



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**

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RECEIPT NUMBER:

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**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY WESTBOROUGH WATER DISTRICT	LEAD AGENCY EMAIL	DATE 06/12/2025
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 129236	
PROJECT TITLE  WESTBOROUGH WATER DISTRICT SKYLINE TANK NO.3 RETOFIT PROJECT		

PROJECT APPLICANT NAME WESTBOROUGH WATER DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (650) 589-1435
PROJECT APPLICANT ADDRESS 2263 WESTBOROUGH BLVD	CITY SOUTH SAN FRANCISCO	STATE CA
	ZIP CODE 94080	

**PROJECT APPLICANT** (Check appropriate box)

☐ Local Public Agency ☐ School District ☒ Other Special District ☐ State Agency ☐ Private Entity

**CHECK APPLICABLE FEES:**


- ☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_
- ☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_
- ☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)
- ☐ Fee previously paid (attach previously issued cash receipt copy)

- ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- ☒ County documentary handling fee \$ 50.00 \$ 50.00
- ☐ Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

☐ Cash ☒ Credit ☐ Check ☐ Other

**TOTAL RECEIVED** \$ 50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Henry Salgado Deputy Clerk
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# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: San Mateo

555 County Center

Redwood City, CA 94063

From: (Public Agency): Westborough Water District

2263 Westborough Blvd

South San Francisco, CA 94080

(Address)

129236

FILED

SAN MATEO COUNTY

Jun 12 2025

MARK CHURCH, County Clerk

By

Deputy Clerk

Project Title: Westborough Water District Skyline Tank No. 3 Retrofit Project

Project Applicant: Westborough Water District

Project Location - Specific:

171 Sharp Park Road, the City of Pacifica

Project Location - City: Pacifica

Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

The project would involve widening the existing 26-inch ring wall foundation around the Tank No. 3 by 18 inches (44 inches total), installation of micropiles within the new ring wall and new bracing of the inside of the tank roof. The extension of the foundation would involve installing 52 evenly spaced micropiles within the ring wall. The new micropiles would extend approximately 35 feet below ground. New bracing of the tank roof would involve installing 14-inch evenly spaced braces on the outer edge of the inside of the tank roof. New anchoring would be provided to improve tank anchorage to the foundation.

Name of Public Agency Approving Project: Westborough Water District

Name of Person or Agency Carrying Out Project: Westborough Water District

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Class 1, Section 15301(b)

☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project would implement minor alterations to an existing facility that would result in negligible or no expansion of its existing use and no increase in capacity. All "exceptions" listed in Section 15300.2 are not applicable to the project.

Lead Agency

Contact Person: Patricia Mairena

Area Code/Telephone/Extension: 650-589-1435

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 06/12/2025 Title: General Manager

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Revised 2011

**RESOLUTION NO. 685**

**ADOPTING A CATEGORICAL EXEMPTION FOR THE  
SKYLINE TANK NO. 3 STRUCTURAL RETROFIT  
WESTBOROUGH WATER DISTRICT**

**WHEREAS**, the Westborough Water District ("District") has prepared an evaluation pursuant to the California Environmental Quality Act (CEQA) of the Skyline Tank No. 3 Structural Retrofit (the "Project"); and

**WHEREAS**, the evaluation concluded the Project qualifies for a Class 1 Categorical Exemption from CEQA and that the Project would not have a significant effect on the environment; and

**WHEREAS**, the Project specifications will include Best Management Practices as specified in the CEQA evaluation;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Westborough Water District that:

1. The Board of Directors hereby finds and declares that, based upon its independent judgment following review of the CEQA evaluation and consideration of the record of the Project as a whole, there is no evidence before the District that the proposed Project will have a significant effect upon the environment; and
2. The Board of Directors finds that the Project will not have a significant effect on the environment and therefore adopts the Class 1 Categorical Exemption; and
3. The Board of Directors hereby adopts the Best Management Practices plan prepared in conjunction with the CEQA evaluation and directs that they be included in the Project's Plans and Specifications; and
4. The General Manager is directed to file a Notice of Exemption promptly with the County Clerk of San Mateo County; and
5. The record of this action shall be maintained by the District Secretary at the District's Administration Building, 2263 Westborough Blvd, CA 94080.

