



January 15, 2020

Bert Whitaker
Sonoma County Regional Parks
2300 County Center Drive Suite 120A
Santa Rosa, CA 95403

Re: General Plan Consistency Determination for the Cooper Creek Addition Project

The purpose of this letter is to provide a General Plan and Zoning Consistency determination for a proposed Cooper Creek Addition, a 54-acre open space parcel located within the City of Santa Rosa directly north of Taylor Mountain Regional Park.

The project will involve the expansion of neighborhood access to Taylor Mountain Regional Park, enabling future connections between the park and planned urban trails, and protecting riparian habitat on the scenic hillside property. Specifically, the project will connect several southeast Santa Rosa neighborhoods to the City's new Kawana Springs Community Park development, as well as to Taylor Mountain Regional Park and Open Space Preserve and Trione-Annadel State Park.

The site has a General Plan land use designation of Residential Very Low Density which allows a residential density of 0.2 to 2 units per acre. General Plan Policy LUL-E-4, directs that the City "protect the rural quality of Very Low Density areas within the Urban Growth Boundary through design and development standards in the Zoning Code, and development review." Given the steep terrain in this area, much of which includes slopes of greater than 25%, coupled with the fact that the Santa Rosa Zoning Code discourages development on slopes greater than 25%, the residential development potential would be limited. Further, the Santa Rosa General Plan includes numerous goals and policies related to open space preservation, including Policy OSC-A-4, which specifically encourages "the Sonoma County Agricultural Preservation and Open Space District to appropriate funds for acquisition of open space within and surrounding Santa Rosa". One of the identified priorities for this policy is acquisition of open space at Taylor Mountain Regional Park.

As such, a determination of General Plan consistency can be achieved with the proposed project.

If you need further assistance or clarification, please contact me at (707) 543-3185 or at Chartman@srcity.org.

Sincerely,

CLARE HARTMAN
Deputy Director - Planning