

**ACTION MINUTES OF THE MEETING OF THE ENVIRONMENTAL
REVIEW COMMITTEE HELD ON October 19, 2017**

Committee Members: Timm Borden
Aarti Shrivastava
Don Sun
David Brandt

Committee Members absent: Barry Chang

Staff present: Erick Serrano, Associate Planner
Julie Chiu, Associate Civil Engineer

APPROVAL OF MINUTES:

June 20, 2017

The minutes of the July 20, 2017 were approved as written

ORAL COMMUNICATIONS

(Reserved for persons wishing to address the Committee on issues that are not already included in the regular Order of Business)

None

NEW ITEMS:

1. Application No.(s): EA-2015-04, TM-2015-01
Applicant: Welkin International (McHan Trust)
Location: 10234 Scenic Blvd. APN# 358-08-014, 047

Tentative map application to allow the subdivision of 3 parcels (approximately 1.06 acres) into 5 parcels (4 residential and 1 common)

- ❑ Geologic/Soils
 - Engineering methods will be incorporated into the construction plans to mitigate any slope stability concerns for Lot 5
 - The City's consulting Geologist and Engineer have reviewed the project and have made recommendations which will be incorporated to the construction plans

- ❑ Trees/Landscaping
 - 24 trees total are scheduled to be removed. 7 of the trees to be removed are protected trees. The protected trees will be replacements will be in accordance with the Tree Ordinance
 - During the residential construction phase of the project, the applicant will be required to plant new front yard and privacy trees
 - Trees along the periphery of the lots will not be removed, the majority of the trees scheduled for removal fall within the proposed future construction sites
- ❑ Air Quality/Traffic
 - Standard mitigating measures will be in place during construction to reduce dust and exhaust
 - Certified low emission vehicles are required to be used on site
 - The traffic analysis indicates that there are no significant impacts to the area. Per the analysis, there are projected to be an increase of 3 am peak trips and 4 pm peak trips generated by the new construction
- ❑ Archeological/Cultural
 - There will be a Stop Work Order in the construction documents should any remains or artifacts be discovered on site
- ❑ Noise
 - Standard mitigating measures will be in place during construction to reduce noise
 - The applicant is aware of the City's Noise Ordinance and permitted construction hours
 - The surrounding neighbors will be notified 30 days ahead of the commencement of construction
 - Electrical vehicles and equipment that reduces vibrations will be used on site as much as is feasible
- ❑ Additional Discussion
 - Lots 1, 2 and 3 will all be approximately 7,500 square feet. Lot 5 will be larger at approximately 13,000 square feet (including the sloped area) and Lot 4 will be the common and driveway area
 - Several residents questioned the traffic analysis. They felt that the additional trip generation count was not accurate.
 - The applicant will widen the street to 32 feet (2, 12' drive lanes and 2, 8' park aisles) to be able to accommodate on-street parking
 - The driveway engineering and sight lines should be extensively evaluated to ensure vehicular and pedestrian safety

ACTION: Recommendation for approval of a Mitigated Negative Declaration for EA-2015-04

MOTION: David Brandt

SECOND: Timm Borden

NOES: none

VOTE: 4-0-1 (Chang absent)

OLD BUSINESS

None

Respectfully submitted,

_____/s/Beth Ebben

Beth Ebben

Administrative Assistant