PASSED AND ADOPTED this 8th day of May, 2025, by the following votes:

AYES: Bautista, Chambers, Medina, Richards, and Amuzie.

NOES: None.

ABSENT: None.

A handwritten signature in blue ink, appearing to be "Anthony S.", written over a horizontal line.

President, Board of Directors  
Westborough Water District

ATTEST:

A handwritten signature in blue ink, appearing to be "Patricia", written over a horizontal line.

Secretary of the District





# memo san jose

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to: Brandon Laurie, Project Engineer

from: Christina Lau, Senior Project Manager

re: Westborough Water District Skyline Tank No. 3 Retrofit Project

date: March 5, 2025

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Below is MIG's documentation for a Categorical Exemption for Westborough Water District Skyline Tank No. 3 Retrofit Project. Please review the stated Best Management Practices (BMPs) which will be required to be included as part of the Plans and Specifications prepared for the project and implemented by the contractor and/or the Westborough Water District.

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## 1. Introduction

The Westborough Water District is proposing seismic retrofit improvements to existing Skyline Tank No. 3 at 171 Sharp Park Road in the City of Pacifica (Figure 1). The site contains three existing tanks and Tank No. 3 is a welded steel, above ground potable water storage tank with a 1.88-million gallon capacity, located at the northwest side of the site, adjacent to the maintenance storage building. Tank No. 3 is 32 feet in height and 100 feet in diameter. The proposed retrofits will structurally modify the tank to improve earthquake resiliency. Work will include roof strengthening, tank anchorage and foundation uplift improvements. See Project Characteristics, below.

Westborough Water District has reviewed this project description, the Best Management Practices (BMPs) incorporated into the project, and the potential environmental effects of implementing the proposed project, as described below. Based on this information, it is determined that the project is exempt from further CEQA analysis under Section 15301(b), Class 1 as described below.

- CEQA Guidelines Section 15301(b) provides a Class 1 Categorical Exemption for the operation, repair, maintenance, or minor alteration of existing facilities involving negligible or no expansion of an existing use.

Pending Westborough Water District's approval of the project and acceptance of the stated BMPs, a Notice of Exemption for the project will be filed with the San Mateo County Clerk's office.

This CEQA evaluation has been prepared based on information provided by the Westborough Water District and its engineers, ZFA Structural Engineers and Pakpour Consulting Group. Should the project change from what is described and evaluated in this document, Westborough Water District would need to reevaluate the project to ensure it still qualifies for the CEQA exemption listed above.

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## **2. Project Description**

### **2.1 Project Location and Site Description**

The project is located in the City of Pacifica on Sharp Park Road, west of Skyline Boulevard and South of Skyridge Drive, on a parcel with two additional water storage tanks. The site is accessed via small driveways on Sharp Park Road, south of the tank, and at the intersection of Skyridge Road at Skyline Boulevard, north of the project site. The project site is surrounded by single-family residences to the west and north, Skyline Boulevard and multi-family residences to the east, and Westborough Boulevard and multi-family residences to the south. The Milagra Ridge Open Space Preserve is located beyond the residences to the west of the project site.

### **2.2 Project Characteristics**

The project would involve widening the existing 26-inch ring wall foundation around Tank No. 3 by 18 inches (44 inches total), installation of micropiles within the new ring wall, installing new rafters between existing rafters and bracing the existing rafters. The extension of the foundation would involve installing 27 evenly spaced micropiles within the ring wall. The new micropiles would extend approximately 20 feet below ground. The roof retrofit includes providing new rafters spanning approximately 6 feet between the existing rafters and providing bracing for the existing rafters at 9 feet on center spacing. New anchoring would be provided to improve tank anchorage to the foundation. See Figure 2.

