lumber Company until closure of the mill in 1993. The project site is heavily disturbed by the previous operation of the mill and is devoid of trees, surface forbs or grasses. The site does not include biological communities such as grasslands, woodlands, forests, wetlands or surface waterways. The proposed project would not result in 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 of the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, there is no impact.

Discussion Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | | X | |
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | X | | |
| 3. Disturb any human remains, including these interred outside of dedicated cemeteries? (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 | |

Discussion Item V-1:

The California Environmental Quality Act requires any public agency which determines to approve or carry out a project that is not exempt from CEQA must also consider whether the project approval, project construction, or implementation of mitigation measures would have the potential to adversely affect historic resources. Similarly, the Foresthill Divide Community Plan includes goals and policies to identify and protect historic resources within the community plan area in order to preserve the rich and unique heritage of the Foresthill Divide area.

In order to assist decision makers in determining the potential impacts of a project to historic resources, the State Historical Resources Commission developed significance criteria, which were subsequently adopted into the California Public Resources Code. The following criteria are used to determine whether a location, building, site, object or historic district may be eligible for listing in the California Register of Historic Places. Qualifying resources must include at least one of the following:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Importantly, eligibility for the California Register also depends upon the integrity or survival of the characteristics of the resource that existed during its period of significance. The resource in question must not only meet one of the criteria listed above, but must also retain enough of its historic character or appearance to convey the reasons for their importance, or retain the potential to yield significant scientific or historic information.

The 2007 Foresthill Divide Community Plan Update Draft Environmental Impact Report (DEIR) included a program level analysis of the community plan area, its existing historic resources, and its potential for identification of additional historic resources. The DEIR included a detailed listing of existing historic landmarks within the community plan area. Noteworthy to the context of this analysis is the existence of a California Historical Landmark (CHL No. 399) designating the Foresthill Townsite as a Point of Historical Interest, identification of several bridges in the area that may be historically significant, and inclusion of a property list detailing properties that may be eligible for listing in the National Register (Historic Data File for Placer County). Neither the project site or any adjacent properties are considered a historic landmark or are on the list to be eligible for listing in the National Register.

The project site was formerly operated as a lumber mill, but was closed in 1993. The site is located approximately one-half mile west of the Foresthill historic downtown area. The former mill site totals approximately 57 acres of land, which are currently zoned for industrial uses, and includes a few leftover structures of the lumber mill, though most have been demolished or repurposed for storage use. An electric substation is located in the approximate center of the 57-acre mill site. The location of the proposed wireless communication facility is approximately 250-feet north of the Carpenter's Place building, which was previously operated as part of the lumber mill, and 120 feet west of the substation.

The Foresthill Divide area once included numerous lumber mills that supplied raw and finished lumber products to the region. The Mill Site property was one of the largest lumber mills on the Divide. Under criteria 1 above, the mill site would have been associated with events that have made a significant contribution to the broad patterns of local and regional history, and to the cultural heritage of Foresthill Divide area. However, the majority of the mill has been demolished and the site no longer embodies the distinctive characteristics that would contribute to the visual or physical identification of the site as an important historic resource. Thus, the project site is not anticipated to be eligible for inclusion in the California Register because it does not retain enough of its historic character or appearance to convey the reasons for its importance. This conclusion is supported by the fact that the program level DEIR for the Foresthill Divide Community Plan did not identify the mill or the mill property as eligible or potentially eligible for the Register. Therefore, the impact is less than significant. No mitigation measures are required.

The project would construct and operate a 180-foot-tall wireless communications tower approximately one-half-mile west of the historic Downtown Foresthill area, which is designated as a California Point of Historical Interest. The downtown area was so designated because it retains the historic character and appearance of its 19th century origins, and includes numerous examples of buildings and architectural styles from the late 19th and early 20th centuries. Properties identified as potentially eligible for the National Register are located in the area generally described as being within one-quarter mile north or south of Foresthill Road from the westerly intersection of Foresthill Road and Main Street east to a point one-quarter mile east of the intersection of Foresthill Road and Church Street. Other identified property locations are outside of Foresthill and include the Michigan Bluff Townsite, Yankee Jim's Townsite, and the Yankee Jim's Road Bridge over the North Fork of the American River.

