

ADOPTED VERSION

**AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
SPRINGS REDEVELOPMENT PROJECT**

**(Formerly Known As The
Sonoma Valley Redevelopment Project)**

Prepared by the
Sonoma County Community Development Commission
as Governing Body of the
Sonoma County Community Redevelopment Agency

Initially Adopted on November 27, 1984, by Ordinance No. 3379
Amended on December 13, 1994, by Ordinance No. 4836
Amended on December 14, 1999, by Ordinance No. 5212
Amended on November 2, 2004 by Ordinance No. 5519
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**AMENDED AND RESTATED REDEVELOPMENT PLAN FOR
THE SPRINGS REDEVELOPMENT PROJECT
(Formerly Known As The Sonoma Valley Redevelopment Project)**

PART I. INTRODUCTION

This is the Amended and Restated Redevelopment Plan for The Springs Redevelopment Project (the "Plan"). This Plan consists of text (Part I through Part XIII), a Boundary Map (Exhibit A), a Legal Description (Exhibit B), a Land Use Map (Exhibit C), and a list of Initially Proposed Actions and Projects (Exhibit D).

This Amended and Restated Redevelopment Plan for The Springs Redevelopment Project amends and restates, in its entirety, the Redevelopment Plan for the Sonoma Valley Redevelopment Project initially adopted by Sonoma County Board of Supervisors Ordinance No. 3379 dated November 27, 1984, as previously amended by Board of Supervisors Ordinance No. 4836 dated December 13, 1994, as further amended by Sonoma County Board of Supervisors Ordinance No. 5212 dated December 14, 1999, and as further amended by Ordinance No. 5519 dated November 2, 2004. This Plan, as initially adopted in 1984, established the Springs redevelopment project area (the "Project Area"), an unincorporated area within the County of Sonoma (the "County").

Among other revisions contained in this Plan, the name of the Project that is subject to this Plan is being revised from the "Sonoma Valley Project" to "The Springs Project", and the name of the Project Area that is subject to this Plan is being revised from the "Sonoma Valley Project Area" to "The Springs Project Area", in order to better identify the area by the name that is most commonly used by its residents and businesses.

This Plan has been prepared by the Sonoma County Community Development Commission, in its capacity as governing body of the Sonoma County Community Redevelopment Agency (the "Agency"), and has been duly adopted by the Board of Supervisors of the County, pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California (the "Redevelopment Law"), and all applicable laws and local ordinances.

The continuing redevelopment of the Project Area as described in this Plan conforms to the County General Plan, as applied in accordance with County codes and ordinances. This Plan is based upon the Amended and Restated Preliminary Plan for the Project Area approved by the County of Sonoma Planning Commission on May 3, 2007.

This Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific

projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such statutory changes affect this Plan's terms, and would be applicable to the Agency, the Project, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

PART II. GENERAL DEFINITIONS

The definition of general terms contained in the Redevelopment Law shall govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan. In addition, the following specific definitions are used in this Plan:

A. "Agency" means the Sonoma County Community Redevelopment Agency, acting through its governing body, the Sonoma County Community Development Commission.

B. "Commission" means the Sonoma County Community Development Commission or any successor governing body of the Agency.

C. "County" means the County of Sonoma, acting through its governing body, the Board of Supervisors of the County of Sonoma.

D. "Design Guidelines" means the *Sonoma County Community Redevelopment Agency Highway 12 Design Guidelines*, dated November 1994, adopted by the Commission on behalf of the Agency and the County, and any new or modified design guidelines and/or standards hereafter approved in accordance with Part V.E of this Plan that are in effect from time to time.

E. "General Plan" means the County of Sonoma General Plan, as it now exists or may hereafter be amended, and any specific plan applicable to all or a portion of the Project Area that currently or may hereafter be in effect from time to time.

F. "Highway 12" means State Highway 12 that serves as the main vehicular transportation route through the Project Area, and that is also commonly referred to as "Sonoma Highway."

G. "Land Use Map" means the map setting forth the permitted land uses and major circulation routes in the Project Area. The Land Use Map is attached to this Plan as Exhibit C.

H. "Owner" means any person or entity owning fee title to, a long-term leasehold interest in, or a valid option to acquire or enter into a long-term leasehold for, real property (as defined below) within the Project Area.

I. "Owner Participation Rules" means the Rules for Business Tenant Preference and Owner Participation adopted by the Agency pursuant to the Redevelopment Law, as such Rules now exist or may hereafter be amended.

J. "Person" means any individual, or any public or private entity.

K. "Personal Property" or "personal property" means moveable property, chattels and any other property not part of real property.

L. "Plan" or "Redevelopment Plan" means this Amended and Restated Redevelopment Plan for The Springs Redevelopment Project, as it now exists or may hereafter be amended.

M. "Project" means the Project Area and the redevelopment program undertaken pursuant to this Plan.

N. "Project Area" means the area included within the boundaries of The Springs Redevelopment Project, as shown on the Boundary Map (Exhibit A) and described in the Legal Description (Exhibit B).

O. "Real Property" or "real property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.

P. "Redevelopment Law" means the Community Redevelopment Law ("CRL") of the State of California (California Health and Safety Code Section 33000 et seq.).

Q. "State" means the State of California.

R. "Zoning Ordinance" means the Zoning Ordinance of the County of Sonoma, as it now exists or may hereafter be amended.

PART III. PROJECT AREA BOUNDARIES

The Project Area consists of all properties within the boundaries shown on the Boundary Map (Exhibit A) and described in the Legal Description (Exhibit B).

PART IV. REDEVELOPMENT GOALS AND OBJECTIVES

This Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the County, the Agency, and the local community to build upon the strengths of The Springs portion of the Sonoma Valley area—its environmental, historic, social and cultural resources and heritage—while overcoming its adverse physical and economic conditions, to achieve the fundamental goals of the General Plan.

The legal and financial tools and techniques authorized in this Plan shall be used in a manner that will preserve and capitalize upon the environmental, historic, social and cultural resources and heritage of The Springs portion of the Sonoma Valley area to the maximum extent possible consistent with revitalization of the Project Area as envisioned in the General Plan.

Specifically, the goals and objectives of the Agency and this Plan for the Project Area include:

A. STREET ENVIRONMENT

1. Create safe, attractive and well-maintained pedestrian, bicycle and vehicular circulation improvements along Highway 12.
2. Provide adequate parking that meets the needs of visitors and residents.
3. Improve public transportation.

B. HOUSING DEVELOPMENT AND PRESERVATION

1. Promote home ownership for individuals and families of a variety of income levels.
2. Provide incentives for building rehabilitation and infill of multi-family dwelling units and mixed-use developments.
3. Identify and, when possible, provide sites for new infill home construction.
4. Emphasize housing for renters and special needs groups.

