

BRUSH CREEK MINOR SUBDIVISION

2210 BRUSH CREEK RD

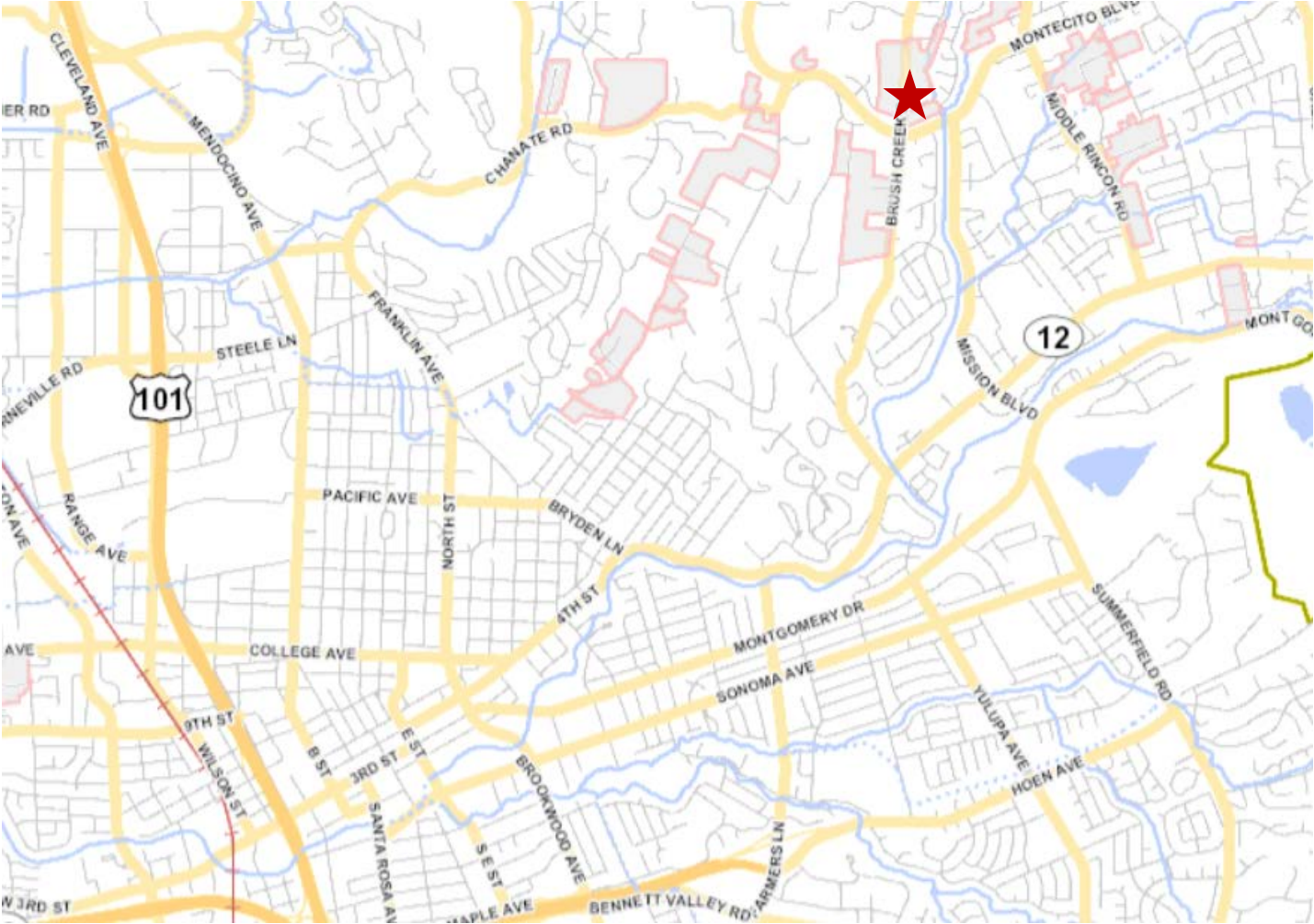
May 24, 2022

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Planning and Economic Development

Project entitlements include:

- General Plan Amendment from Very Low Residential to Low Residential
- Rezoning/Annexation to R-1-6 (Single-Family Residential)
- Tentative Map dividing the parcel into 4 lots and a remainder (The Tentative Parcel Map will go before the Subdivision Committee for review at a future date.)

