

BRUSH CREEK MINOR SUBDIVISION

2210 BRUSH CREEK RD

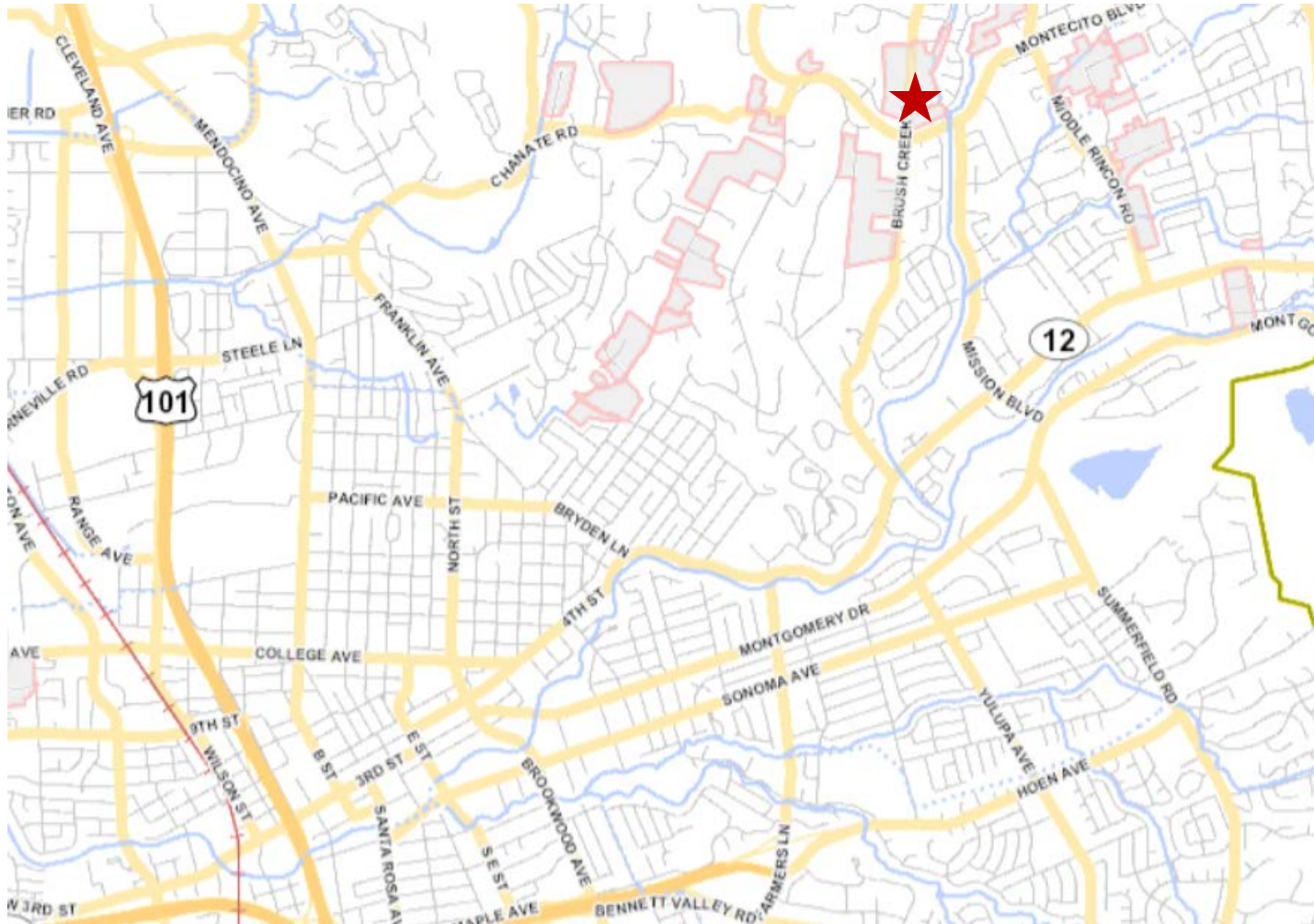
November 18, 2021

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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)