C. BUSINESS ATTRACTION AND RETENTION

1. Attract diverse and local-serving retail.
2. Retain and increase the number of visitor-serving resorts, retail and restaurants.
3. Create vibrant commercial hubs along Highway 12 that provide services for residents and visitors.
4. Support local workers with job training programs and by offering livable wages.

D. COMMUNITY CHARACTER AND IDENTITY

1. Preserve and foster the unique and diverse local character throughout the area.
2. Develop a public relations and communications effort to promote local businesses.
3. Encourage the preservation of local historic resources and feature the history of the entire Springs area.
4. Promote cultural festivals, public art displays and other community events.

E. NATURAL ENVIRONMENT AND RECREATION

1. Provide a system of open spaces, trails and parks throughout the Project Area.
2. Use physical improvements to promote safe and secure recreation environments.
3. Promote responsible resource management, including green building techniques and environmentally friendly landscaping.

F. PROGRAMS, SERVICES, AND NEIGHBORHOOD ORGANIZATIONS

1. Offer incentives for collaboration among community organizations, business groups, immigrant and farm worker service providers, schools, and faith-based and not-for-profit organizations to improve the services in the Project Area.
2. Provide a range of possible activities for all community members, including the elderly, teens and children.

Among the programs, actions, projects, and improvements that might be implemented to achieve these redevelopment program goals and objectives are those listed in the attached Exhibit D.

Redevelopment of the Project Area pursuant to this Plan and the above goals and objectives will attain the purposes of the Redevelopment Law through: (1) the elimination of areas experiencing economic dislocation and disuse; (2) the replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which would not be accomplished by private enterprise acting alone without public participation and assistance; (3) the protection and promotion of sound development and redevelopment of blighted areas and the general welfare of citizens of the County by remedying such injurious conditions through the employment of appropriate means; (4) the installation of new or replacement of existing public improvements, facilities, and utilities in areas that are currently inadequately served with regard to such improvements, facilities and utilities; and (5) the development and rehabilitation of improved housing opportunities in the Project Area and the surrounding areas of the County for low- and moderate-income persons and families.

PART V. LAND USE REGULATIONS

A. OVERVIEW OF REGULATIONS

The County has adopted a General Plan which is in conformance with the State requirements for general plans.

The permitted land uses, land use standards, development goals, objectives and policies, and other evaluation guidelines of this Redevelopment Plan shall be those set forth in the General Plan, as it now exists or may hereafter be amended. It is further intended that all provisions of the Zoning Ordinance, as it now exists or hereafter be amended, shall be applicable to developments in the Project Area, and that all development in the Project Area shall comply with all applicable state and local laws, codes and ordinances in effect from time to time, in addition to any requirements of the Agency imposed pursuant to this Plan.

Finally, the County zoning and planning processes (including any moratoria or temporary development restrictions imposed by the County) shall continue to have full effect and shall continue to serve as the primary determinant for land use decisions in the Project Area. Without limiting the generality of the foregoing, the County shall perform the same functions for consideration and approval or disapproval of development applications, permits and other entitlements for properties within the Project Area that are subject to this Plan, as for properties within the control of the County that are outside the Project Area and not subject to this Plan. In addition, the County shall apply the standards and provisions of the Design Guidelines on behalf of the Agency in considering and conditioning approval of development applications in the Project Area.

B. PERMITTED LAND USES

As noted in the overview to this Part, this Redevelopment Plan adopts the land uses set forth in the General Plan as the permitted uses within the Project Area. It is intended that the land uses set forth in the General Plan now, or as they may hereafter be amended, shall be the land uses governing this Plan.

C. LAND USE MAP; PUBLIC RIGHTS OF WAY

1. Land Use Map

The Land Use Map (Exhibit C) shows the permitted land uses, major circulation routes and street layout, the location of proposed open space areas and the property to be devoted to public purposes within the Project Area. The specific types of uses and activities (including size, height, and number of buildings and dwelling units) permitted or conditionally permitted in each land use category mapped on the Land Use Map are those types of uses and activities (including size, height and number of buildings and dwelling units) described in the General Plan for the relevant land use category. The land uses shown on the Land Use Map are drawn from the land use element of the General Plan and shall be deemed to be automatically modified as the land

use element of the General Plan may be revised from time to time in order to maintain conformance of this Redevelopment Plan with the General Plan, as provided in Sections A and B of this Part.

2. Public Streets and Rights-of Way

All streets within the Project Area may be widened, altered, or vacated for purposes of development of the Project. New streets may be created as appropriate. The anticipated configuration of streets and public rights-of-way within the Project Area (including existing streets to be retained and their relationship to major public facilities) is shown on the Land Use Map (Exhibit C). These public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

Additional public streets, alleys and easements may be created in the Project Area as appropriate for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan, and the County's design standards, and shall be effectuated in the manner prescribed by state and local law.

D. GENERAL CONTROLS AND LIMITATIONS

All property in the Project Area is hereby subject to the goals, objectives, policies, controls and requirements of this Plan (which expressly incorporates the goals, objectives, policies, controls and requirements of the General Plan, the Zoning Ordinance, and the Design Guidelines). No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of the Plan except in conformance with the provisions of this Plan, the General Plan, the Zoning Ordinance, the Design Guidelines, and all other applicable State and local laws and standards in effect from time to time.

1. New Construction

All new construction shall comply with all applicable State and local laws and standards in effect from time to time, including, without limitation, the Design Guidelines. Parking facilities shall be provided in accordance with the criteria set forth in the General Plan, the Zoning Ordinance, and the Design Guidelines, as they now exist or may hereafter be amended. All parking shall be paved and drained so that storm and surface water drainage from parcels will not cross public sidewalks. All parking spaces visible from the street shall be landscaped as necessary to prevent unsightly barren appearances. Off-street loading facilities, trash areas and any outdoor storage of materials approved by the County and/or Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure consistent with the County ordinances.

2. Non-Conforming Uses

The existence, continuation, renovation, repair, expansion, and replacement of nonconforming uses in the Project Area shall be governed by the County land use regulations in effect from time to time.

3. Rehabilitation

Any structure within the Project Area which will be retained as part of the Plan shall not be altered, constructed, or rehabilitated unless it is done so in conformance with the General Plan, the Zoning Ordinance, the Design Guidelines, and all applicable codes. This conformity shall extend to the architectural character, the public spaces and other elements as required by the County and/or Agency.

4. Open Spaces and Landscaping

The standards for open space to be provided within the Project Area are set forth in the General Plan, the Zoning Ordinance, and the Design Guidelines, as they now exist and may hereafter be amended, and are included as part of the goals and objectives of this Plan. The precise amount of open space to be provided in the Project Area will depend on the particular plans for development submitted by developers of private property in the Project Area and approved by the County. Landscaping plans for development projects shall be submitted to the County for review and approval.

5. Height and Bulk

The height and bulk of structures shall be regulated as provided in the General Plan, the Zoning Ordinance, and the Design Guidelines, as they now exist or as they may hereafter be amended.

6. Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan, the Zoning Ordinance, and the Design Guidelines, as they now exist or may hereafter be amended.

7. Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan, the Zoning Ordinance, and the Design Guidelines, as they now exist or may hereafter be amended, provided that they comply with any design criteria established for the Project Area.

8. Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant shall be subdivided without the approval of the County.

9. Variances

In the event the County grants a variance from applicable County land use regulations for development of a parcel within the Project Area, such grant of variance shall be deemed to constitute a comparable variance from the land use standards of this Plan without additional action by the Agency.

In addition, the Agency is authorized to permit variances from any affordable housing regulations or policy guidelines adopted by the Agency pursuant to Section H below. In order to permit such a variance the Agency must determine that:

a. The application of one or more of the provisions of such Agency affordable housing regulations or policy guidelines would result in unnecessary hardship to the property owner;

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same affordable housing regulations or policy guidelines;

c. Permitting a variance from the limits, restrictions, or controls of such Agency affordable housing regulations or policy guidelines will not be materially detrimental to the public welfare or injurious to property or improvements in the area;

d. Permitting a variance from the limits, restrictions or controls of such Agency affordable housing regulations or policy guidelines will not be contrary to the objectives of this Plan; and

e. The grant of variance by the Agency will not result in development that conflicts with applicable County land use standards.

No such variance shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any variance, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare and to assure compliance with the objectives of the Plan.

E. ADOPTION OF ADDITIONAL STANDARDS FOR DEVELOPMENT

Within the limits, restrictions and controls established in the General Plan, the Zoning Ordinance, and this Plan, the Agency is authorized to establish and adopt, by appropriate resolution, specific guidelines and/or standards for building heights, building coverage, design criteria, architectural character, landscaping character, sign character, traffic circulation ingress

and egress, parking, and any other development and design control necessary to implement the Plan. Such guidelines and/or standards may relate to both private and public areas within the Project Area. No new development shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with such adopted guidelines and/or standards for development, which may be administered on the Agency's behalf by the County.

As of the most recent amendment and restatement of this Plan and in accordance with the provisions of this Part V.E, the County and the Commission (on behalf of the Agency) have approved, and the County is administering on the Agency's behalf, the *Sonoma County Community Redevelopment Agency Highway 12 Design Guidelines*, dated November 1994 (which are defined and referred to in this Plan as the "Design Guidelines"). Sonoma County Code Section 26-90-040 requires that development applications for specified properties in the Project Area shall be evaluated in accordance with the provisions of the Design Guidelines.

F. BUILDING PERMITS

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all County requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the County and the Agency at the time of application.

G. DWELLING UNITS

In compliance with the Health and Safety Code Section 33333(c), and as provided in Sections B, C.1 and D.6 of this Part V, the maximum number of dwelling units in the Project Area shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended.

H. AFFORDABLE HOUSING

By regulation or policy guideline adopted by the Agency from time to time, the Agency may ensure compliance with the provisions of Health and Safety Code Section 33413(b) requiring that specified percentages of all new or rehabilitated dwelling units developed in the Project Area be available at affordable housing cost to households in specified income categories. Such adopted Agency regulations and/or policy guidelines shall be applicable to and enforceable by the County and the Agency under this Plan with respect to parcels developed with new or rehabilitated residential structures in the Project Area regardless of whether such parcels are developed with Agency assistance or participation.

The Agency, in cooperation with applicable Owners, shall pursue the use of land use incentives, such as density bonuses, height restriction waivers, and increased lot coverage, consistent with the General Plan, the Zoning Ordinance, and the Design Guidelines, to encourage the production of more affordable housing units in the Project Area. In addition, the Agency shall pursue the production of additional affordable housing units as part of mixed use and/or mixed income developments in the Project Area, consistent with the General Plan, the Zoning Ordinance and the Design Guidelines.

I. MITIGATION MEASURES

By concurrent resolution (Resolution No. 08-0326; the "EIR Resolution") adopted in connection with certification of the Environmental Impact Report for this Plan (the "EIR"), the Board of Supervisors of the County of Sonoma and the Sonoma County Community Development Commission adopted specific environmental mitigation measures (the "Mitigation Measures") to be implemented as part of this Plan to minimize the identified potential significant adverse environmental impacts of the Plan. The Mitigation Measures incorporate the mitigation measures identified in the EIR.

The Mitigation Measures are hereby incorporated in this Plan by this reference and shall be implemented by the Agency, the County, or individual property owners/developers, as appropriate, in connection with public and private actions undertaken pursuant to this Plan (including in connection with County land use approvals for developments in the Project Area during the effectiveness of this Plan).

Each individual public activity/improvement or private development action within the Project Area and/or in furtherance of this Plan that will require a discretionary approval by the Agency or the County shall, at a minimum, be subject to a preliminary California Environmental Quality Act (CEQA) review to determine if the activity, improvement or development action is categorically or otherwise exempt from further CEQA analysis or then requires preparation of a negative declaration, a mitigated negative declaration or a subsequent or supplemental environmental impact report in accordance with the applicable standards of CEQA and the CEQA guidelines.

J. UNDERGROUNDING OF UTILITIES

In connection with any public or private property improvement that receives Agency financial assistance and that involves the installation of new utilities or the relocation of existing utilities, the Agency may require that such new or relocated utilities be placed underground, unless the Agency determines in its discretion that such placement underground is not economically feasible. Utilities that are subject to being placed underground in accordance with this section include, without limitation: transformer vaults or pads, water meters and valves, telephone boxes, manhole inlets, drain facilities, and cable television and fiber optic lines.

PART VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

The development of the Project will be undertaken in accordance with the provisions of the Redevelopment Law. The Agency proposes to use the redevelopment techniques set forth in this Part VI and the Redevelopment Law to achieve the goals and objectives of the Plan set forth in Part IV above.

Exhibit D contains a preliminary list of redevelopment-related programs, activities, projects and improvements that may be implemented by the Agency, the County, and community organizations, residents and businesses to implement the goals, objectives and vision of the Plan. The foundation for Exhibit D is the programs list developed by the Agency, the County and the community and presented in the "Sonoma Valley Redevelopment Project Area Strategic Plan" approved by the County in March 2007.

Many of the programs, activities, projects and improvements set forth in Exhibit D are eligible and appropriate for funding and implementation by the Agency under the terms of the Redevelopment Law, using the techniques set forth in this Part VI. Other programs, activities, projects and improvements listed in Exhibit D are appropriately implemented by the County, other governmental entities, and community organizations, residents and businesses to complement and support the activities that may be directly funded and undertaken by the Agency pursuant to the Redevelopment Law and this Plan.

