ADDENDUM
to
Notice of Exemption
Sheila Tank Replacement Project
January 2022

Description of Nature, Purpose and Beneficiaries of Project:

PROJECT INFORMATION

Project Title

Sheila Tank Replacement Project

Lead Agency Name and Address

North Coast County Water District
2400 Francisco Boulevard
Pacifica, California 94044

Contact Person

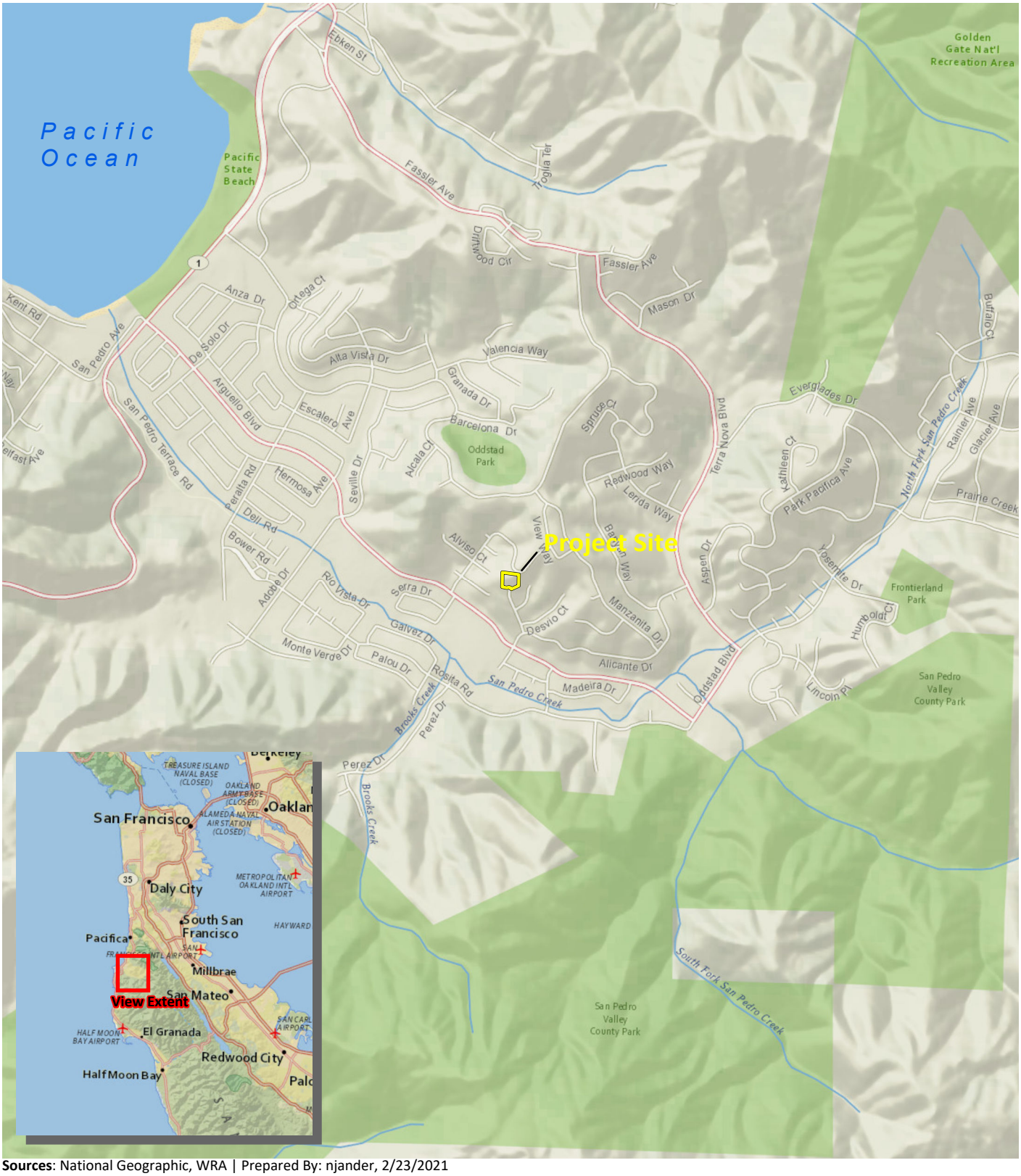
Adrianne Carr, General Manager
P.O. Box 1039
Pacifica, CA 94044-6039
(650) 355-3462

