

BRUSH CREEK MINOR SUBDIVISION GENERAL PLAN AMENDMENT, PREZONING AND TENTATIVE MAP

2210, 2200 Brush Creek Rd, and 0 Bridgewood Dr

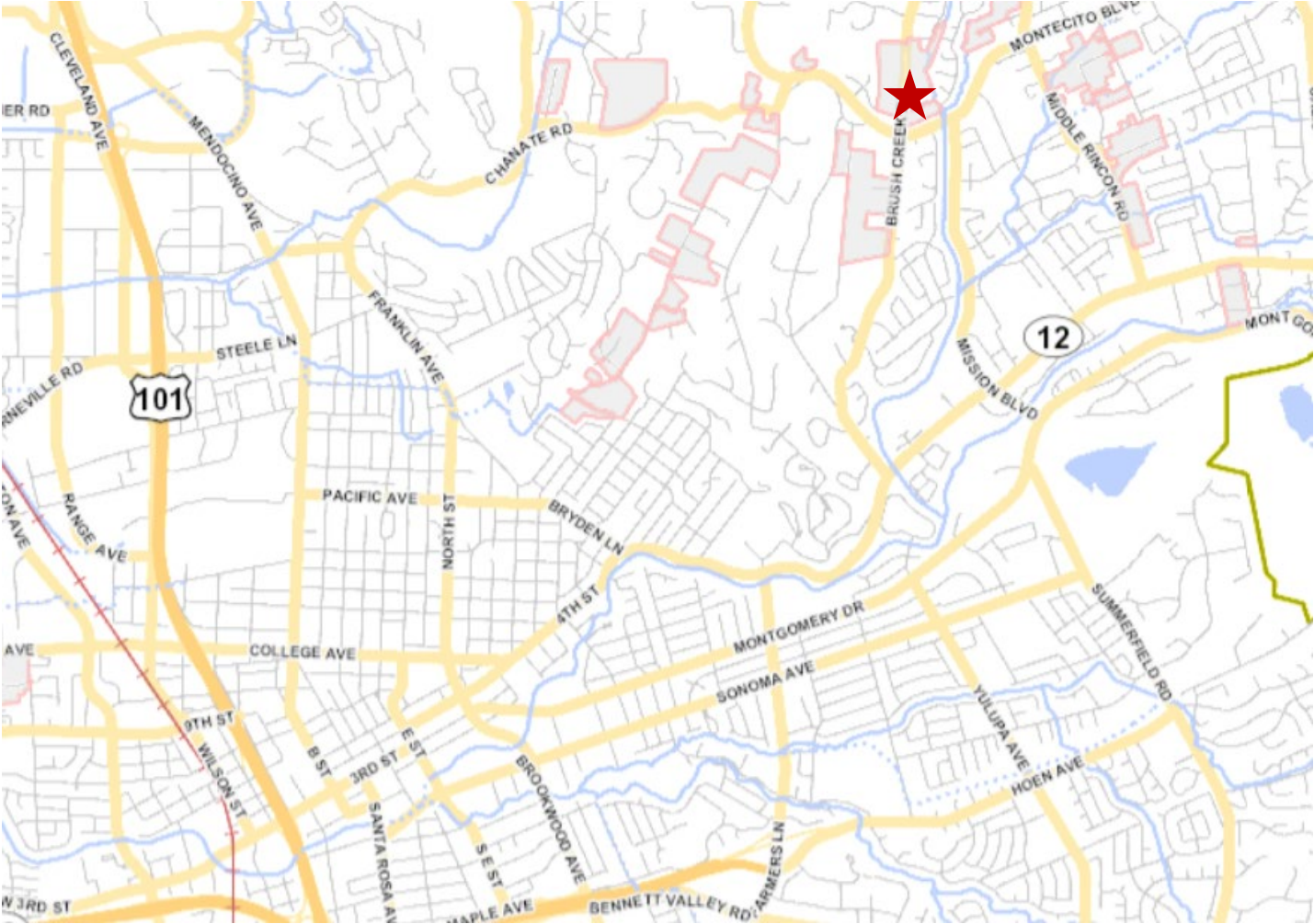