Exhibit D lists redevelopment programs, activities, projects, and improvements that appear, at the time of Plan adoption, to have significant potential for achieving the goals and objectives of the Plan. As redevelopment needs and opportunities evolve over the life of the Plan, the Agency may determine not to undertake certain eligible programs, activities, projects or improvements listed in Exhibit D, and/or to undertake other programs, activities, projects, and improvements consistent with this Plan and the Redevelopment Law that are not listed in Exhibit D.

A. PUBLIC IMPROVEMENTS

As more fully set forth in Health and Safety Code Sections 33445 and 33679, the Agency is authorized to install and construct or cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and public utilities include, but are not limited to, the construction, expansion, rehabilitation or modernization of over-or underpasses, bridges, streets, highways, curbs, gutters, sidewalks, public gateway and signage features, street lights, sewers, sewage treatment facilities, waste water disposal areas, storm drains, flood control facilities, traffic signals, electrical distribution systems, communication systems, fire fighting facilities, police and criminal justice facilities, educational facilities, community and civic centers, natural gas distribution systems, water treatment and distribution systems, other public buildings, parks and open space areas, off-street parking, plazas, landscaped areas, and undergrounding of existing utilities. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those public improvements, facilities and utilities set forth in the attached Exhibit D, the Initially Proposed Actions and Projects.

Without limiting the generality of the financing techniques available to the Agency under this Plan as set forth in Part VII, Section A below, among the techniques the Agency may employ to cause the financing and construction, expansion, rehabilitation, or modernization of the above-referenced public improvements and public facilities is participation in payments to assessment districts, Mello-Roos community facility districts, or other similar districts established pursuant to applicable law to finance construction, expansion, rehabilitation, or modernization of such public improvements and public facilities.

B. PROPERTY ACQUISITION

1. Acquisition of Real Property

The Agency shall not have the authority or power of, and is hereby expressly prohibited from using, eminent domain to acquire any interest in real property or personal property inside or outside the Project Area. The Agency may provide funds to another public entity that possesses the power of eminent domain to assist such other public entity in acquiring interests in real property and/or personal property (through eminent domain or otherwise) necessary for the construction and/or rehabilitation of public improvements that are authorized for such funding in accordance with Section A above and California Health and Safety Code Section 33445.

Except for the above-described prohibition against the use of eminent domain, the Agency may, but is not required to, acquire or obtain options to acquire any real property located in the Project Area (including any interest in real property less than a fee interest) by gift, devise, exchange, purchase, or other lawful method.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, except eminent domain.

C. PARTICIPATION BY OWNERS AND BUSINESS TENANTS

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Project Area, to continue or re-enter into business within the Project Area consistent with this Plan and the Agency's adopted Owner Participation Rules.

It is the intention of the Agency that Owners of real property within the Project Area, where consistent with this Plan and the Owner Participation Rules, be allowed to participate in this redevelopment by: retaining all or a portion of their properties; acquiring adjacent or other properties in the Project Area; selling their properties to the Agency and purchasing other properties in the Project Area; and upgrading and developing their properties in conformance with this Plan and Owner Participation Rules.

2. Non-Conforming Real Property

The Agency (by resolution of the Commission) may determine either on its own direction or pursuant to a request of an Owner that certain real property within the Project Area does not conform to this Plan, and the Owner of such real property shall be required to enter into an owner participation agreement with the Agency as more fully described in the following paragraph. Bases for an Agency determination of property non-conformance with this Plan may include, without limitation, persistent vacancy or lack of use of the real property for uses authorized under this Plan, uses on the applicable real property that are inconsistent with the goals and objectives of this Plan or with the permitted land uses under this Plan, or existence of improvements or conditions on the applicable real property that do not meet the general controls and limitations set forth in Part V of this Plan and/or the standards of any local, state or federal code or regulation (including, without limitation, the building code(s) of the County). All real property in the Project Area shall be considered to conform to this Plan, unless and until the Agency (acting by resolution of the Commission) has determined that specified real property does not conform to this Plan.

If the Agency has determined in accordance with the preceding paragraph that certain real property within the Project Area does not conform to this Plan, then the Owner of such real property shall enter into a binding owner participation agreement with the Agency under which the Owner shall agree to redevelop, rehabilitate, or otherwise use the real property in conformance with the Plan and to be subject to the provisions hereof. Such owner participation agreement shall be prepared by the Agency after consultation with the Owner, and shall set forth improvements, standards, and time frames for the redevelopment, rehabilitation, and/or use of the applicable real property to bring it into conformance with this Plan.

3. Voluntary Owner Participation Agreements

The Agency may enter into voluntary owner participation agreements, in its discretion pursuant to resolution of the Commission, with one or more Owners, for the redevelopment, rehabilitation, or other use of such Owner(s)' real property, whereby the Owner(s) agree to redevelop, rehabilitate and/or use such real property to specified standards within and for specified time periods in exchange for specified financial or other assistance from the Agency consistent with this Plan and the Redevelopment Law. The Agency may consider requests from an Owner or Owners to enter into a voluntary owner participation agreement or may solicit interest from qualified Owners to enter into an owner participation agreement involving specified forms of Agency assistance.

4. Recordation and Enforcement of Owner Participation Agreements

Any owner participation agreement entered into pursuant to Section C.2 or C.3 above (or a recordable memorandum thereof) shall be recorded in the official land records of the County, shall include adequate remedies for the Agency to enforce the obligations of the applicable Owner(s), and shall run with the land and be binding on the successors and assigns of such Owner(s).

D. COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Plan.

E. PROPERTY MANAGEMENT

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition.

The Agency shall comply with, and is authorized to exercise the rights and duties contained in, Health and Safety Code Section 33401, which states:

"The agency may, in any year during which it owns property in a redevelopment project that is tax exempt, pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt."

F. RELOCATION OF DISPLACED PERSONS AND BUSINESSES

As required by the California Relocation Assistance Act (Government Code Section 7260 et seq.), any relocation of persons and businesses as part of the Project will be subject to the following standards:

1. Assistance in Finding Other Locations

The Agency shall assist persons (including households, business entities and others) displaced by the Agency pursuant to this Plan in finding other locations and facilities. There are areas of the County, other than the Project Area, not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of families and persons that may potentially be displaced and

available to such displaced families and persons and reasonably accessible to their places of employment.

In order to carry out the Project with a minimum of hardship on persons displaced from their homes by Agency actions pursuant to this Plan, the Agency shall assist such individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonable and convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, business concerns and others) displaced by Agency actions pursuant to this Plan. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. DEMOLITION, CLEARANCE, AND SITE PREPARATION

1. Demolition and Clearance

The Agency is authorized to demolish, clear, or move buildings, structures, and other improvements that it owns as necessary to carry out the purposes of this Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as development sites any real property in the Project Area owned or acquired by the Agency.

3. Hazardous Waste Remediation and Removal

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste on, under or from property in the Project Area in accordance with the requirements of Health and Safety Code Section 33459 - 33459.8, or any successor legislation.