Project Location

The 1.08-acre project site is located at 1139 Sheila Lane within the Linda Mar neighborhood (a residential neighborhood) in the City of Pacifica, California, see Figure 1 (Regional Location Map) and Figure 2 (Project Site Aerial Map). The existing tank is on a south facing slope (APN: 023-311-010). The project site currently consists of the existing redwood water tank, a surrounding chain-link fence, wood chips, gravel, and weedy vegetation. Access to the tank is provided via a gated dirt road from Sheila Lane. The tank site also fronts onto Alvarado Avenue but no site access from that side exists nor is new access contemplated owing to the steep terrain.

Surrounding Land Use and Setting

The project is located in the Linda Mar division of Pacifica, in San Mateo County, with elevations varying from approximately 50 to 100 feet above mean sea level. The nearest water source is San Pedro Creek, a perennial stream, which runs east-west and is located approximately 1,500 feet south of the site. The surrounding area is a partially developed rural residential lot populated with native and nonnative annual and perennial grasses. Dense deciduous forest is within and around the project area.



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Sources: National Geographic, WRA | Prepared By: njander, 2/23/2021

Figure 1. Regional Location Map

Sheila Tank Replacement Project
City of Pacifica, California

0 0.25 0.5 Miles

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Sources: USDA NAIP Imagery 2018, WRA | Prepared By: njander, 2/11/2021

Figure 2. Aerial Location Map

Sheila Tank Replacement Project
City of Pacifica, California

0 50 100 Feet

N

wra
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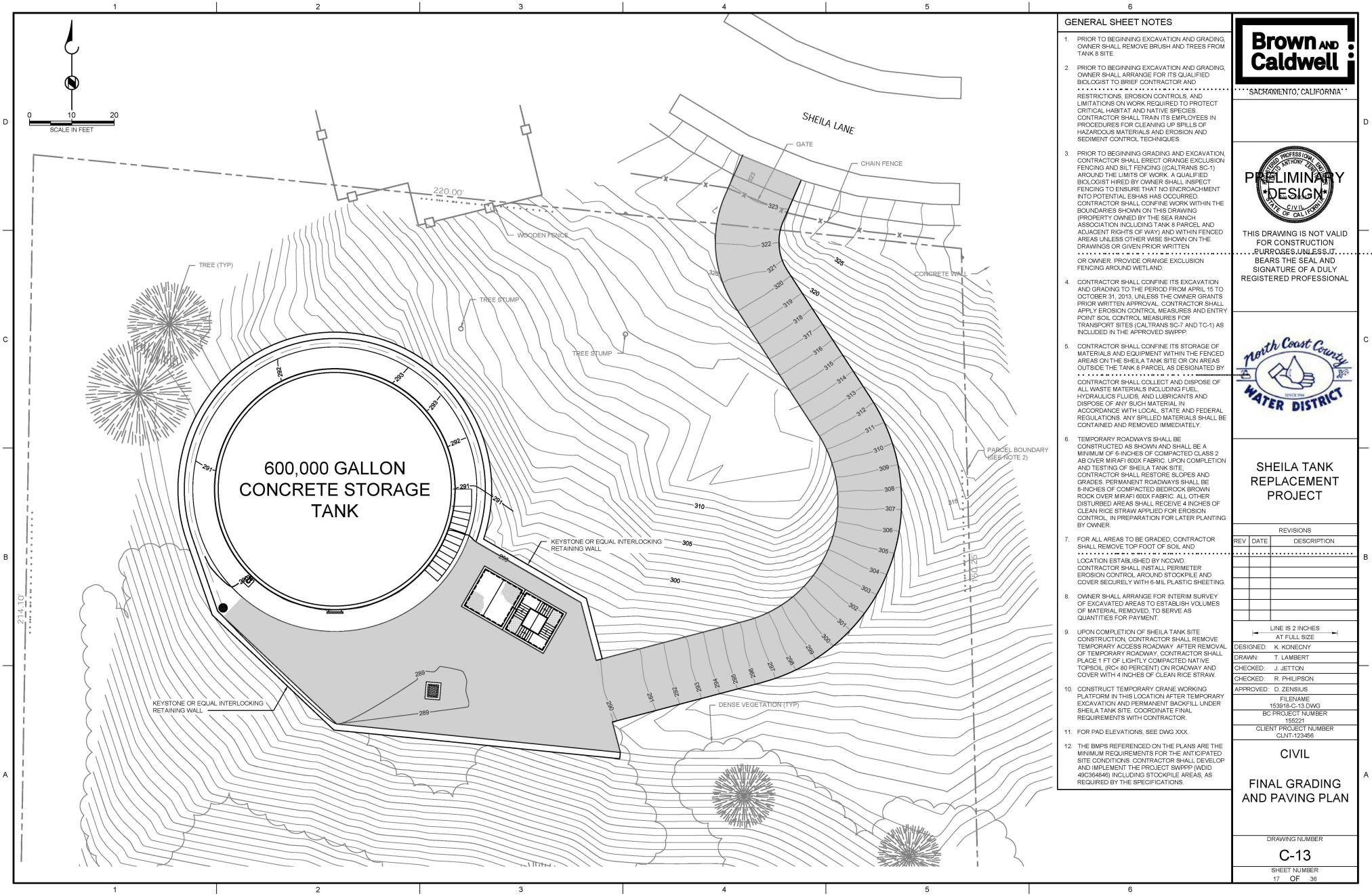
PROJECT DESCRIPTION