August 23, 2022

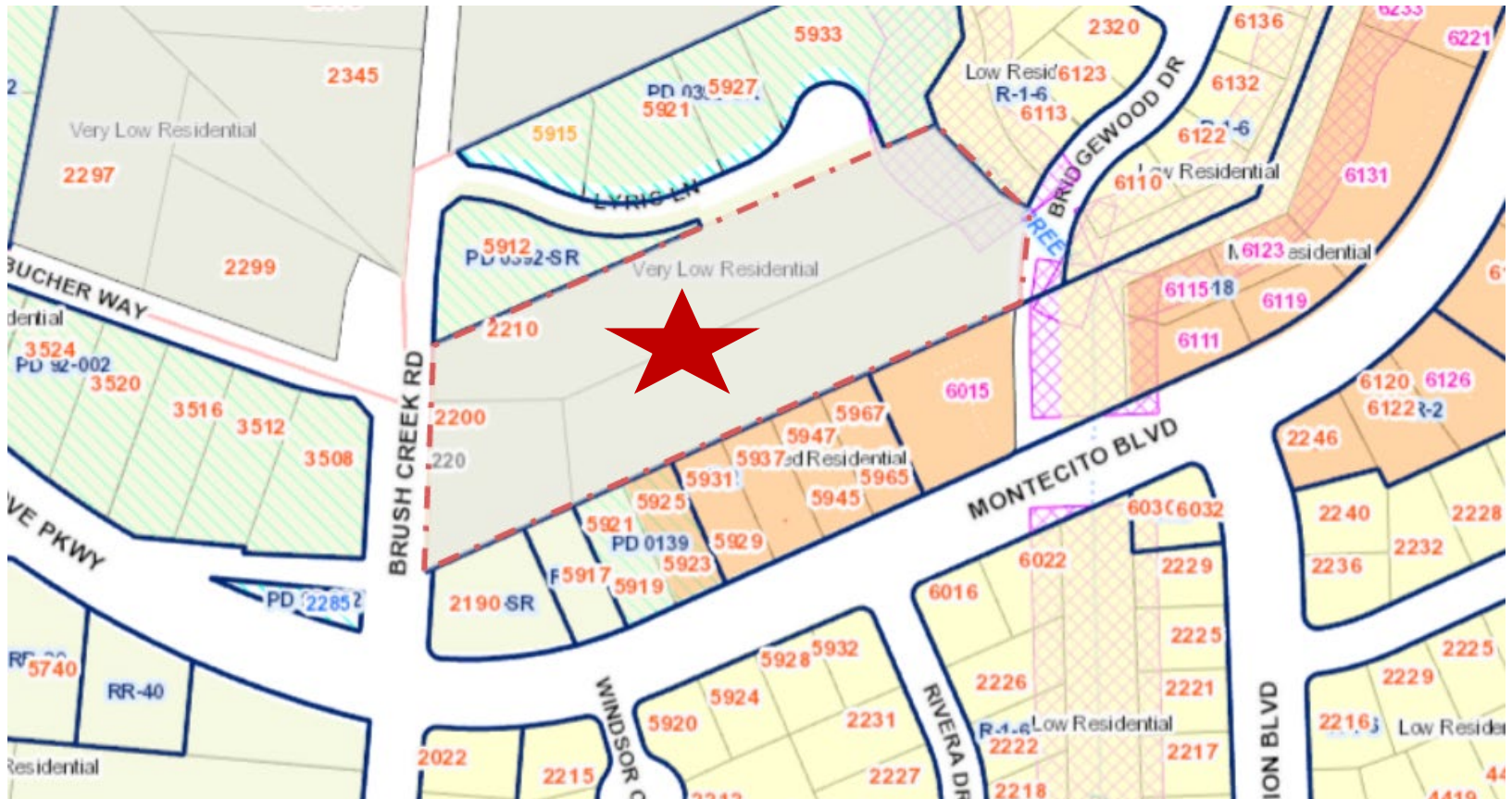
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Planning and Economic Development