H. REHABILITATION AND MOVING OF STRUCTURES; ASSISTANCE FOR CERTAIN PRIVATE IMPROVEMENTS

1. To the extent appropriate in carrying out the Plan, the Agency is authorized to: (a) rehabilitate or cause to be rehabilitated any building or structure in the Project Area acquired by the Agency; and (b) move or cause to be moved any building or other structure it owns to a location within or outside the Project Area.

2. For any rehabilitation project, the Agency may take any action it determines necessary and consistent with local, state and federal law to provide for seismic retrofits as provided in Health and Safety Code Section 33420.1 and any successor statute.

3. The Agency may take such actions as it determines are necessary to remove graffiti from public and private property in the Project Area pursuant to Health and Safety Code Section 33420.2 and any successor statute.

4. The Agency may establish a program under which it lends funds: (a) to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Project Area pursuant to Health and Safety Code Section 33444.5 and any successor statute; or (b) to owners of affordable dwelling units pursuant to Health and Safety Code Section 33334.2 et seq.

5. The Agency may assist in financing of facilities or capital equipment, including, but not necessarily limited to pollution control devices, for properties being developed or rehabilitated for industrial or manufacturing uses within the Project Area pursuant to Health and Safety Code Section 33444.6 and any successor statute.

I. REPLACEMENT DWELLING UNITS

If any dwelling units housing persons and families of low or moderate income are destroyed or removed from the housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs as defined by Health & Safety Code Section 50052.5, within the territorial jurisdiction of the Agency, in accordance with all the provisions of the Redevelopment Law (Health & Safety Code Sections 33413 and 33413.5).

J. PROPERTY DISPOSITION AND DEVELOPMENT

1. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property that it owns.

To the extent permitted by law and upon compliance with the notice and hearing requirements of the Redevelopment Law, the Agency is authorized to dispose of real property that it owns by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the County or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

2. Purchase and Development by Participants

Pursuant to the provisions of this Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer real property that it owns in the Project Area for purchase and development by owner and business-tenant participants prior to or at the same time that real property is made available for purchase and development by persons who are not owners or business tenants in the Project Area.

3. Purchase and Development Documents

To provide adequate safeguards, to insure that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County of Sonoma.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provisions necessary to carry out this Plan.

During the period of redevelopment in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area proceeds in accordance with development documents.

The Agency may require that development plans be submitted to it for review and approval. All development must conform to this Plan and all applicable Federal, State and local laws.

4. Obligations to be Imposed on Redevelopers

Purchasers of property from the Agency shall be required to develop such property in accordance with the provisions of this Plan. The Agency shall have the right to withhold transfer of title to the acquirer, user or developer of property in order to ensure fulfillment of this requirement. No building, sign or structure shall be constructed upon any part of such property unless architectural plans and specifications showing, among other things, the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of the structure(s) on the building site and the grading plans for the building site to be built upon, shall be submitted to, reviewed, and approved in writing by the Agency, or unless the Agency has waived the requirements of this sentence. The Agency shall have the right to refuse to

approve any such plans or specifications when in the opinion of the Agency such plans or specifications do not conform with the conditions and objectives of the Plan, or to the design standards established by the Agency.

Acquirers, users or developers of property within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as agreed upon with the Agency.

No acquirer, user, owner participant or developer shall resell, lease, sublease or otherwise dispose of property in the Project Area until the construction approved by the Agency has been completed, except with the prior written consent of the Agency.

Persons who are engaged in business in the Project Area shall be granted non-financial preference by the Agency to re-enter into business within the Project Area after redevelopment if they otherwise meet the requirements prescribed by the Plan and the Agency's adopted Owner Participation Rules.

The acquirer, user, or owner shall be responsible for complying with all applicable State and local laws, ordinances and codes in effect from time to time.

5. Personal Property Disposition

For the purpose of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that it owns.

K. PREVENTION OF DISCRIMINATION

1. General

Property owners and developers shall comply with all State and local laws, in effect from time to time prohibiting discrimination of various forms and types.

2. Conveyances by the Agency

Pursuant to the Redevelopment Law (Health & Safety Code Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest herein acquired by the Agency within the Project Area shall contain the provisions of those Redevelopment Law sections in substantially the form set forth in subsection 3 below. Such contracts shall further provide that the provisions of the applicable Redevelopment Law sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.

3. Contracts, Deeds and Leases for Conveyance of Project Area Property

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed by the Redevelopment Law (Health & Safety Code Section 33435 and 33436):

In deeds, the following language shall appear:

"(1) Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed, nor shall the grantee or any person claiming under or through the grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

In leases, the following language shall appear:

"(1) Lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee or any person claiming under or through the lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

In contracts, the following language shall appear:

"(1) There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1)."

4. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to prevention of discrimination, shall remain in effect in perpetuity.

PART VII. METHODS FOR FINANCING THE PROJECT

A. GENERAL PROVISIONS

The Agency is authorized to finance the Project with financial assistance from the County, the State of California, the Federal Government, property tax increments, interest income, Agency notes and bonds, assessment district or special tax district revenues, or any other available source. Advances for survey and planning and operating capital for administration of the Project may come through loans from the County or other entities. The County may also supply additional assistance through loans and grants for various public facilities and other redevelopment activities. It is anticipated that there may also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Plan, pursuant to applicable law. The principal and interest on such borrowed funds, advances and other obligations may be paid from tax increments or any other funds available to the Agency.

B. AFFORDABLE HOUSING FINANCING

Pursuant to the Redevelopment Law (Health and Safety Code Section 33334.2), a minimum of twenty percent of all tax increments allocated to the Agency shall be used for the purposes of improving, increasing and preserving the community's supply of quality affordable housing unless the Agency makes one or more of the findings specified in Health and Safety Code Section 33334.2(a).

Tax increment revenues allocated to the Agency and earmarked for housing purposes will be used to fund existing and new programs for housing development and rehabilitation in a manner consistent with the Housing Element of the General Plan, and/or other applicable County housing policies, as they now exist or may hereafter be amended. The permitted uses in the Project Area allow for the development of affordable housing.

C. TAX INCREMENTS

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of County of Sonoma Board of Supervisors Ordinance No. 3379 ("Ordinance No. 3379"), approving the initial redevelopment plan of which this Plan is an amendment and restatement, shall be divided as follows:

1. That portion of the taxes which would be provided by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of Ordinance No. 3379, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the Project on the effective date of Ordinance No. 3379 but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Sonoma last equalized on the effective date of Ordinance No. 3379 shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and

2. Except as provided in Health and Safety Code Section 33670(e), that portion of the levied taxes each year in excess of such amount (i.e., the amount describe in subdivision 1 above) shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable properties in such Project as shown by the last equalized assessment roll referred to in subdivision 1 above, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project

shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes described in subdivision 2 above may be irrevocably pledged by the Agency for the payment of the principal and the interest on money loaned, advanced, or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance in whole or in part, the Project.