Due to the distance and lack of direct visibility of the proposed wireless communication tower from the historic town site, the project would not have a significant direct or indirect impact on the historic character of the historic Foresthill Townsite. No other historic or potentially historic properties, buildings, roadway features or locations are within close proximity to the project site. Thus there is no impact to the downtown area nor to the contextual setting of properties located within the Community Plan area that have been identified as potentially eligible for listing in the National Register. Therefore the impact is less than significant. No mitigation measures are required.

Discussion Item V-2, 3:

The project site is a heavily-disturbed industrial property and is not known or suspected to include any archaeological

or paleontological resources. No human remains are known or suspected to be buried at the project site. Nevertheless, there is always a potential to unearth unanticipated resources; therefore, to ensure that any impacts are less than significant, the following mitigation measure is required.

Mitigation Measures Item V-2, 3:

MM V.1

If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

Discussion Item V-4, 5:

The project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no existing or historic religious or sacred uses of the project site. Therefore, the impact is less than significant. No mitigation measures are required.

VI. ENERGY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN) | | | X | |
| 2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN) | | | | X |

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the communications tower. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the

CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be typical of telecommunication equipment that requires electricity and HVAC.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Result in substantial soil erosion or the loss of topsoil? (ESD) | | | X | |
| 2. Be located on a geologic 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 | |
| 3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD) | | | X | |
| 4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH) | | | | X |
| 5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN) | | | X | |
| 6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | | X | |
| 7. Result in substantial change in topography or ground surface relief features? (ESD) | | | X | |
| 8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground | | | X | |

| | | | | |
|---|--|--|--|--|
| failure, or similar hazards? (PLN, ESD) | | | | |
|---|--|--|--|--|

Discussion Item VII-1, 3, 6, 7:

The project site falls within an approximate 11.8-acre previously developed industrial parcel and is proposed for the construction of a 180-foot monopole cell tower. The project site is relatively flat and surrounded by industrial development with a satisfactory encroachment and driveway already established.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil type on the site as Xerorthents, cut and fill areas.

The Xerothents, cut and fill area is located over the entirety of the proposed project location. The soil is typically well-drained cut and fill areas that consist of mechanically removed and mixed soil materials. The permeability is high while runoff and erosion potential is moderate. The limitations are dictated by the property of the soils and by the construction means and methods as this material is typically used for urban development and highways. Surrounding areas of the parcel present materials of Cohasset Cobbly Loam and Aiken Loam.

The project proposal would result in the construction of a 180-foot monopole cell tower on one parcel with associated infrastructure including driveway, underground conduit and shelter construction. There is an existing offsite private driveway and encroachment that connects to Foresthill Road and currently meet the County Standards. The cell tower would introduce an additional short private driveway which would connect to the existing private driveway. To construct the improvements proposed, disruption of soils onsite would occur, including trenching for underground conduit, excavation for tower footing, and compaction for driveway and equipment shelter. The total area of disturbance for these improvements is approximately 28,000 square feet (0.64 acre) which is 5.4 percent of the approximate 11.8-acre site. Any required slopes will meet the Placer County maximum allowable slope of 2:1. Also, any erosion potential would only occur during the short time of construction of these improvements.

Therefore, the impacts to soil disruptions, expansive soils, topography changes, and erosion are less than significant. No mitigation measures are required.

Discussion Item VII-2:

This project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soil characteristics for the Xerothents state limitations based on the property of the soils and the surroundings soil types (Cohasset Cobbly Loam and Aiken Loam) present limitations of steep slopes. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Since the site is relatively flat and the surrounding soils have limitations of slope, the Soil Survey does not identify significant limitation of the soil types present on the site.