Project Description

The North Coast County Water District (NCCWD or District) proposes to replace a water tank (Sheila Tank) located off of Sheila Lane in the City of Pacifica. Sheila Tank was built in 1955, has reached the end of its useful life, and currently is out of service. The original Sheila Tank, constructed of redwood, has a volume of about 100,000 gallons, or 0.1 million gallons (MG). According to District records the existing tank is 13-feet high by 32-feet in diameter (these dimensions suggest an actual storage volume of less than 80,000 gallons). The Sheila Tank Replacement Project (proposed project) will include the demolition of the existing tank and the addition of a prestressed concrete replacement tank which will be partially buried and have a capacity of 0.6 MG and feature associated valves, vault, piping, power and other site improvements. See Figure 3 for the Final Grading and Paving Plan; See Appendix A for the full 100% Design Plans Package. The new concrete Sheila Tank would have an inside diameter of 55-feet, an outside diameter of 57-feet, a side water depth of 34-feet, and a 28-foot height above finished grade (Appendix B - Basis of Design Report). Partially burying the tank 5-feet below lowest adjacent grade will not only minimize the visual impact for surrounding neighbors but also reduce costly foundation enhancements in event of seismic activity (Appendix B). The projected design inlet and outlet flows to the tank will be 1,200 gallons per minute (gpm) for peak hour demand and 320 (gpm) for average day demand (Appendix B). The NCCWD is both the project applicant and CEQA Lead Agency.

As mentioned above, Sheila Tank has reached the end of its useful life and currently is out of service. The District has determined that the tank is no longer viable with its current capacity, it holds inadequate fire protection storage, cannot supply peak demands, and is seismically deficient. The existing tank is leaking, not anchored, and vulnerable to seismic events. The proposed project would replace the existing deteriorating tank to meet current standards of public health and safety, and would increase the size of the tank to address a storage deficit and a need for improved fire suppression in the area served by the tank. Discharge water flow rates would remain the same regardless of the increased tank size. The proposed project would not increase the capacity of the water system, as the pipeline connecting to the tank would not be increased. The proposed project would merely increase the storage volume to help meet existing daily demand as well as increase water storage for fire suppression. Sheila Tank currently services an area of approximately 265 acres that includes approximately 1,410 service connections, and also assists an additional zone which contains an additional 760 service connections. The service area and number of residences served would remain unchanged under the proposed project.