The Agency is authorized to make such pledges as to specific advances, indebtedness, and other obligations as appropriate, in carrying out the Project.

Cumulatively over the entire period (beginning with the initial adoption of this Plan by Ordinance No. 3379) that the Agency is authorized to receive property taxes as set forth in Part X.B of this Plan, no more that \$120,000,000 of taxes may be divided and allocated to the Agency pursuant to this Section C and Health and Safety Code Section 33670 without further amendment of this Plan. In addition, during each individual fiscal year of the Agency, no more than \$7,000,000 of taxes may be divided and allocated to the Agency pursuant to this Section C and Health and Safety Code Section 33670 without further amendment of this Plan.

D. BONDS

The Agency may issue its bonds for any corporate purpose or for the purpose of refunding bonds it has previously issued. The principal and interest payable on such bonds may be paid from:

1. the income and revenues of the Project;
2. the tax increment funds allocated to the Agency as provided in subdivision 2 of Section C above;
3. the Agency's revenues generally;
4. any contributions or other financial assistance from the state or local government;
5. repayment of loans or other form of indebtedness to the Agency;
6. private parties;
7. any other source permitted by law; or
8. any combination of the above sources.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section C above which can be outstanding at any one time shall not exceed \$40,000,000 in principal amount, except by amendment of this Plan.

E. OTHER LOANS, GRANTS AND ADVANCES

Any other available loans, grants, or financial assistance from any other public or private source may be utilized by the Agency for purposes of the Project.

Among other financing techniques that may be employed to encourage private sector financial support for Project Area redevelopment, the Agency may, consistent with the Redevelopment Law, facilitate the formation and financing of, and may cooperate with, community development financing institutions and land trusts involved in Project Area redevelopment activities.

PART VIII. ACTIONS BY THE COUNTY

The County shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the County may include, but shall not be limited to, the following:

A. Acquisition of any real and personal property inside or outside the Project Area required for public use; demolition and removal of structures on such acquired property; and preparation of such property for construction. The costs to the County of such acquisition, demolition and site preparation may be reimbursed by the Agency from Project revenues.

B. Construction of any public improvements serving the purposes of this Plan. The costs to the County of such construction may be reimbursed by the Agency from Project revenues.

C. Establishment of an assessment district mechanism, to the extent permitted by applicable law including receipt of any required voter or property owner approval, to collect assessments, fees or other charges from property owners and developers within the Project Area for purposes of Project financing.

D. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Plan.

E. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.

F. Imposition wherever necessary (by subdivision approval, conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.

G. Provision for administrative enforcement of this Plan.

H. Imposition of conditions or other requirements upon parcels in the Project Area to implement the regulations or policy guidelines adopted by the Agency pursuant to Part V.F of this Plan in satisfaction of the requirements of Health and Safety Code Section 33413(b).

I. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the County, in accordance with a schedule that will permit the development of the Project Area to be commenced and carried to completion without unnecessary delay.

PART IX. ENFORCEMENT

The administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the County or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

The provisions of the Plan do not in any way limit or restrict the County's authority or power to enforce any local land use or other regulations and codes.

PART X. DURATION OF THIS PLAN AND RELATED TIME LIMITS

Except as provided by Health and Safety Code Sections 33333.6(g) and (h), and except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

A. The effectiveness of the Plan (including, without limitation, the effectiveness of the Agency's land use controls under the Plan) shall terminate on November 27, 2024. After expiration of this time limit on the effectiveness of the Plan, the Agency shall have no authority to act pursuant to the Plan, except to pay previously incurred indebtedness, to enforce existing covenants, contracts, or other obligations, and to complete any unfulfilled obligations under Health and Safety Code Section 33413.

B. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 after November 27, 2034.

PART XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan. In the event that any portion of the Project Area shall be determined to have been invalidly or incorrectly included in the Project Area that is the subject of this Plan, such portion of the Project Area shall be deemed severable from the remainder of the Project Area and the remainder of the Project Area shall remain fully subject to the provisions of this Plan.

PART XII. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereafter established by law.

PART XIII. AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Plan.