Project Location



Project Location 2210 Brush Creek Rd





Existing

Very Low Density (0.2-2 du/ac)

County Zoning - RR

Proposed

Low Density (2-8 du/ac)

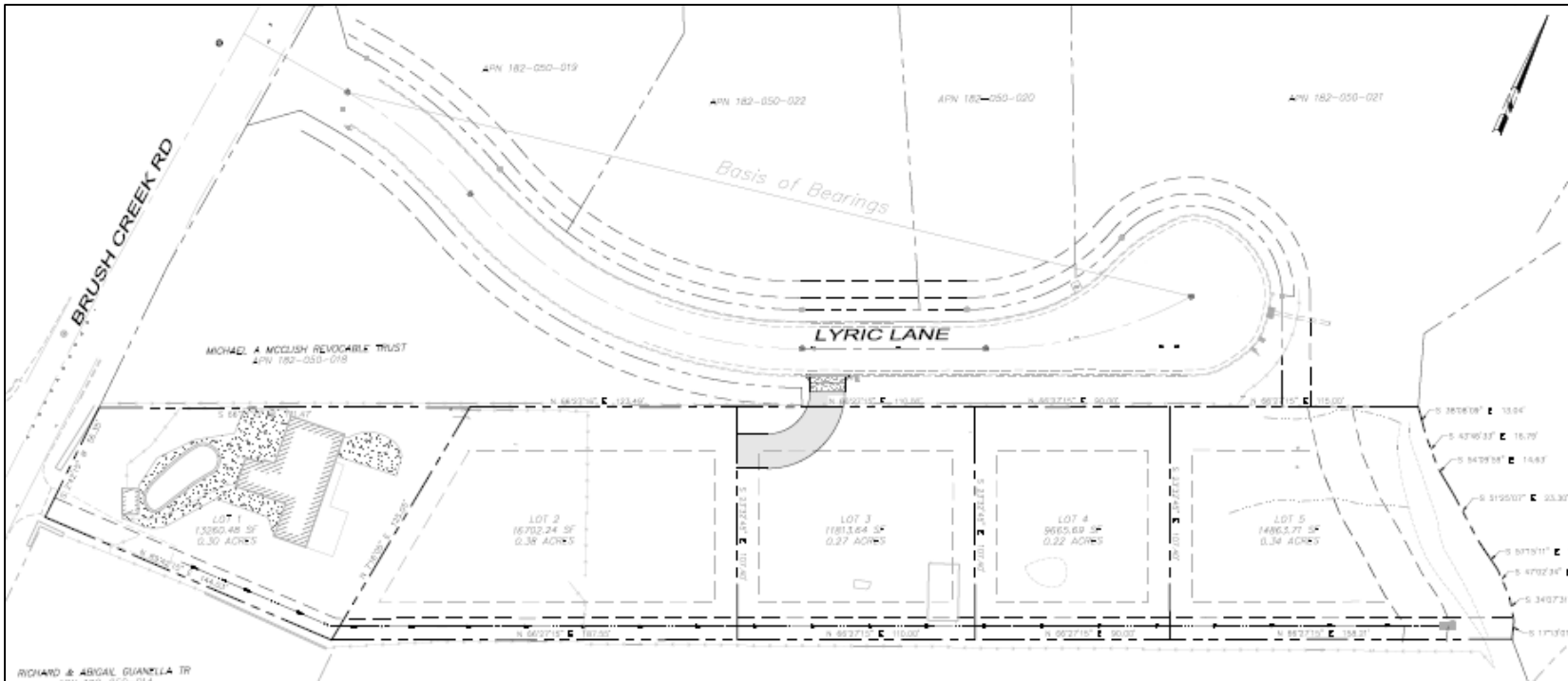
R-1-6 – Single-Family
Residential

RR – 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