### **2.4 Construction**

Construction equipment would include excavators, pavers and rollers, pickup truck(s), a dump truck, a cement truck, a crane, a dozer, a scraper, and a micropile drill. The project would require 310 cubic yards (CY) of soil cut/off-haul to install the foundation and micropiles. The project would also require approximately 73 CY of concrete for the ringwall, and approximately 7 CY of grout for the micropiles. Construction access will be from the site's southern driveway at 171 Sharp Park Road, just west of Skyline Blvd, and equipment staging for construction will occur on the project site.

Construction is anticipated to start between June 2025 and end around January 2026 (approximately seven to eight months). Project phasing will occur in the following order:

1. Site Prep (1 week)
2. Decommissioning (1 week)
3. Excavation (3 weeks)
4. Foundation work (10 weeks)
5. Micropiles (1 week)
6. Tank strengthening (5 weeks)
7. Coating repairs (6 weeks)
8. Restoration (2 weeks)

Construction activities would occur only during the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday, unless otherwise approved by the District under special circumstances.

## **2.5 BMPs**

BMPs are incorporated into the project to minimize and avoid impacts to resources during project construction. The project would include the following BMPs in the project plans and specifications.

### **Air Quality**

**BMP-1: Air Quality and Dust Controls.** The Westborough Water District and/or its contractor shall implement the following Basic Construction Measures identified by the Bay Area Air Quality Management District (BAAQMD) (Table 5-2 of 2022 CEQA Guidelines):

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or as needed.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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, or as needed. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The designated contact shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the BAAQMD to ensure compliance with applicable regulations.

### **Biological Resources**

**BMP-2: Nesting Bird Surveys.** Construction and all tree trimming shall occur outside of the bird nesting season if possible (defined as the time between September 16th and January 31st). If construction is initiated or tree trimming occurs during the bird nesting season between February 1st and September 15th, a qualified biologist shall perform a pre-construction survey to identify active bird nests. The pre-construction survey shall take place no more than five days prior to the start of construction or tree trimming, and if more than five days pass prior to the start of construction or tree trimming, another pre-construction survey shall be required. The survey shall include all trees and shrubs in the project footprint, and all trees and shrubs within a 250-foot radius of the project site. If an active, native bird nest is found during the survey, the biologist shall designate a construction-free buffer zone (typically 1,000 feet for raptors and 250 feet for other birds, but this sometimes can be reduced in urban areas) around the nest to remain in place until the young have fledged. Work shall halt in the area and the qualified biologist shall be contacted immediately if a bird nest is discovered during construction or tree trimming activities.

**BMP-3: Tree Protection.** The project shall establish a trunk protection zone around the root zones of any trees protected under the City of Pacifica Tree Preservation Ordinance (Municipal Code Title 4, Chapter 12) within the work area using orange construction fencing or similar. No construction or excavation shall occur within the trunk protection zone, no construction equipment or materials shall be stored within the trunk protection zone, and no construction fuels or fluids shall be allowed to enter the trunk protection zone. Pruning of more than fifteen percent (15%) of the functioning leaf and stem area of a protected tree or any pruning roots that are two inches (2") in diameter or greater ("significant pruning") requires a permit from the City of Pacifica Public Works Director.



## **Cultural Resources and Tribal Cultural Resources**

**BMP-4: Cultural and Tribal Cultural Resources.** The Westborough Water District and/or its contractor shall implement the following BMPs during project construction to avoid potential impacts on unanticipated and previously unknown cultural resources:

1. The District shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction to review, identify and evaluate any potential cultural resources<sup>1</sup> that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).
2. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the District and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in place, recordation, additional archaeological testing and data

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<sup>1</sup> Significant prehistoric cultural resources are defined as human burials, features or other clusterings of finds made, modified or used by Native American peoples in the past. The prehistoric and protohistoric indicators of prior cultural occupation by Native Americans include artifacts and human bone, as well as soil discoloration, shell, animal bone, sandstone cobbles, ashy areas, and baked or vitrified clays.