EXHIBIT A
BOUNDARY MAP

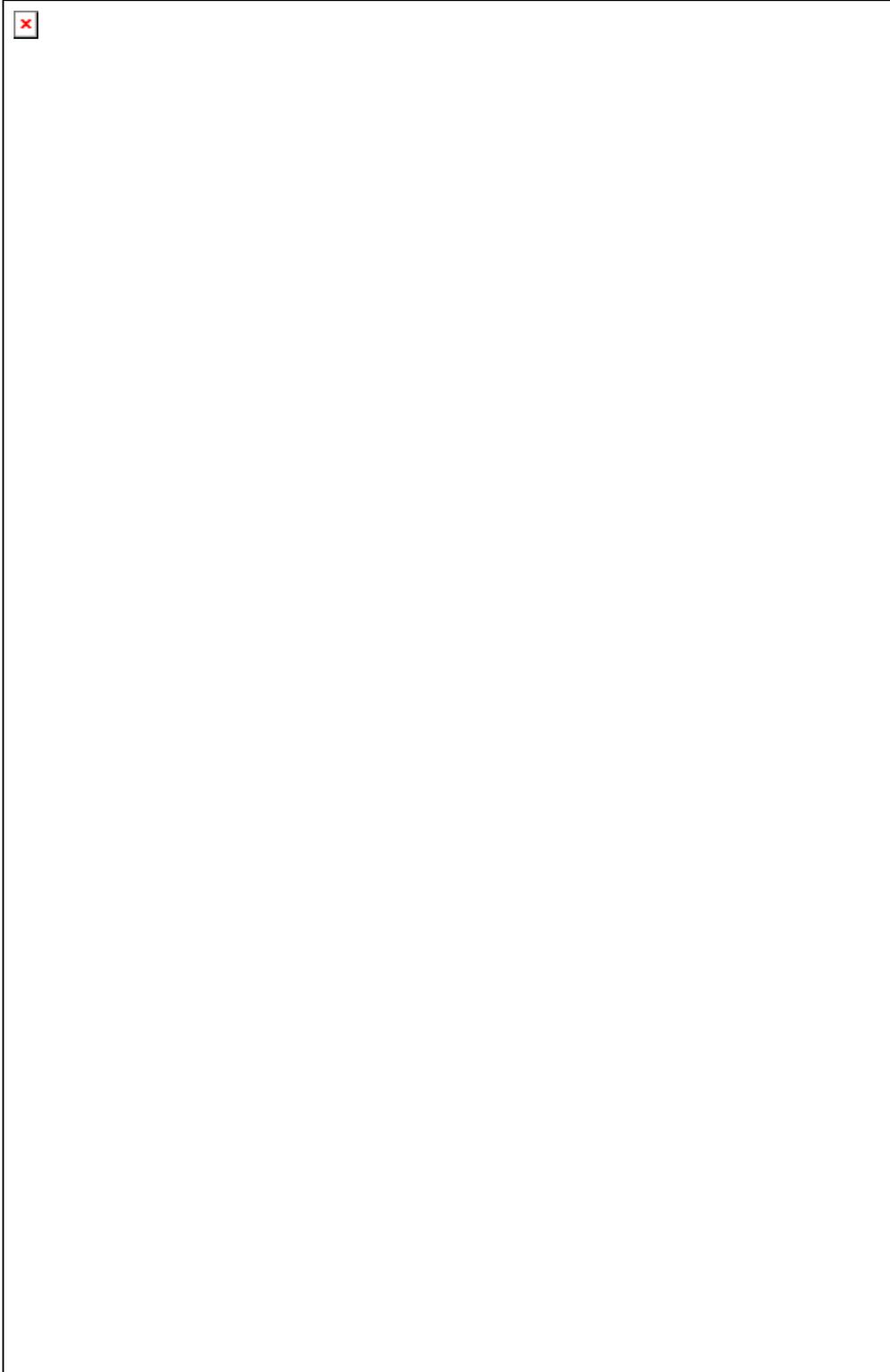


EXHIBIT B

LEGAL DESCRIPTION

THE SPRINGS PROJECT AREA

A tract of land lying in the vicinity of Boyes Hot Springs (an unincorporated area) Sonoma County and being more particularly described as follows:

Beginning at the most southerly corner of Lot 1, Block A as the same is shown on that map titled plan of the Town of Agua Caliente as recorded in Book 5 of Maps at Page 8, Sonoma County Records, thence from said point of beginning and along the northwesterly right of way line of Lake Avenue to the most easterly corner of said Lot 1, thence leaving said right of way line of Lake Avenue and along the westerly right of way line of Cedar Avenue (Vallejo Street) in a northerly direction and the prolongation of said right of way line to the point of intersection with the northerly right of way line of Agua Caliente Road (Santa Rosa Avenue), thence along said right of way line in a northeasterly direction to the point of intersection with the prolongation in a northerly direction of the easterly right of way line of Hooker Avenue, thence from said point and along the prolongation and the easterly right of way line of Hooker Avenue to the southwest corner of Villa Site 14 as the same is shown on said map titled Plan of the Town of Agua Caliente, said point also being the southwest corner of Lot 20, Block 6 as shown on that map titled Richards Subdivision as recorded in Book 47 of Maps at Page 39, Sonoma County Records, thence from said southwest corner of Lot 20, Block 6 along the subdivision boundary of said Richards Subdivision to the most southerly corner of Lot 15, Block 6 of said Richards Subdivision, thence leaving said Richards subdivision in a direct line in an easterly direction to the northwest corner of Lot 1, Block 3 as the same is shown on that map titled Subdivision No. 1 of Agua Caliente Park as recorded in Book 22 of Maps at Page 17, Sonoma County Records, thence from said northwest corner and along the northerly lot line of Lot 1 and Lot 2 of said Block 3 and the prolongation of said lot line to intersect with the easterly right of way line of Park Avenue, thence along said Park Avenue in a southerly direction to the southeast corner of Lot 6, Block 3 as the same is shown on that map titled subdivision No. 2 Agua Caliente Park as recorded in Book 23 of Maps at Page 21, Sonoma County Records, thence leaving said easterly right of way line of Park Avenue and along the northerly right of way line of Mountain Avenue in an easterly direction to the point of intersection with the northerly prolongation of the easterly lot line of Lot 6, Block 4 of said Subdivision No. 2, Agua Caliente Park, thence leaving said northerly right of way line and along the prolongation of the easterly lot line and the lot line of said Lot 6 to the southeast corner of said Lot 6, the above described line also being the easterly right of way line of Highland Boulevard as the same is shown on that Parcel Map No. 7652 as recorded in Book 344 of Maps at Page 35, Sonoma County Records, thence leaving the southeast corner of said Lot 6, Block 4 in a direct line to the northwest corner of Lot 1, Block 1 as the same is shown on that map titled Map of Subdivision No. 1 of Sonoma Highlands as recorded in Book 30 of Maps at Page 27, Sonoma County Records, thence along the southeasterly right of way line of Fetters Avenue to the most westerly corner of Lot 19, of said Block 1, thence leaving said southeasterly right of way line of Fetters Avenue southerly in a direct line to the most northerly corner of Lot 1, Block D of said map of Subdivision No. 1, Sonoma Highlands, thence leaving said most northerly corner and along the easterly right of way line of Sunset Avenue (Hillside Avenue) to the

southwesterly corner of Lot 20, of said Block D, thence leaving said southwesterly corner, southeasterly in a direct line to the northeasterly corner of Lot 14, Block B of said Map of Subdivision No. 1, Sonoma Highlands, thence from said northeasterly lot corner in a southerly direction along the northeasterly lot line of Lots 14, 15, 16 and 17 of said Block B to the most easterly corner of Lot 17, of said Block B, thence leaving said most easterly corner southeasterly in a direct line to the most westerly corner of Lot 5, Block A of said Map of Subdivision No. 1, Sonoma Highlands, thence from the most westerly corner of said Lot 5, Block A along the southerly right of way line of Monterey Avenue (Boyes Avenue) to the northeasterly corner of Lot 1 of said Block A, thence continuing along the southerly right of way line and the northerly lot line of said Lot 1, of said block A and the prolongation to intersect with the easterly right of way line of Highland Boulevard, thence along the easterly right of way line of Highland Boulevard (Third Avenue) in a southerly direction to the southwesterly corner of Lot 43 as the same is shown on that map titled Plat of Woodleaf Park, as recorded in Book 23 of Maps at Page 19, Sonoma County Records said corner being the same as the northwesterly corner of Lot 12, Block 9 as the same is shown on that map titled Amended Map of Subdivision "A" of Boyes Springs Park, as recorded in Book 30 of Maps at Page 18, Sonoma County Records, thence leaving said northwesterly corner of Lot 12, Block 9 in a southerly direction to the southwesterly corner of Lot 8, Block 10 of the said Amended Map of Subdivision "A" of Boyes Springs Park, thence leaving said southwesterly corner of Lot 8 of said Block 10 southwesterly in a direct line to the most northwesterly corner of Lot 1, Block 10 as the same is shown on that map titled Map of Subdivision "B" of Boyes Springs Park as recorded in Book 35 of Maps at Page 7, Sonoma County Records, thence leaving said most northwesterly corner of Lot 1 of said Block 10 in a southwesterly direction 54.9 feet to the most westerly corner of said Lot 1, Block 10, thence continuing along the southeasterly right of way line of Calle Del Monte to the northwesterly corner of Lot 14, of said Block 10, thence from said northeasterly corner of said Lot 14, block 10 in a southwesterly and southerly direction along the lot line of said Lot 14, Block 10 to the southwesterly corner of said Lot 14, Block 10, said southwesterly corner being a point on the easterly right of way line of first Avenue, thence from said southwesterly corner of Lot 14 of said Block 10 along the easterly right of way line of First Avenue southerly in a direct line to the northwest corner of Lot 16, Block 12 as the same is shown on said Map of Subdivision "B" of Boyes Springs Park, thence leaving said northwest corner of Lot 16 of said Block 12 and along the easterly right of way line of said First Avenue and the prolongation of said easterly right of way line to the point of intersection with the southerly right of way line of Thomson Avenue, thence in a southwesterly direction along the said southerly right of way line of Thomson Avenue to the northwesterly corner of Lot 28, Block 15 of said Map of Subdivision "B" of Boyes Springs Park, thence leaving said southerly right of way line of Thomson Avenue and along the westerly lot line of said Lot 28 to the southwesterly corner of said Lot 28, Block 15, thence leaving said southwesterly corner of Lot 28, Block 15 in an easterly direction along the southeasterly boundary of said Block 15 to the most northerly corner of Parcel 2 as the same is shown on Parcel Map No. 5710 recorded in Book 277 of Maps at Page 33, Sonoma County Records, thence leaving the southeasterly boundary of said block 15 and along the easterly boundary of said Parcel 2, to the most easterly corner of said Parcel 2, thence leaving said most easterly corner