The project is located within Placer County. The California department of Mines and Geology classifies this project as a low risk earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future structures. However, the new cell site facilities would be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, impacts of unstable soil and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The project would not be utilizing sewage disposal, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5, 8:

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The communications tower and equipment shelter would be constructed in compliance with the California Building Code, which includes

seismic standards. The project would not directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature. Therefore, this impact is less than significant. No mitigation measures are required.

VIII. 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 impact on the environment? (PLN, Air Quality) | | | X | |
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality) | | | X | |

Discussion Item VIII-1, 2:

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 residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of commercial buildings along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square foot commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Bright-line Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects
- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

Construction of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed 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.

IX. 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 transport, use, or disposal of hazardous materials? (EH) | | | 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? (EH) | | | X | |
| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ) | | | 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? (EH) | | | | 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 or excessive noise for people residing or working in the project area? (PLN) | | | X | |
| 6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN) | | | X | |
| 7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN) | | | X | |

Discussion Item IX-1:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-2:

As a standard condition of approval, for the notification and requirement of proper storage for hazardous materials to Environmental Health Services, the operator shall submit a complete hazardous materials business plan to the California Environmental Reporting System (CERS) within 30 days of completion of the project. With this standard condition included, the impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item IX-3:

The Foresthill High School is located within one-quarter-mile to the west of the project site. Hazardous materials such as industrial fuels, oils, and solvents may be stored at the site during construction. Once constructed, a 132 gallon fuel tank would be stored onsite for powering the proposed backup generator. A completed hazardous materials business plan is required as a standard requirement of the project that discloses the location of the gas tank in proximity to the school. None of these materials pose significant potential for off-site impacts due to the quantities on site, their relative toxicity, their physical state, or their environmental mobility and are therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

The 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 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:

The project is not located within an airport land use plan area or within two miles of a public airport. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XI-6:

The project is not located within the vicinity of a private airstrip. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XI-7:

The project proposes to construct a communications facility consisting of a three-side steel lattice tower and a concrete equipment shelter, which would be located on heavily disturbed industrial property that includes very little vegetation. Properties surrounding the project site are also heavily disturbed and are mostly devoid of vegetation. Consequently, there is little to no risk of wildland fire due to the facility, and operation of the facility would not result in significant increased risk of fire to surrounding properties. Therefore, this impact is less than significant. No mitigation measures are required.

X. 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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH) | | | | X |
| 2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH) | | | | X |
| 3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD) | | | X | |
| 4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD) | | | X | |
| 5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD) | | | | X |
| 6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH) | | | | X |

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source. The project would not violate water

quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2

The project would not utilize groundwater as it is an unmanned facility. Also the project is not located in an area where soils are conducive to groundwater recharge. The project is not anticipated to deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

The proposed project would ultimately include the construction of one 180 foot monopole cell tower along with the associated conduit trenching, driveway improvement, and equipment shelter. Access to the proposed parcel is provided off an existing offsite road which has been previously constructed to Placer County standards of 20-foot-wide paved with 2-foot shoulders on each side. Roadway drainage is currently collected via roadside ditch, and drainage from the parcels would continue to be conveyed via sheet flow over the naturally occurring drainage path. These overland flows travel to the roadside ditch and ultimately the designated inlet (DI) along Foresthill Road. Therefore, the overall drainage patterns for the proposed ultimate construction would not be significantly changed.

The proposed project would create approximately 1,000 square feet of new impervious surface which includes the creation of the equipment shelter where the monopole would be housed. This would result in approximately 2.2 percent increase in impervious surface compared to the entire project area (approximately 11.8 acres). No downstream facility or property owner would be significantly impacted by any minimal increase in surface runoff.

Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of the downstream system are less than significant. No mitigation measures are required.

Discussion Item X-4:

Potential impacts to water quality would be minimal as the improvements and impervious surfaces are small in comparison to the overall acreage of the project site and the development would be required to comply with the West Placer Storm Water Quality Design Manual as applicable. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions.

Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

Discussion Item X-5:

The ultimate proposed project improvements are not located within a FEMA or local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements.

Therefore, there are no impacts of/to flood flows and exposing people or structures to flooding risk. No mitigation measures are required.

Discussion Item X-6

The project is an unmanned facility and would not utilize water to operate. As such the project would not conflict or obstruct the implementation of a water quality control plan or a sustainable groundwater management plan. Therefore, there is no impact.

XI. 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |

| | | | | |
|--|--|--|---|--|
| (EH, ESD, PLN) | | | | |
| 3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | | X | |
| 4. 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 Item XI-1, 2, 3, 4

The proposed project includes the construction of a 180-foot monopole and associated equipment shelter on an approximate 11.8-acre parcel. The proposed project design does not significantly conflict with General Plan/Community Plan policies to grading, drainage, and transportation. The proposed project would not divide an established community nor create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning. Wireless communications towers are permitted within the Industrial Park (INP) zoning district with approval of a Minor Use Permit.

Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. No economic or social changes would occur that would cause a significant adverse physical change to the environment. Therefore, the impact is less than significant. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Result in 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. Result in 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 |

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral deposits found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits, and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the project site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates that there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN) | | | X | |
| 2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN) | | | X | |
| 3. For a project located within the vicinity of a private airstrip or 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 | |

Discussion Item XIII-1, 2:

The project proposes to construct an unmanned wireless communication tower on a 0.22-acre project site located in the center of an 11.8-acre parcel that is within the 57-acre Mill-Mixed Use land use area of the Foresthill Divide Community Plan. The proposed project would include installation of antennas and ground based radio equipment for up to three service providers, an 8-foot by 8-foot by 8-feet tall radio equipment shelter, and diesel generator with a noise shroud.

Wireless communication facilities typically include ground-based radio equipment cabinets and shelters for multiple wireless service providers. Equipment shelters are typically air conditioned and may include sources of emergency back-up power, such as fuel cells and generators. Equipment shelter air conditioning units typically emit low noise levels comparable to a home refrigerator of approximately 60-65 decibels (dB) at 20 feet. Back-up generators emit more appreciable noise levels (approximately 90 to 92 dB at 20 feet), but run only during monthly remote daytime testing and emergency situations such as power outages. Due to the projects location in an industrial area, the noise emitted for the emergency backup generator will not be in proximity to any sensitive receptors, of which the nearest is approximately 750 feet from the project site.

The proposed project, including the backup generator, would not result in exposure of persons to noise levels in excess of standards established in the Placer County General Plan, nor would it result in a substantial permanent increase in ambient noise levels in the project vicinity. Subsequent to project construction, should the project be approved, additional wireless service providers may request discretionary approval to collocate additional radio equipment at this facility, which may result in increased noise levels at the site and at surrounding properties. The potential for noise impacts to adjacent properties would be determined at the time such a proposal is made, and based upon the specific characteristics of the proposed facility improvements. Regardless, the project site is zoned Industrial Park and as such includes allowances for a day-night averaged hourly sound level of 75 dB at the property line of the receiving use (neighboring property) for other Industrial Park zoned properties. Due to the infrequent nature of power outages, it is unlikely this standard would be exceeded if a back-up generator is added to the site in the future. The backup generator would only operate during emergency conditions or periodic testing. Noise associated with construction activities would be required to adhere to the noise ordinance, which is Monday through Friday, 6:00am to 8:00pm (during daylight savings), Monday through Friday, 7:00am to 8:00pm (during standard time), and Saturdays, 8:00am to 6:00pm. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XIII-3:

The project is not located within an airport land use plan or within two miles of a public use airport or private airstrip. Therefore, the impact is less than significant. No mitigation measures are required.