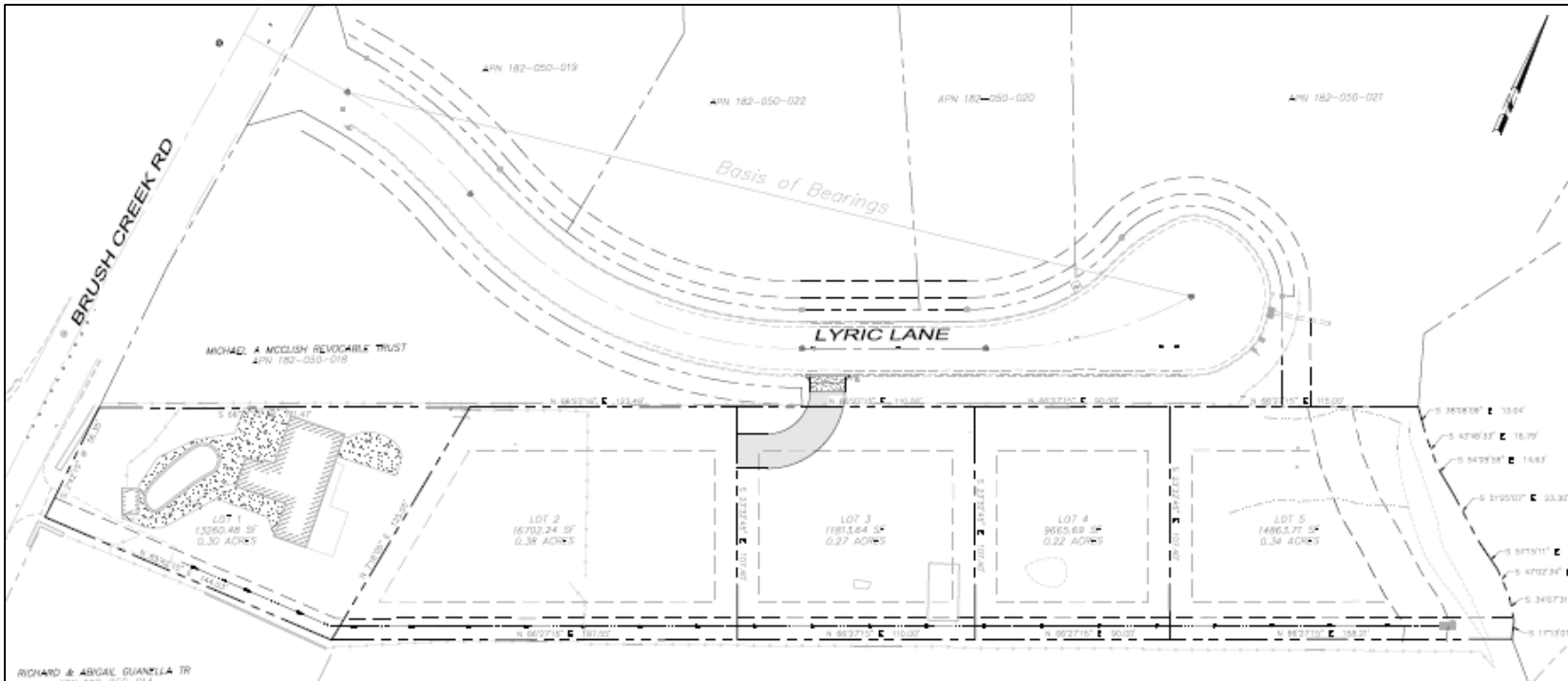
R-1-6 – Single-Family
Residential

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

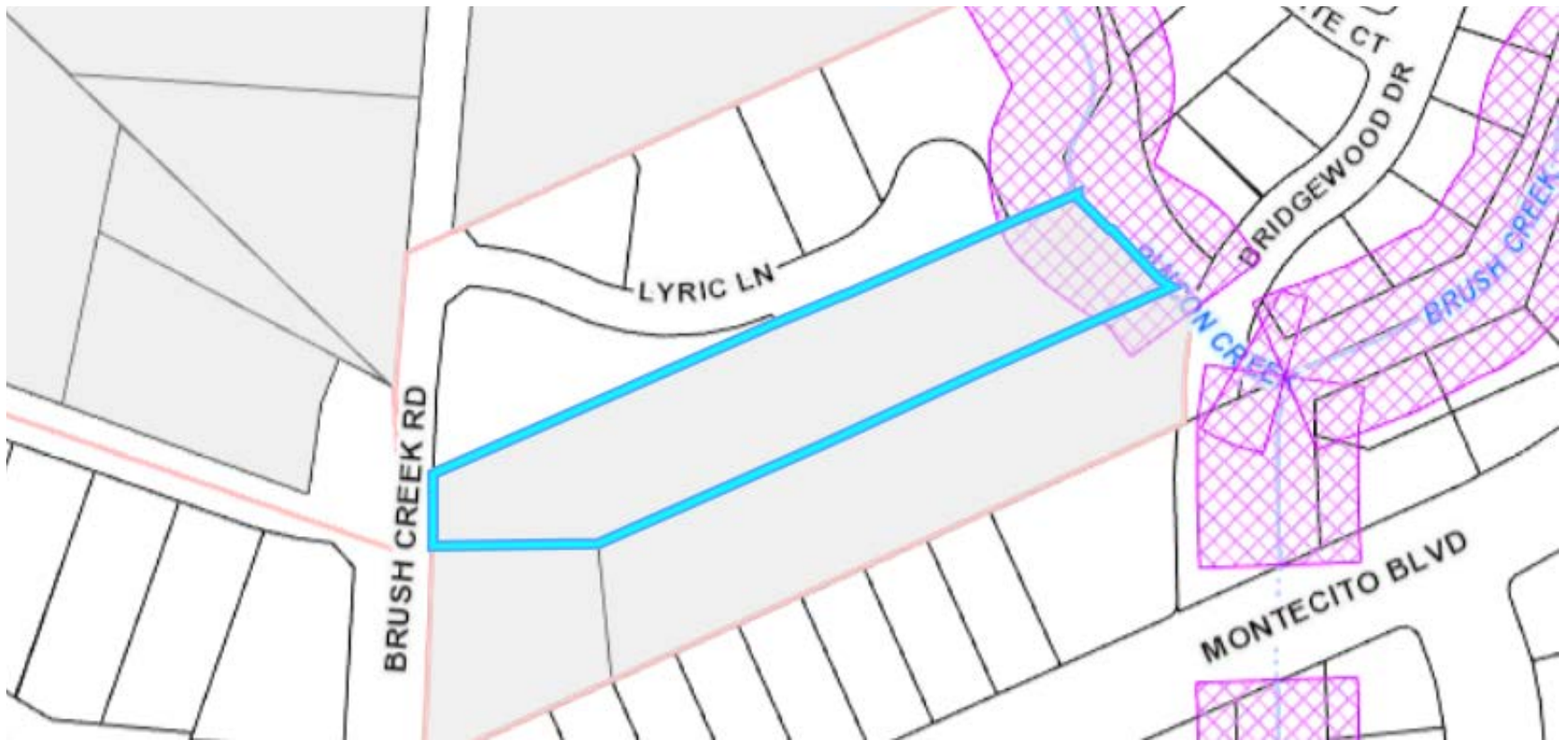
Low Density Residential density