

**ACTION MINUTES OF MEETING OF THE ENVIRONMENTAL
REVIEW COMMITTEE HELD ON January 21, 2021**

Committee Members: Kitty Moore, Chair
Chad Mosley, Vice Chair
Piu Ghosh
Dianne Thompson

Committee Members absent: Ben Fu
David Fung

Staff present: Jeff Tsumura, Associate Planner

Consultant Presenters: Nick Pappani, Vice President, Raney Planning &
Management, Inc.

APPROVAL OF MINUTES:

1. April 16, 2020

The minutes of the April 16, 2020 were approved as written

ORAL COMMUNICATIONS: None

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

WRITTEN COMMUNICATIONS: None

PUBLIC HEARING:

2. Application No.(s): EA-2018-02, TM-2018-01
Applicant: Ray Chen (Lands of Qi)
Location: 11226 Bubba Rd APN #362-06-036

Consider a Mitigated negative Declaration to allow the subdivision of one (1) parcel into three (3) parcels for single residential uses.

Recommendation: Conduct the public hearing and recommend that the Environmental Review Committee consider the Mitigated Negative Declaration appropriate for the project.

- ☐ Geologic/Soils
- ☐ To remove any contaminated soil from the site, soil be will graded three feet from the building foundations to a depth of 1 foot.
- ☐ Trees/Landscaping
 - o No trees will be removed during the nesting season

- ❑ Air Quality/Greenhouse Gas Emissions
 - Standard mitigating measures will be in place during construction to reduce dust and exhaust
- ❑ Hazardous Materials
 - The removed soil will be disposed in of in accordance with all local, State and Federal requirements.
- ❑ Utilities and Service Systems
 - The lots are subject to the State's C3 stormwater requirements, as such the lots will need to retain bioretention basins in a Public Works easement
- ❑ Traffic
 - The traffic study indicates that the traffic increase in the area will not have a significant impact
- ❑ 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 noise study indicates that the overall noise generated from the project is less than significant

RECOMMENDATION: That the ERC has determined that a Mitigated Negative Declaration is appropriate for the project

MOTION: Committee Member Ghosh

SECOND: Committee Member Thompson

NOES: none

VOTE: 4-0-1 (Fung absent)

OLD BUSINESS: None

NEW BUSINESS: None

STAFF AND COMMITTEE REPORTS:

Chair Moore commented on how much she liked the format of the Initial Study.

FUTURE AGENDA SETTING: None

ADJOURNMENT

Respectfully submitted,

_____/s/Beth Ebben

Beth Ebben

Deputy Board Clerk