Prehistoric materials may include:

- a. Human bone - either isolated or intact burials.
- b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
- c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
- d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.

e. Isolated artifacts

Historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include.

- a. Structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.).
- b. Trash pits, privies, wells and associated artifacts.
- c. Isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc.).
- d. Human remains.

In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.

recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the District in consultation with any regulatory agencies.

3. Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 5097.98 and 5097.99 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, the construction manager shall stop work and notify the San Mateo County Coroner and Westborough Water District. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission (NAHC) who shall attempt to identify the Most Likely descendant of the deceased.

### **Geology and Soils**

**BMP-5: Paleontological Resources.** In the event that any paleontological resources are encountered at any time during construction, it will be the responsibility of the construction project manager to stop work within 50 feet of any discovery and contact a qualified paleontologist who meets the Society of Vertebrate Paleontology's qualifications. Work in the area shall be suspended until the paleontologist prepares a plan for the evaluation of the resource and the plan is submitted to Westborough Water District for approval.

### **Hazardous Materials**

**BMP-6: Hazardous Materials.** The project's construction General Provisions shall contain guidance in the event hazardous materials are encountered during construction and the necessary steps taken to address the hazard.

### **Hydrology/Water Quality**

#### **BMP-7: Water Quality During Construction.**

The contractor shall comply with the applicable provisions of the State Water Resources Control Board NPDES 2022 Construction Stormwater General Permit (Construction Stormwater General Permit Order 2022-0057-DWQ, adopted September 8, 2022) to reduce stormwater runoff pollution, erosion and sedimentation during the construction period of the project.

The contractor shall implement stormwater pollution prevention BMPs that could include, but not be limited to the use of fiber rolls, storm drain inlet protections,

berms, covered stockpiles, and avoiding paving or sealing in wet weather and avoiding washing down excess material into storm drain inlets..

### **Noise**

**BMP-8: Construction Noise Hours.** The City of Pacifica Municipal Code states that all construction and related activities shall be permitted only during 7:00 A.M. to 7:00 P.M. on Monday, Tuesday, Wednesday, Thursday, and Friday. The hours of construction shall be limited to 9:00 A.M. to 5:00 P.M. on Saturday and Sunday. Construction equipment including compressors, backhoe, etc. will not be turned on to idle prior to 8:00 A.M. As noted in the project description, the project's construction hours shall be 8:00 A.M. to 5:00 P.M. – Monday thru Friday only, unless otherwise approved by the District under special circumstances. Therefore, construction noise would be within the permitted hours of the City of Pacifica municipal Code.

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## **3. CEQA Analysis**

Projects resulting in a physical change to the environment are subject to review under the California Environmental Quality Act (CEQA; Pub. Resources Code § 21000 et seq.) and the CEQA Guidelines (14 CCR §15000 et seq.).

The proposed project qualifies for a CEQA Guidelines Section 15301 (b) - Class 1 Exemption because the project would implement minor alterations to an existing facility that would result in negligible or no expansion of its existing use and no increase in capacity. Project consistency with these CEQA Guidelines is described below.

### **3.1 Class 1 Categorical Exemption, Existing Facilities**

**CEQA Guidelines.** Per CEQA Guidelines Section 15301:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion or existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Examples include but are not limited to:

- (b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utilities services

**Project Consistency.** As described above in the Project Description, Westborough Water District is proposing to seismically retrofit an existing water storage tank to bring the structure up to current seismic standards. The project involves widening the existing foundation around the tank, installing micropiles, and adding new bracing of the tank roof. The project includes minor alterations to an existing public facility, which would result in no expansion of the existing use. There would be no change in operation of the water tank as a result of the project.