of 2.0 to 8.0 dwelling units per gross acre.

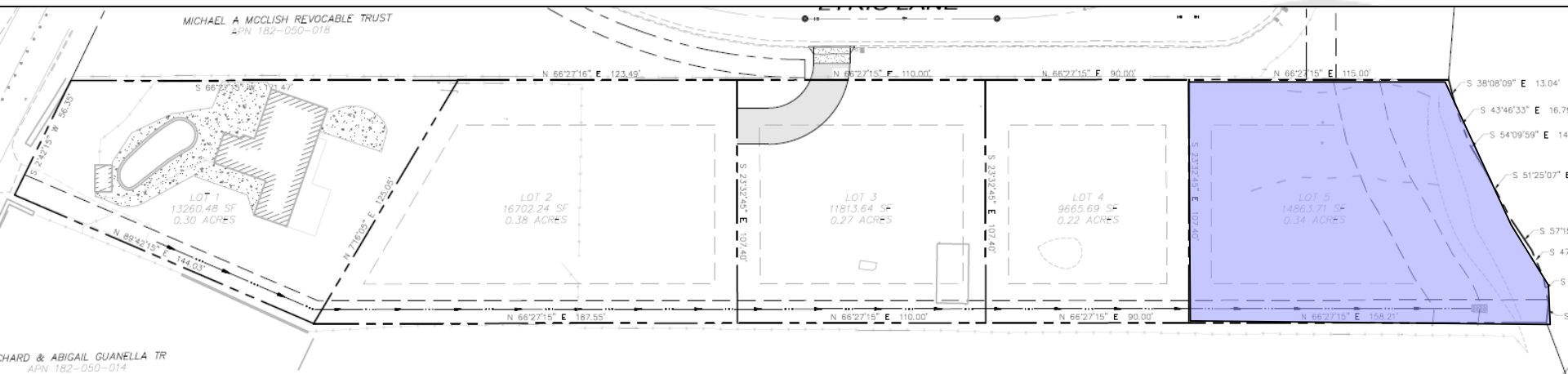
The applicant requests the R-1-6 implementing zoning designation, which permits 6,000-square-foot minimum lots.