XIV. 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 unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN) | | | | X |
| 2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN) | | | | X |

Discussion Item XIV-1, 2:

The proposed project does not have a residential component. The project would not result in substantial population growth in the area and it would not result in the displacement of any existing housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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. Parks? (PLN) | | | | X |
| 5. Other public facilities? (ESD, PLN) | | | | X |
| 6. Maintenance of public facilities, including roads? (ESD, PLN) | | | X | |

Discussion Item XV-1, 2, 3, 4, 5:

The project would result in no population growth in the area and thus would require no new or expanded facilities to support adequate fire or police protection, schools, parks or other public facilities. It is expected that the project would result in no increased demand for public services and would result in no impact from physical impacts associated with providing new, expanded or modified public services facilities. Therefore, there is no impact.

Discussion Item XV-6:

The Placer County Department of Public Works is responsible for maintaining County roads in the area of the development. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, this impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

| 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 XVI-1:

The project would not increase the use of existing neighborhood and regional parks or other recreational facilities. Therefore, there is no impact.

Discussion Item XVI-2:

The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD) | | | X | |
| 2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | X | |
| 3. Result in inadequate emergency access or access to nearby uses? (ESD) | | | | X |
| 4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN) | | | | X |
| 5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN) | | | X | |

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc.

Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The project would include the construction of a 180-foot monopole, equipment shelter, and trenching for underground conduit. The access to the equipment shelter and the pad itself would be improved, but no new

construction of onsite or offsite roads is proposed. The proposed project use of the existing encroachment onto Foresthill Road and the existing onsite circulation area does not create any significant impacts to vehicle safety. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The project would utilize an existing private driveway area and vehicle turnaround area for service personnel, which would serve as a parking area for personnel when visiting the site for performance of routine maintenance. The project does not otherwise require development of any parking to service the proposed unmanned communications tower. Therefore, there is no impact.

Discussion Item XVII-5:

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, “upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.”

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect.

The wireless communications facility would be unmanned. The proposed project would generate few annual vehicle trips for the infrequent maintenance on the cell tower facility and would not generate traffic volumes with potential to conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A technician would visit the site up to twice per month to inspect the facility for potential problems and inspect or run-test equipment such as the generator, HVAC unit, and fuel tank. Since traffic generated by the project would be both temporary and nominal, the proposed project would have a less than significant impact. No mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN) | | | X | |
| 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN) | | | X | |

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52, invitations to consult were sent on May 12, 2021, to Native American tribes who requested notification of proposed projects within this geographic area. No tribes requested consultation and no Tribal

Cultural Resources are anticipated to be impacted. Nevertheless, to ensure that any impacts to unanticipated resources are less than significant, the following mitigation measure is required..

Mitigation Measure XVIII-1,2:
MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN) | | | X | |
| 2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH) | | | | X |
| 3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD) | | | X | |
| 4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH) | | | | X |
| 5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH) | | | | X |

Discussion Item XIX-1, 2, 3:

The project would construct a wireless communications facility, the impacts of which are evaluated throughout this Initial Study. The project includes no new homes or businesses and would not extend public roads or other public infrastructure into areas where these facilities do not currently exist. This project would not generate wastewater nor would it consume water as it is an unmanned facility. All solid waste generated during construction and maintenance activities would be removed from the site and disposed of at a solid waste disposal facility with adequate permitted capacity to accept construction debris.

Storm water would be collected and conveyed in the existing drainage facilities. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff resulting from new impervious surfaces. No new significant storm water drainage facilities or expansion of existing facilities is required.

The project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. The project site is heavily disturbed by the previous operation of the mill and is devoid of any natural habitats. Development of the communications tower requires the trenching to connection points for power and telecom services that are located east of the project site. The trenching of cables in a heavily disturbed industrial site would not result in significant environmental effects. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

All solid waste generated during construction and maintenance activities would be removed from the site and disposed of at a solid waste disposal facility with adequate permitted capacity to accept construction debris. Therefore, there is no impact.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN) | | | | X |
| 2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN) | | | X | |
| 3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN) | | | | X |
| 4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN) | | | X | |

Discussion Item XX-1:

The proposed Project would result in no change to existing roadways or other components that would impair implementation of an adopted emergency response or evacuation plan. A turnaround at the proposed facility would facilitate turning movements by large vehicles and could improve access and maneuvering space in the event of an emergency. The proposed telecommunications facility would increase the communications capacity of local Emergency Medical Services providers and the public in the event of an emergency in this semi-rural area. Therefore, there is no impact.