### **3.2 Exceptions to Categorical Exemptions**

Section 15300.2 lists the “exceptions” to CEQA exemptions, or situations in which a Categorical Exemption cannot be used for a project. These are:

- (a) **Location.** The location exception only applies to CE Classes 3, 4, 5, 6, and 11. According to Section 15300.2(a), a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The proposed project falls under Class 1, which applies to maintenance, repairs, and minor alterations to existing facilities. Therefore, this exception does not apply to the proposed project.
- (b) **Cumulative Impact.** The project is located adjacent to residential neighborhoods at the corner of Sharp Park Road and Skyline Boulevard. Other projects that could occur concurrently with the proposed project include home renovation and rebuild projects in the surrounding neighborhood. However, according to the City of Pacifica’s active planning application list, no new large home developments are anticipated in the area as it is currently built out with existing residential development (Pacifica 2024). Project impacts would be temporary for the duration of construction.

As such, the impacts of the proposed project would not combine or overlap with other large projects to result in a cumulatively considerable impact.

- (c) **Significant Effect Due to Unusual Circumstances.** CEQA Guidelines state that a categorical exemption shall not be issued for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project site is located in an urban area surrounded by residential neighborhoods and paved streets.

**Air Quality:** The proposed project is located in the San Francisco Bay Area Air Basin (SFBAAB), an area of non-attainment for national and state ozone (O<sub>3</sub>), state particulate matter (PM<sub>10</sub>), and national and state fine particulate matter (PM<sub>2.5</sub>) air quality standards (BAAQMD 2017). The BAAQMD is responsible for maintaining air quality and regulating emissions of criteria and toxic air pollutants within the SFBAAB. The BAAQMD CEQA Guidelines



(2022) recommend a series of “basic” and “additional” measures to manage short-term construction emissions. For all projects, the BAAQMD recommends implementation of eight Basic Construction Mitigation Measures (BAAQMD 2022) to reduce construction emissions; these basic measures are also used to meet the BAAQMD’s BMPs threshold of significant for construction fugitive dust emissions. These basic measures are included as part of the project (see BMPs listed under BMP-1: Air Quality and Dust Controls, above).

Hydrology: The project site is almost entirely paved except for landscaping along the sides of the sidewalk. All paved areas disturbed by the project would be repaved following construction. The project would not add any new impervious surfaces to the site therefore, there would be no increase in stormwater runoff quantity or velocity and the project does not introduce new uses that could introduce new sources of polluted runoff at the site.

Biological Resources: MIG reviewed the following sources for special-status species and sensitive habitats that could occur on or near the project alignment:

- California Natural Diversity Database (CNDDB) Rarefind 5 (CNDDB, 2024)
- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPAC) Species Lists (IPAC, 2024)
- National Wetlands Inventory (NWI, 2024)

In addition, a MIG biologist conducted a reconnaissance-level biological survey of the project alignment on January 25, 2024. The results of the background review and survey are summarized below.

#### *Vegetation and Wildlife*

The project site is in a low density residential neighborhood with mostly planted and landscape vegetation. Vegetation at the site consists of primarily Monterey cypress trees (*Hesperocyparis macrocarpa*) with an understory of nonnative species such as Himalayan blackberry (*Rubus armeniacus*), cotoneaster (*Cotoneaster* sp.), cape ivy (*Delairea odorata*), English ivy (*Hedera helix*), French broom (*Genista monspessulana*), Pampas grass (*Cortaderia selloana*), and periwinkle (*Vinca major*). There is also at least one Monterey pine tree (*Pinus radiata*), and a small area with native willows (*Salix* sp.).

American crow (*Corvus brachyrhynchos*) was the only wildlife species observed at the project site. However, other wildlife common in urban areas is also likely present, such as Anna’s hummingbird (*Calypte anna*), California scrub jay (*Aphelocoma californica*), northern mockingbird (*Mimus*

*polyglottos*), California towhee (*Melospiza crissalis*), house finch (*Haemorrhous mexicanus*), and fox squirrel (*Sciurus niger*), and others.