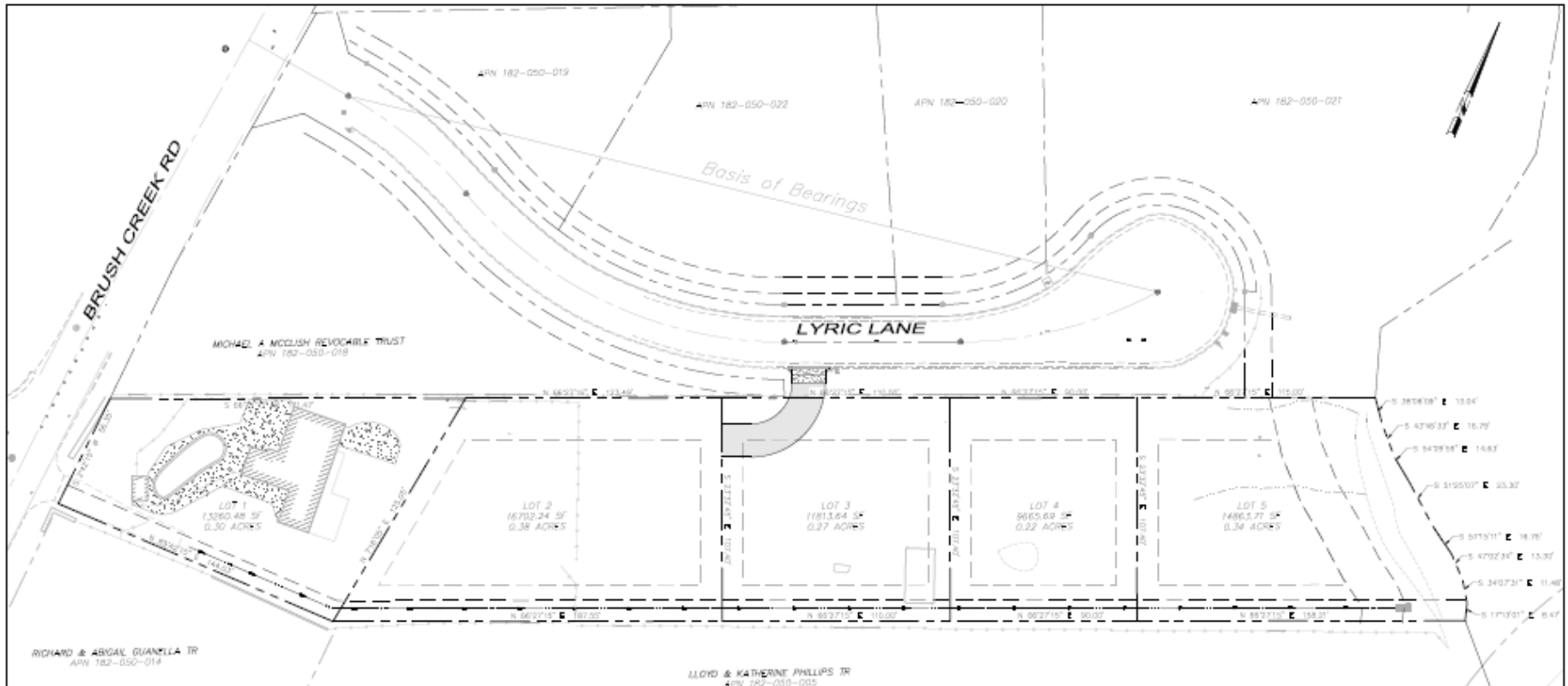
- Tentative Parcel Map will result in parcel sizes that would range in size from 9,665 to 16,702 square feet.
- The resulting density is 3 dwelling units per acre.

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.
- No additional public comments have been received at the time that this Staff Report was prepared.

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.

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