Discussion Item XX-2, 4:

The proposed project site and surrounding area are designated as State Responsibility Area - Very High fire severity zone. Although the project site has the Very High designation severity zone designation, the Mill Site is flat and generally lacks vegetation due to the industrial nature of the property. All temporary disturbance areas would be returned to pre-project conditions and the project would not significantly alter the slopes, soils, or drainage of the project site. The project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XX-3:

The proposed communications tower does not require the installation or maintenance of associated infrastructure which may exacerbate fire risk or which may result in temporary or ongoing impacts to the environment. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|---|--------------------------|-------------------------------------|
| 1. Does the project have the potential to substantially degrade the quality of the environment, 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | |
|--|--------------------------|-------------------------------------|
| the effects of other current projects, and the effects of probable future projects.) | | |
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

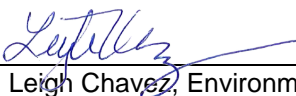
| | |
|---|--|
| <input type="checkbox"/> California Department of Fish and Wildlife | <input type="checkbox"/> Local Agency Formation Commission (LAFCO) |
| <input type="checkbox"/> California Department of Forestry | <input type="checkbox"/> National Marine Fisheries Service |
| <input type="checkbox"/> California Department of Health Services | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> California Department of Toxic Substances | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input 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"/> |

H. DETERMINATION – The Environmental Review Committee finds that:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
|-------------------------------------|---|

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

Planning Services Division, Bennett Smithhart, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Eric Griffin, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Mohan Ganapathy
 Placer County Fire Planning/CDF, Jeff Hoag and/or Dave Bookout

Signature  Date March 28, 2022
 Leigh Chavez, Environmental Coordinator

J. 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, Auburn, CA 95603.

| | |
|---------------------------------|--|
| County Documents | <input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations |
| | <input checked="" type="checkbox"/> Community Plan |
| | <input checked="" type="checkbox"/> Environmental Review Ordinance |
| | <input checked="" type="checkbox"/> General Plan |
| | <input checked="" type="checkbox"/> Grading Ordinance |
| | <input checked="" type="checkbox"/> Land Development Manual |
| | <input type="checkbox"/> Land Division Ordinance |
| | <input checked="" type="checkbox"/> Stormwater Management Manual |
| | <input type="checkbox"/> Tree Ordinance |
| | <input type="checkbox"/> |
| Trustee Agency Documents | <input type="checkbox"/> Department of Toxic Substances Control |
| | |

| | | |
|--|--|---|
| 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 checked="" type="checkbox"/> Preliminary Grading Plan |
| | | <input type="checkbox"/> Preliminary Geotechnical Report |
| | | <input type="checkbox"/> Preliminary Drainage Report |
| | | <input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan |
| | | <input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual |
| | | <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 type="checkbox"/> Tentative Map |
| | | <input type="checkbox"/> |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input type="checkbox"/> Phase I Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input type="checkbox"/> Preliminary Endangerment Assessment |
| | <input type="checkbox"/> | |
| | Planning Services Division, Air Quality | <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"/> CalEEMod 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"/> | |

Exhibit A: Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN16-00329
AT&T @ CASAC2022 – Foresthill High School

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 (pre-project implementation):

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 AT&T @ CASAC2022 – Foresthill High School 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 # | Text | Date Satisfied |
|---------------------|--|-----------------------|
| <u>MM V.1</u> | <p>If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning</p> | |

| | | |
|--|---|--|
| | <p>objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p> | |
|--|---|--|

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”