#### *Special-Status Species*

A review of the CNDDDB and IPAC Species Lists (2024) indicated that there are records of special-status species in the project vicinity. However, all of these species have specialized habitat requirements such as coastal saltmarsh, wetlands, riparian vegetation, or serpentine soils that are not present on or near the project sites. There is no USFWS-designated critical habitat within or near the project site. There is no suitable habitat for special-status species within or near the project site. Therefore, the proposed project would not impact special-status species.

#### *Nesting Birds and Roosting Bats*

Trees and shrubs on the project site provide habitat for nesting birds protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Section 3503). The proposed project would not require removal of trees or other woody vegetation. However, project construction would require the use of heavy equipment that could cause disturbance or nest abandonment to nearby nesting birds. The project may also require tree trimming. If construction is initiated during the nesting bird season (February 1 to September 15), BMP-2 Nesting Bird Surveys would avoid impacts to nesting birds.

Although roosting bats are also protected by the California Fish and Game Code as nongame mammals (Sections 4150-4155), the project is not expected to impact them because the project would not include removal of trees or structures that could provide bat roosting habitat. The water tank itself does not provide suitable bat roosting habitat.

#### *Aquatic Features and Sensitive Habitat*

There are no streams, wetlands, or other aquatic features on or near the project site and there is no riparian or other sensitive habitat on or near the site (NWI, 2024; verified during site visit). Therefore, the project would not impact aquatic features or sensitive habitats.

#### *Wildlife Movement and Nursery Sites*

The proposed project is the retrofit of an existing water tank and would not impact wildlife movement or nursery sites. There are existing roads and houses in the project area that could limit wildlife movement, however the proposed project would not change wildlife movement conditions in the project area compared to existing conditions. There are no known wildlife

nursery sites such as a heron rookery or fish spawning site in the project area.

*Local Policies Protecting Biological Resources and HCPs/NCCPs*

Trees protected by the City of Pacifica's Tree Preservation Ordinance (Municipal Code Title 4, Chapter 12 Tree Preservation) include the following:

- (1) All trees on public and private property within the City of Pacifica, which have a trunk with a diameter of twelve (12") inches or greater at DBH (diameter at breast height).
- (2) Any heritage tree designated by the Director.
- (3) Any groves of trees.
- (4) Eucalyptus and any species determined invasive by the California Invasive Plants Council are not protected by this chapter, except groves of trees and as the director may deem otherwise.

The ordinance prohibits storing construction equipment or materials within the trunk protection zone of a protected tree, applying harmful or deleterious substance within the trunk protection zone of a protected tree, and other actions which may harm protected trees (Municipal Code Section 4-12-03).

Some of the Monterey cypress trees on the project site are likely large enough to qualify as protected trees under the City of Pacifica Tree Preservation Ordinance. BMP-3 would prevent any impacts to protected trees.

As described in the previous sections, the project would have minimal impacts to biological resources, and therefore would not conflict with policies in the Pacifica General Plan (City of Pacifica, 2022) or Municipal Code (City of Pacifica, 2023) protecting biological resources.

No habitat conservation plan (HCP) or natural community conservation plan (NCCP) applies to the site; therefore, the project would not conflict with an HCP or NCCP.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project does not require the removal of scenic features such as trees. The project site is not located within a state designated scenic highway, nor is the project site visible from a state designated scenic highway. Several highways located in the vicinity of the project site (State Route 25/ Skyline Boulevard to the east of the project site and State Route 1/Cabrillo Highway two miles to the west) are eligible for State scenic highway designation, however do not have official designated status yet. Therefore, there would be no adverse impacts to an officially designated state scenic highway. This exception does not apply to the project.

- (a) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

A search of the EnviroStor Database on the Department of Toxic Substances Control website revealed the project site is not listed on the Cortese List pursuant to Section 65962.5 nor are there any active Cortese List sites within 1,000 feet of the project site (DTSC 2024). There is one leaking underground tank site within 1,000 feet but its cleanup status is noted as "Completed – Case Closed" (DTSC 2024). Additionally, the project involves a limited construction period and excavated materials would be off-hauled to appropriate disposal sites. Therefore, this exception does not apply to the project.