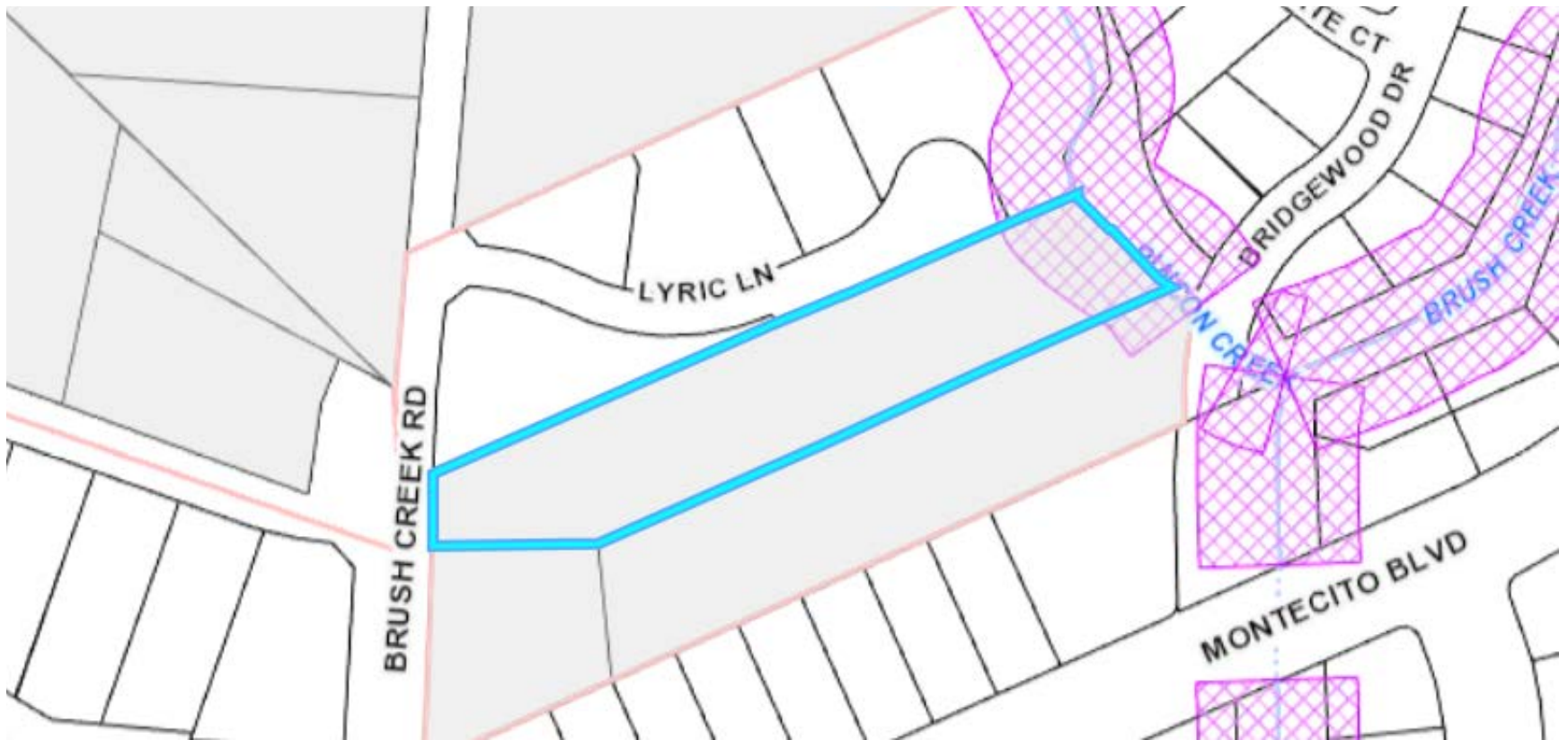
Low Density Residential density of 2.0 to 8.0 dwelling units per gross acre.

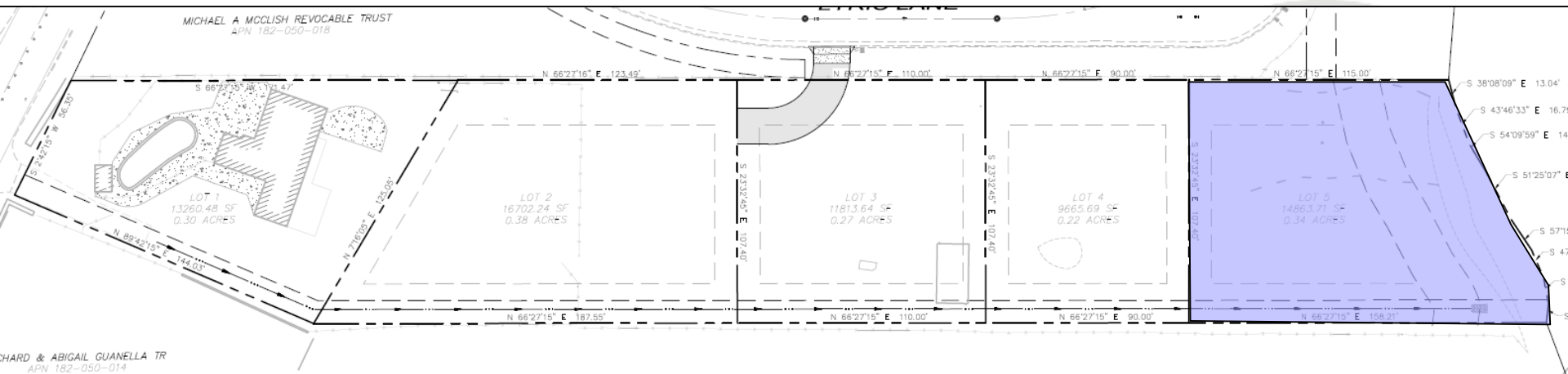
The applicant requests the R-1-6 implementing zoning designation, which permits 6,000-square-foot minimum lots.