GENERAL SHEET NOTES

1. PRIOR TO BEGINNING EXCAVATION AND GRADING, OWNER SHALL REMOVE BRUSH AND TREES FROM TANK 8 SITE.
2. PRIOR TO BEGINNING EXCAVATION AND GRADING, OWNER SHALL ARRANGE FOR ITS QUALIFIED BIOLOGIST TO BRIEF CONTRACTOR AND RESTRICTIONS, EROSION CONTROLS, AND LIMITATIONS ON WORK REQUIRED TO PROTECT CRITICAL HABITAT AND NATIVE SPECIES. CONTRACTOR SHALL TRAIN ITS EMPLOYEES IN PROCEDURES FOR CLEANING UP SPILLS OF HAZARDOUS MATERIALS AND EROSION AND SEDIMENT CONTROL TECHNIQUES.
3. PRIOR TO BEGINNING GRADING AND EXCAVATION, CONTRACTOR SHALL ERECT ORANGE EXCLUSION FENCING AND SILT FENCING ((CALTRANS SC-1) AROUND THE LIMITS OF WORK. A QUALIFIED BIOLOGIST HIRED BY OWNER SHALL INSPECT FENCING TO ENSURE THAT NO ENCROACHMENT INTO POTENTIAL ESHAS HAS OCCURRED. CONTRACTOR SHALL CONFINE WORK WITHIN THE BOUNDARIES SHOWN ON THIS DRAWING (PROPERTY OWNED BY THE SEA RANCH ASSOCIATION INCLUDING TANK 8 PARCEL AND ADJACENT RIGHTS OF WAY) AND WITHIN FENCED AREAS UNLESS OTHER WISE SHOWN ON THE DRAWINGS OR GIVEN PRIOR WRITTEN OR OWNER. PROVIDE ORANGE EXCLUSION FENCING AROUND WETLAND.
4. CONTRACTOR SHALL CONFINE ITS EXCAVATION AND GRADING TO THE PERIOD FROM APRIL 15 TO OCTOBER 31, 2013, UNLESS THE OWNER GRANTS PRIOR WRITTEN APPROVAL. CONTRACTOR SHALL APPLY EROSION CONTROL MEASURES AND ENTRY POINT SOIL CONTROL MEASURES FOR TRANSPORT SITES (CALTRANS SC-7 AND TC-1) AS INCLUDED IN THE APPROVED SWPPP.
5. CONTRACTOR SHALL CONFINE ITS STORAGE OF MATERIALS AND EQUIPMENT WITHIN THE FENCED AREAS ON THE SHEILA TANK SITE OR ON AREAS OUTSIDE NE TANK 8 PARCEL AS DESIGNATED BY CONTRACTOR SHALL COLLECT AND DISPOSE OF ALL WASTE MATERIALS INCLUDING FUEL, HYDRAULICS FLUIDS, AND LUBRICANTS AND DISPOSE OF ANY SUCH MATERIAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY SPILLED MATERIALS SHALL BE CONTAINED AND REMOVED IMMEDIATELY.
6. TEMPORARY ROADWAYS SHALL BE CONSTRUCTED AS SHOWN AND SHALL BE A MINIMUM OF 6-INCHES OF COMPACTED CLASS 2 AB OVER MIRAFI 600X FABRIC. UPON COMPLETION AND TESTING OF SHEILA TANK SITE, CONTRACTOR SHALL RESTORE SLOPES AND GRADES. PERMANENT ROADWAYS SHALL BE 8-INCHES OF COMPACTED BEDROCK BROWN ROCK OVER MIRAFI 600X FABRIC. ALL OTHER DISTURBED AREAS SHALL RECEIVE 4 INCHES OF CLEAN RICE STRAW APPLIED FOR EROSION CONTROL, IN PREPARATION FOR LATER PLANTING BY OWNER.
7. FOR ALL AREAS TO BE GRADED, CONTRACTOR SHALL REMOVE TOP FOOT OF SOIL AND LOCATION ESTABLISHED BY NCCWD. CONTRACTOR SHALL INSTALL PERIMETER EROSION CONTROL AROUND STOCKPILE AND COVER SECURELY WITH 6-MIL PLASTIC SHEETING.
8. OWNER SHALL ARRANGE FOR INTERIM SURVEY OF EXCAVATED AREAS TO ESTABLISH VOLUMES OF MATERIAL REMOVED, TO SERVE AS QUANTITIES FOR PAYMENT.
9. UPON COMPLETION OF SHEILA TANK SITE CONSTRUCTION, CONTRACTOR SHALL REMOVE TEMPORARY ACCESS ROADWAY. AFTER REMOVAL OF TEMPORARY ROADWAY, CONTRACTOR SHALL PLACE 1 FT OF LIGHTLY COMPACTED NATIVE TOPSOIL (RC< 80 PERCENT) ON ROADWAY AND COVER WITH 4 INCHES OF CLEAN RICE STRAW.
10. CONSTRUCT TEMPORARY CRANE WORKING PLATFORM IN THIS LOCATION AFTER TEMPORARY EXCAVATION AND PERMANENT BACKFILL UNDER SHEILA TANK SITE. COORDINATE FINAL REQUIREMENTS WITH CONTRACTOR.
11. FOR PAD ELEVATIONS, SEE DWG XXX.
12. THE BMPS REFERENCED ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. CONTRACTOR SHALL DEVELOP AND IMPLEMENT THE PROJECT SWPPP (WDID 49C364846) INCLUDING STOCKPILE AREAS, AS REQUIRED BY THE SPECIFICATIONS.