- (b) **Historical Resources.** Basin Research Associates prepared an Archaeological Review in Support of Environmental Clearance for the proposed project (Basin 2024). The review involved a record search of a 1,000-foot radius of the project site by the California Historical Resources System, Northwest Information Center (CHRIS/NWIC). In addition, a review of the Sacred Lands File was conducted by the Native American Heritage Commission (NAHC), outreach was provided to the Native American Tribes and individuals recommended by the NAHC, a review of published compendiums including the National Register of Historic Places and California Register of Historical Resources was conducted, an archival review was conducted of literature and records on file with Basin Research Associates, and findings and effects of the project on cultural properties were made and recommendations prepared. The following is a summary of Basin's findings:

1. The CHRIS/NWIC record search (File No. 23-0692 by Murrazzo 2023) was negative for recorded and or reported archaeological sites, built environment resources in or adjacent to (within 1,000 feet) the project site.
2. No listed or known National Register of Historic Places and or California Register of Historical Resources have been identified in



or adjacent to the project site. No significant or potentially significant local, state or federal cultural resources/historic properties, landmarks, points of interest, etc. have been identified within or adjacent to the project site.

3. No known ethnographic Native American villages, trails, traditional use areas or contemporary use areas and/or other features of cultural significance have been identified within or adjacent to the project site.
4. No known potential Hispanic Period archaeological resources (e.g., adobe dwellings or other structures, features, etc.) have been reported or identified within or adjacent to the project site.
5. The NAHC search of the SLF for the project site was negative. Ten locally knowledgeable Native American individuals listed by the NAHC were contacted to determine if "tribal cultural resources" are/were present. No responses in regard to tribal cultural resources were received.
6. No known significant or listed American Period cultural resources have been identified in and/or adjacent to the project site.

The available records and literature suggest a very low potential for the exposure of historic resources or unique archaeological resources within or adjacent to the project site.

Measures to protect cultural resources inadvertently discovered during construction would be included in project plans and specifications as specified in the BMP-4, above.

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#### **4. Conclusions**

Based on the above analysis it is determined that the project qualifies as exempt from further CEQA analysis under CEQA Guidelines Section 15301 (b) - Class 1 Categorical Exemption.

## References:

- Basin Research Associates. 2024. Memorandum - Archaeological Review in Support of Environmental Clearance – Westborough Water District, Skyline Tank No. 3 Retrofit, City of Pacifica, San Mateo County. February 2.
- Bay Area Air Quality Management District. 2022. 2022 CEQA Guidelines. Revised April 20, 2023. Accessed at [https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-5-project-air-quality-impacts\\_final-pdf.pdf?rev=de582fe349e545989239cbbc0d62c37a&sc\\_lang=en](https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-5-project-air-quality-impacts_final-pdf.pdf?rev=de582fe349e545989239cbbc0d62c37a&sc_lang=en) on January 25, 2024.
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- California Department of Transportation (Caltrans). 2018. State Scenic Highway Map. Accessed October 2023 at <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.
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- U.S. Fish and Wildlife Service (USFWS). 2024. Information for Planning and Conservation (IPaC). Accessed February 2024 at: <https://ecos.fws.gov/ipac/>.
- ZFA Structural Engineers. 2025. Westborough Water District Skyline Tank No. 3 Structural Retrofit Foundation and Roof Framing Plan. March 3.





