

**APPROVED 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

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**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
  - o Engineering methods will be incorporated into the construction plans to mitigate any slope stability concerns for Lot 5
  - o 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
  - o 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
  - o During the residential construction phase of the project, the applicant will be required to plant new front yard and privacy trees
  - o 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)

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## OLD BUSINESS

None

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Respectfully submitted,

/s/Beth Ebben

Beth Ebben

Administrative Assistant