Brown AND Caldwell
SACRAMENTO, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — ANTHONY ZENSIUS — CIVIL — STATE OF CALIFORNIA

PRELIMINARY DESIGN

THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL AND SIGNATURE OF A DULY REGISTERED PROFESSIONAL

North Coast County WATER DISTRICT

SHEILA TANK REPLACEMENT PROJECT

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES AT FULL SIZE

DESIGNED:	K. KONECNY
DRAWN:	T. LAMBERT
CHECKED:	J. JETTON
CHECKED:	R. PHILIPSON
APPROVED:	D. ZENSIUS

FILENAME 153918-C-13.DWG
BC PROJECT NUMBER 155221
CLIENT PROJECT NUMBER CLNT-123456

CIVIL

FINAL GRADING AND PAVING PLAN

DRAWING NUMBER C-13

SHEET NUMBER 17 OF 36

FILENAME: 153918-C-13.DWG PLOT DATE: 11/24/2020 3:12 PM CAD USER: TAIT LAMBERT

Figure 3. Final Grading and Paving Plan

Sheila Tank Replacement Project
City of Pacifica, California

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Construction

The project construction phase is anticipated to begin following receipt of all required permits. Construction would take place Monday through Friday. The proposed hours of construction would not exceed what is stipulated in the City of Pacifica Municipal Code which allows construction activities to take place between the hours of 7:00 a.m. to 7:00 p.m. Monday to Friday, and 9:00 a.m. to 5:00 p.m. Saturdays and Sundays. Project construction is expected to take approximately 12 months to complete.

Construction sequencing for the concrete tank includes:

1. Construct tank floor, including a cast-in-place concrete foundation.
2. Construct cast-in-place walls and dome roof.
3. Apply vertical pre-stressing by incorporating vertical pre-stressing threadbars within the wall to provide vertical compression and counteract bending.
4. Install circumferential pre-stressing to counteract the liquid load and place the tank wall in 200-psig residual compression by wrapping the circumference of the tank with a continuous high-strength stranded cable.
5. Spray the exterior surface of the wrapped tank with shotcrete to provide corrosion protection and a permanent bond.
6. Install accessories, such as roof and wall access hatches, interior and exterior ladders, vents, safety railings, level sensing equipment, or specialized security hardware.
7. If requested by the NCCWD, stain or coat the reservoir exterior.

Based on recommendations in the geotechnical report, constructing a prestressed concrete tank at the project site will require a temporary retaining wall and a 10-foot-wide path around the tank perimeter to facilitate circumferential pre-stressing and shotcrete application. Following tank construction, the contractor would remove the temporary retaining wall if required (e.g., the contractor could leave a soil nail wall in place) and backfill earth against the tank, with the tank wall acting as a retaining wall for the site slope. Upon completion of back filling, the contractor will add a 5-foot-wide permanent path around the unburied perimeter of the tank. The upslope tank side would have a v-ditch to carry uphill runoff around and away from the tank.

Grading

Grading would be required to enlarge the current water tank pad to accommodate the new water tank with a new foundation and comply with current construction codes. Grading would not enlarge the NCCWD property, but would require excavation into the hill slope to the north of the water tank, and a low retaining wall. Grading into the hill slope would be completed in compliance with all geotechnical construction codes and practice, and hillslope stabilization during and after project construction would be designed in consultation with a registered geotechnical engineer. Total excavation and grading required to construct the new tank foundation and a low retaining wall is not expected to exceed 2,450 cubic yards of material. Some minor trenching would also be required to install a replacement pipeline for the connection to the existing piping system. This trenching would occur along ground that has been historically disturbed during installation of the existing system. Planned grading will be mostly excavation, with very little fill placement. Therefore, bid documents and specifications will require that the Contractor off-haul and legally