- General Plan Amendment
 - ✓ 2210 Brush Creek Rd – Very Low to Low Density Residential
- Rezoning
 - ✓ 2210 Brush Creek Rd – R-1-6 (Single-Family Residential)
 - ✓ 2200 Brush Creek Rd/ 0 Bridgewood Dr – RR-20 (Rural Residential)
- Tentative Map
 - ✓ 2210 Brush Creek Rd – subdivide into 4 lots and a remainder parcel (Subdivision Committee for review at a future date) 2

Nov 26, 2018	Neighborhood Meeting
May 28, 2020	Project applications submitted
June 11, 2020	Tribes notified per AB 52 for general project review
Jan 11, 2021	Tribes notified per SB 18 for General Plan amendments
May 27, 2021	Waterways Advisory Committee review
July 2, 2021	Initial Study/Mitigated Negative Declaration
July 2, 2021	Notice of application
Nov 18, 2021	Planning Commission adopted resolutions
May 5, 2022	Tribal consultation with the Federated Indians of Graton Ranchera – request tribal monitor
May 13, 2022	LAFCO requested remainder of County island be added – project revised to include two additional parcels
July 1, 2022	Updated Initial Study/Mitigated Negative Declaration
July 14, 2022	Planning Commission adopted resolutions

Project Location





2210 Brush Creek Rd

	EXISTING	PROPOSED
General Plan	Very Low Density Residential (0.2 - 2 du/ac)	Low Density Residential (2 - 8 du/ac)
Zoning	N/A	R-1-6 (Single-Family Residential)

2200 Brush Creek Rd and 0 Bridgewood

	EXISTING	PROPOSED
General Plan	Very Low Density Residential (0.2 - 2 du/ac)	No Change
Zoning	N/A	RR-20 (Rural Residential)

RR-20 (Rural Residential) is the implementing zoning district for Very Low Density Residential.

- Allows for a minimum parcel size of 20,000-square-feet
- Restricts development to one dwelling unit and an accessory dwelling unit per lot
- General Plan Designation restricts the maximum density to 2 dwelling units per acre

Low Density Residential density of 2.0 to 8.0 dwelling units per gross acre.

The applicant requests the R-1-6 (Single-Family Residential) implementing zoning designation for 2210 Brush Creek, which permits 6,000-square-foot minimum lots.

- Concerns regarding traffic impacts and the elimination of open space in a fire-prone area
 - ✓ City Traffic Division – the proposed subdivision would not generate an amount of traffic that would impact Level of Service (LOS)
 - ✓ Project would be below the 110 vehicle trips per day that would trigger Vehicle Miles Traveled (VMT) analysis
 - ✓ Site is designated by the General Plan for housing, not open space
 - ✓ Necessary public and onsite improvements will be determined at the time of the Tentative Parcel Map

Environmental Review

California Environmental Quality Act (CEQA)

- An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA).
- The proposed project would result in potentially significant impacts in:
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Geology & Soils
- The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained in the MMRP.

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, 1) by resolution, adopt the Mitigated Negative Declaration and Mitigated Monitoring Program for the Brush Creek Minor Subdivision, 2) by resolution, adopt the Spring 2022 General Plan Amendment Package to amend the General Plan for the property located at 2210 Brush Creek Road from very low density residential to low density residential, and 3) introduce an ordinance Rezoning the property located at 2210 Brush Creek Road into the R-1-6 (Single Family Residential) zoning district and Rezoning the properties at 2200 Brush Creek Road and 0 Bridgewood Drive into the RR-20 (rural residential) zoning district.