RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BRUSH CREEK MINOR SUBDIVISION, LOCATED AT 2210, 2200 BRUSH CREEK ROAD & 0 BRIDGEWOOD DRIVE– ASSESSOR'S PARCEL NUMBERS 182-050-004, -005, & -014 - FILE NUMBER PRJ20-008

WHEREAS, on May 28, 2020, applications for Brush Creek Minor Subdivision were submitted to Planning and Economic Development. The entitlement applications include a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, a request to prezone for annexation to the R-1-6 – Single Family Residential zoning district for the parcel located at 2210 Brush Creek, also identified as Sonoma County Assessor's Parcel Numbers 182-050-004. On May 23, 2022, the application was amended to include annexation and prezoning of the adjacent parcels, forming the remainder of a County island, located at 2200 Brush Creek Road & 0 Bridgewood Drive, also identified as Sonoma County Assessor's Parcel Numbers 182-050-004 & -014 to the RR – Rural Residential conforming zoning district; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a draft initial study was prepared for the project; and

WHEREAS, the draft initial study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project should be prepared; and

WHEREAS, on July 2, 2021, the Brush Creek Minor Subdivision, 2210 Brush Creek Drive, Initial Study/Mitigated Negative Declaration was published for 30-day public review in accordance with CEQA regulations, and a Notice of Intent to Adopt a Mitigated Negative Declaration was mailed to neighboring property owners and interested parties, with the review period ending on August 1, 2021; and

WHEREAS, on November 18, 2021, the Planning Commission held a special meeting and approved resolutions recommending that the Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (Resolution No 12075), approve a General Plan Amendment (Resolution No. 12076), and introduce an ordinance to prezone to the R-1-6 (Single-Family Residential) zoning district (Resolution No. 12077) for the Brush Creek Minor Subdivision project; and

WHEREAS, on May 5, 2022, the City concluded tribal consultation with the Federated Indians Graton Rancheria (FIGR), pursuant to SB18, and the City and FIGR mutually agreed to include a mitigation measure in the MMRP requiring a tribal monitor be present during any ground disturbance activities; and

WHEREAS, on May 13, 2022, Sonoma Local Agency Formation Commission (LAFCO) staff contacted the Planning and Economic Development Department regarding the project and voiced concerns that the proposed annexation did not include the two adjacent parcels to the south, 2200 Brush Creek Road and 0 Bridgewood Drive, that form a County island; and

WHEREAS, on May 23, 2022, the application and Initial Study/Draft Mitigated Negative Declaration for the Brush Creek Minor Subdivision was modified to include a request to prezone 2200 Brush Creek Road and 0 Bridgewood Drive (Assessor's Parcel Numbers 182-050-005 & 014) to the RR-20 (Rural Residential) zoning district in order to eliminate a County island; and

WHEREAS, the project was revised to include prezoning for two additional parcels and the Mitigated Negative Declaration was updated to analyze the potential environmental impacts associated with prezoning these additional parcels, and the revised MND concluded that the project impacts (all three parcels) would be mitigated to a less than significant level through implementation of recommended mitigation measures contained in the MMRP; and

WHEREAS, the City recirculated the revised Mitigated Negative Declaration pursuant to CEQA Guidelines section 15073.5; and

WHEREAS, the revised Initial Study/Draft Mitigated Negative Declaration was circulated for a 30-day public review period commencing on July 1, 2022; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program prepared for the project identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels; and

WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department, during normal business hours. The custodian of the documents and other materials which constitute the record of proceedings for the proposed project is Jessica Jones, Deputy Director, Planning and Economic Development,100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on July 14, 2022, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by CEQA to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project, including the impacts associated with annexation; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines as follows:

1. That the Mitigated Negative Declaration, which consists of the Initial Study/Draft Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program attached as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Planning Commission has reviewed and considered the information contained within the Mitigated Negative Declaration and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program and incorporated into the Conditions of Approval for the Project.
4. That the proposed Brush Creek Minor Subdivision project, including a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, a request to prezone for annexation to the R-1-6 (Single Family Residential) zoning district for the parcel located at 2210 Brush Creek, also identified as Sonoma County Assessor's Parcel Numbers 182-050-004, and the annexation and prezoning of the adjacent parcels, forming the remainder of a County island, located at 2200 Brush Creek Road & 0 Bridgewood Drive, also identified as Sonoma County Assessor's Parcel Numbers 182-050-004 & -014 to the RR-20 (Rural Residential) conforming zoning district, will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, attached hereto and incorporated herein, are implemented prior to development of the subject property.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to require all reasonably feasible mitigation measures be implemented by means of project conditions, agreements or other measures as set forth in the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that, upon its adoption, this Resolution supersedes Resolution No. 12075 [recommending approval of the MND for 2210 Brush Creek Road], approved on November 18, 2021, attached hereto as Exhibit B.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 14th day of July, 2022, by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachments: Exhibit A – Mitigated Negative Declaration & Mitigated Monitoring and Reporting Program for Brush Creek Minor Subdivision

Exhibit B - Resolution No. 12075 [recommending approval of the MND for 2210 Brush Creek Road], approved on November 18, 2021