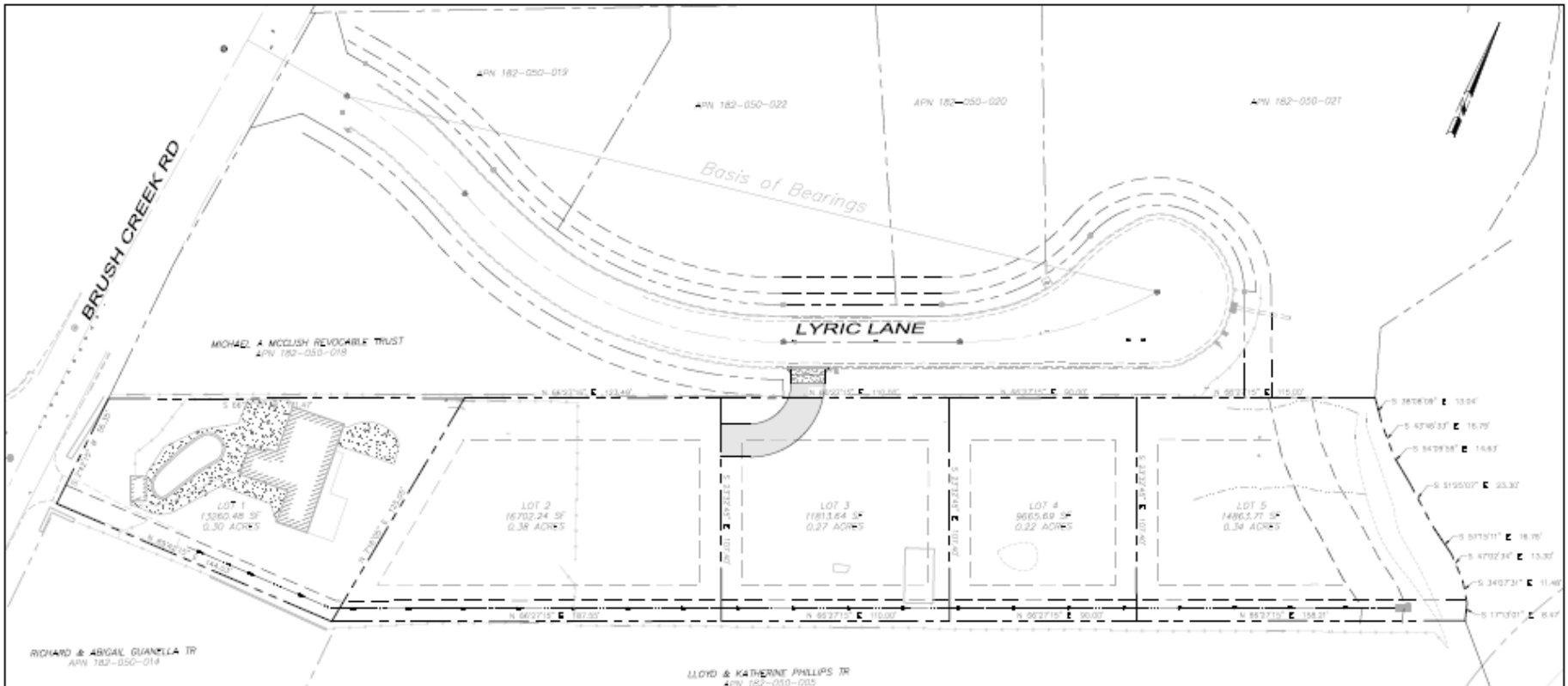
- Tentative Parcel Map will result in parcel sizes that would range in size from 9,665 to 16,702 square feet.
- The resulting density is 3 dwelling units per acre.

Rincon Creek Reach 1





- The project site is adjacent to Rincon Creek Reach 1 in the Citywide Creek Master Plan.
- Rincon Creek Reach 1 is designated as a natural creek.
- Proposed Lot 5 (rear) is directly adjacent to the creek along the rear property line and is more than 30-feet from the creek setback.
- On May 27, 202, the WAC concluded that the proposed setbacks for the proposed lot adjacent to the creek is consistent with the Citywide Creek Master Plan.



- One comment was received in response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the project.
 - The respondent voiced concerns regarding traffic impacts to Brush Creek and the Fountaingrove/Brush Creek intersection, as a result of poor visibility.
 - The City Traffic Division concluded that the proposed subdivision does not generate an amount of traffic that would be a concern in terms of Level of Service (LOS). Additionally, it is below the 110 vehicle trips per day that would trigger a VMT analysis.
 - Necessary public and onsite improvements will be determined at the time of the Tentative Parcel Map.
- Verbal comment concerned about evacuation during fire.

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.

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by two resolutions and introduction of an ordinance to act on the Spring 2022 General Plan Amendment Package as follows; adopting one CEQA resolution, one General Plan Land Use Diagram Amendment, and introducing a Prezoning Zoning Map Amendment ordinance.

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