dispose of excess soil and rock off-site. New construction will route tank and site drainage and overflows to a new on-site storm drain. The storm drain will run down the site hill and terminate in a catch basin on Alvarado Avenue. The catch basin will be located on Duran Court and will daylight large flows that will flow along existing gutters on Alvarado Avenue and enter an existing catch basin approximately 300 feet downstream of the Sheila Tank site. This solution avoids trenching in Alvarado Avenue. The upslope tank side would have a v-ditch to carry uphill runoff around and away from the tank. The access road will slope toward the catch basins that will be placed periodically along the entire length of driveway to ensure proper drainage and water capture, connected to the on-site storm drain. The tank will have three buried perforated pipe underdrains, a perimeter drain each half circumference and a centerline drain, all coming together in a vault. Each drain will have individual boxes with v-notch weirs for monitoring drainage flow and potential sampling, e.g., testing for fluoride as a leak indicator.

Tree Loss

The project has been designed to avoid tree loss and tree trimming to the maximum degree possible. Standard tree and breeding bird surveys would be implemented to ensure the project complies with all applicable City regulations regarding tree removal, and the California Fish and Game Code. If tree removal is necessary, the NCCWD will comply with the City of Pacifica tree ordinance. If tree removal and initial project ground disturbance occurs within the breeding bird season (February 1 – August 31), trees on-site and adjacent to the project site would be surveyed for the presence of breeding birds within 15 days of the start of construction. If no breeding birds are observed, work will proceed as normal. If breeding birds are observed, a qualified biologist will provide guidance on construction buffers necessary to avoid the breeding bird nest, given species-specific behavior and tolerance for disturbance. If construction is initiated outside of the breeding bird season (September 1 – January 31), construction will proceed without completion of a breeding bird survey. These procedures ensure compliance with existing codes.

If requested by the NCCWD, the design will add new landscape to screen the tank and its retaining walls from neighbors and to replace trees and shrubbery removed during construction. Such an approach will minimize visual impacts to surrounding neighbors. For example, on the northern side of the site along the earthen slope, the NCCWD may consider installing a trellis or frame for vines that is to soften the visual impact of the new reservoir. Plant selections will use native species if requested by the NCCWD, with water conserving, low maintenance and fire resistance as key criteria, selected based on plant tolerance to local soil and rainfall. The irrigation system will meet NCCWD standards for water conservation and efficiency; likely needed only for three to five years to establish vegetation initially. Landscaping will address any removed trees during construction and tree replacement if the NCCWD so requests. The NCCWD will follow the City of Pacifica's Tree Selection and Planning Guide, *Trees for Pacifica*, in order to provide appropriate species selection based on site assessment, wind, coastal influence, tree size and growth rate with ornamental and native species.

Air Quality Control Measures

The proposed project includes the following best management practices to reduce particulate emissions and dust associated with construction activities. In addition, the Bay Area Air Quality

Management District (BAAQMD) recommends that all construction projects implement the Basic Construction Mitigation Measures from the BAAQMD's CEQA Guidelines:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Implementation of the BAAQMD's BMPs would ensure that emissions of PM_{10} and $PM_{2.5}$ from dust generated during project construction activities would not result in a cumulatively considerable net increase in criteria air pollutants for which the region is in nonattainment.

Noise Control Measures

The proposed project includes the following noise control measures during construction which would also reduce vibration during construction.

Construction Control Measures

Notification

Two weeks prior to the commencement of construction, notification will be provided to surrounding residences disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.

Complaint Tracking

Prior to the issuance of construction-related permit, NCCWD will submit to the City for review and approval a set of procedures for responding to and tracking complaints pertaining to construction noise. These measures will include: (1) a sign posted on-site describing noise complaint

procedures and a complaint hotline number; (2) designation of an on-site construction compliance and enforcement manager for the project; (3) protocols of receiving, responding to, and tracking received complaints; and (4) maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

Best Management Practices

The following additional noise reduction measures will be implemented to reduce noise related to construction:

1. Equipment and trucks used for project construction will use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds), wherever feasible.

2. Except as provided herein, impact tools (e.g., jack hammers and pavement breakers) used for project construction will be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves will be used, if such jackets are commercially available; this could achieve a reduction of 5 dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with required construction procedures.

3. Stationary noise sources will be located as far from nearby receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures to provide equivalent noise reduction.