Source: Google Earth 2024



Project Boundary

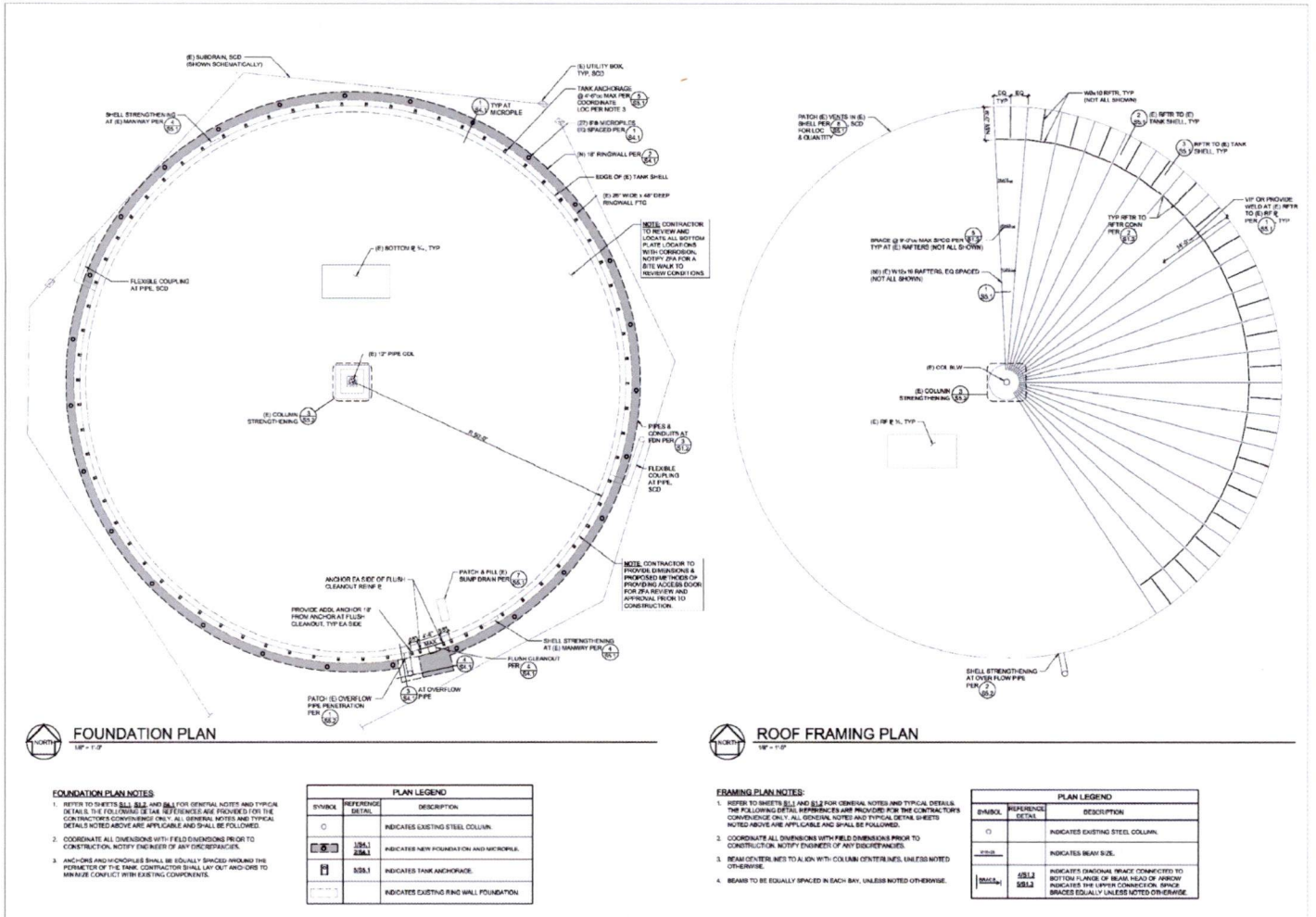


Not to Scale

**Figure 1** Project Vicinity

Westborough Water District Skyline Tank No. 3 Retrofit Project





Source: ZFA Structural Engineers, 2025



**Figure 2 Foundation and Roof Framing Plan**  
Westborough Water District Skyline Tank No. 3 Retrofit Project



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Redwood City, CA 94063  
(650) 363-4500

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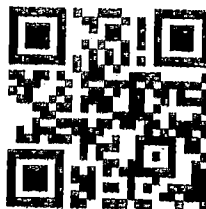
Register: 022

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