Cultural Resources Management Measures

Given the very steep terrain that characterizes the Project Area and the level of previous disturbance at the location, the probability of encountering archaeological resources in this location is considered low. However, despite this finding, the proximity to fresh water resources in upland areas representative of the project area suggest the project area vicinity may still yield subsurface cultural resources. Therefore, the following recommendations are provided as avoidance and minimization measures and will be implemented as part of the project engineering documentation.

Unanticipated Discovery of Cultural Resources

If previously unidentified cultural resources are encountered during project implementation, the project will avoid altering the materials and its stratigraphic context and will stop all ground disturbing activity within 50- feet of the discovery. A qualified professional archaeologist will be contacted to evaluate the situation and determine whether further treatment if the discovery is warranted under CEQA. Project personnel will not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark

friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

Encountering Native American Remains

Although unlikely, if human remains are encountered, all work will stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist will be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission will be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

Reasons why project is exempt:

The project would be exempt from CEQA per Section 21000-21177, Public Resources Code; Title 14, Division 6, Chapter 3, Section 15000-15387, California Code of Regulations due to the following exemption. See Attachment A - Exemption Language (below), for a complete description of the exemption.

15302. Replacement or Reconstruction

The proposed project includes the replacement of the existing 0.1 million-gallon (MG) redwood Sheila Tank with a 0.6 MG prestressed concrete water tank. The replacement water tank would be located at the same site as the existing deteriorating structure. Discharge water flow rates would remain the same regardless of the increased tank size. Therefore, the proposed project would not increase the capacity of the water distribution system, as the pipeline connecting the tank to the existing system would be replaced but not increased in size. An increase in capacity would require increasing the size of the water delivery pipes leading from the tank. The new water tank would service the same area and number of residences as the current structure, and would not support future growth. The proposed project would merely increase the storage area to help meet existing daily demand as well as increase water storage for fire suppression. Therefore, the project is consistent with the example provided in 15302(c), as the replacement of the water tank would result in no expansion of capacity.

15300.2. Exceptions

The proposed project is not subject to any exceptions to a Categorical Exemption due to the project's location at the existing Sheila Tank site and the nature of the proposed replacement. The proposed project would not result in any significant effects or any significant cumulative impacts. The proposed project would not result in impacts to any special-status plant or wildlife species (see Appendix C - Biological Resource Assessment Letter). The Project has been designed to avoid tree loss and tree trimming to the maximum degree possible. No tree removal is planned. If tree removal is necessary, the NCCWD will comply with the City of Pacifica tree ordinance. Therefore, tree removal would not result in a significant impact and does not require mitigation. If vegetation removal or initial Project ground disturbance occurs within the breeding bird season (February 1 – August 31), the Project site would be surveyed for the presence of

breeding birds within 14 days of the start of construction or any project-related activities. If no active nests are observed, work can proceed. According to the City of Pacifica's General Plan, the project site is not listed as a National Register Landmark, California Historical Landmark, California Point of Historical Interest, or as a Local Landmark. No cultural resources were identified as a result of archaeological field survey (Appendix D - Archaeological Survey Report). The project, as presently designed, is not anticipated to have an adverse effect on significant cultural or tribal cultural resources (Appendix D). Emissions of criteria air pollutants and toxic air contaminants (TACs) from construction of the proposed project would not exceed the Bay Area Air Quality Management District (BAAQMD) thresholds of significance with the implementation of emission control measures (Appendix E - Air Quality Technical Study). The proposed project site is not visible from Highway 1 and is therefore not within the viewing corridor of a state scenic highway. The project site is not included on the list of hazardous material sites complied pursuant to Government Code Section 65962.5. The proposed project includes noise control measures to ensure no significant noise impacts during construction. Based on the estimated vibration levels that could be generated by construction activities, implementation of the proposed project is not expected to disturb nearby residences or cause damage to nearby buildings. Operation of the proposed project is not expected to result in any noise or vibration impacts. The proposed project would not expose people to excessive noise impacts from any public use airport or private airstrip (Appendix F - Noise and Vibration Technical Study).

Attachment A - Exemption Language

Section 21000-21177, Public Resources Code; Title 14, Division 6, Chapter 3, Section 15000-15387, California Code of Regulations

15302. REPLACEMENT OR RECONSTRUCTION

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

(a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity by more than 50 percent.
(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
(c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.