in a southwesterly direction along the southeasterly boundary of said Parcel 2 to the northwesterly corner of the lands of Knuthson Investment Company as described in that grant deed as recorded in book 3426 of Official Records at Page 380, Sonoma County Records, thence from said northwesterly corner in a southeasterly direction along the southwesterly boundary of said lands of Knuthson Investment Company to the most southerly corner of said lands, said corner also being on the northwesterly right of way line of Siesta Way, thence leaving said lands of Knuthson Investment Company in a northeasterly direction along the northwesterly right of way line of Siesta Way to the point of intersection with the northwesterly prolongation of the southwesterly boundary of Parcel 1 as the same is shown on that Record of Survey as recorded in Book 326 of Maps at Page 18, Sonoma County Records, thence leaving the northwesterly right of way line of Siesta Way in a southeasterly direction along the northwesterly prolongation of the southwesterly boundary of said Parcel 1 to the most westerly corner of said Parcel 1, thence along the southwesterly boundary of said Parcel 1 in a southeasterly direction (S 49° 49' 25" E 431.34 feet) to the most southerly corner of said Parcel 1, thence from said most southerly corner of said Parcel 1 and continuing along the southerly boundary of said Parcel 1 in a northeasterly direction (N 25° 00' E 167.33 feet) to an angle point in said southerly boundary of said Parcel 1, thence leaving said angle point in a southeasterly direction to a point on the westerly boundary of the lands of Allan D. and Nancy L. Marker, Trustees as described in that document recorded under Document No. 80-061275, Sonoma County Records, thence along said westerly boundary in a southeasterly direction to the northwest corner of the lands of Allan D. and Nancy L. Marker, Trustees as described in that document recorded under Document No. 80-061276, Sonoma County Records, thence in a southerly direction along the westerly boundary of said lands of Marker (Document No. 80-061276) to the northwest corner of the lands of Allan D. and Nancy L. Marker, Trustees as described in that document recorded under Document No. 80-061274, Sonoma County Records, thence in a southwesterly direction along the westerly boundary of said lands of Marker (Document No. 80-061274) to the most northerly corner of the lands of Leonard C. and Betsy M. Hamilton as described in that Quit Claim Deed recorded under Document No. 80-076864, Sonoma County Records, thence leaving said most northerly corner in a southeasterly direction along the northeasterly boundary of said lands of Hamilton to the most easterly corner of said lands of Hamilton, said point also being the northwest corner of Lot 1 as the same is shown on Parcel Map No. 4731 as recorded in Book 221 of Maps at Page 28, Sonoma County Records, thence leaving said lands of Hamilton and along the northerly boundary of said Lot 1, to the most northerly corner of said Lot 1, said corner also being the northwest corner of Lot 7, Block 3 as the same is shown on that map titled Cypress Tract, Addition No. 1 as recorded in Book 68 of maps at Page 24, Sonoma County Records, thence leaving the most northerly corner of said Lot 1 and along the westerly boundary of said Cypress Tract, Addition No. 1 in a southerly direction to the southwest corner of said Cypress Tract, Addition No. 1, said corner also being the northwest corner of Lot 1, Block 1 as the same is shown on that map titled Cypress Tract as recorded in Book 63 of Maps at Page 32, Sonoma County Records, thence leaving said northwest corner of said Lot 1, along the westerly lot lines of Lot 1, 2, 3, 4, 5 and 6, Block 1 of said Cypress Tract in a southerly direction and the southerly prolongation of said lot lines to a point on the southerly right of way line of Donald

Avenue, thence along the southerly right of way line of Donald Avenue in a westerly direction to the northeast corner of Lot 2 as the same is shown on that map titled Plat of Verano Townsite as recorded in Book 25 of Maps at Page 14, Sonoma County Records, thence from said northwest corner of Lot 2 and continuing along the southerly right of way line of Donald Avenue in a westerly direction 25.00 feet, thence leaving the southerly right of way line of Donald Avenue in a southerly direction and parallel with the easterly lot line of said Lot 2 to a point on the southerly lot line of said Lot 2, thence in an easterly direction along the southerly line of Lots 2 and 3 to the northwest corner of Lot 25, thence from said northwest corner of Lot 25 in a southerly direction to the southwest corner of Lot 25, thence leaving said southwest corner of Lot 25 in an easterly direction along the northerly right of way line of Harley Street and the prolongation of said right of way line in an easterly direction to intersect with the easterly right of way line of Lomita Avenue, thence in a southerly direction along the easterly right of way line of Lomita Avenue to a point on the City Limit Line of the City of Sonoma as the same is shown on that map recorded in Book 227 of Maps at Page 40, Sonoma County Records; thence leaving said easterly right of way line of Lomita Avenue in a westerly direction along said City Limit Line to a point on the westerly right of way line of State Highway No. 12; thence from said point in a southerly direction along the said westerly right of way line of State Highway No. 12 and continuing along said City Limit Line to the southeast corner of the lands of the County of Sonoma as described in that deed recorded under Document No. 81-30000, Sonoma County Records, also as shown on the Record of Survey recorded in Book 326 of Maps at Page 38, Sonoma County Records; thence from said southeast corner leaving said westerly right of way line of State Highway No. 12 and said City Limit Line in a westerly direction along the southerly boundary to the southwest corner of the lands of the County of Sonoma, thence from said southwest corner northerly along the westerly boundary to the northwest corner of the said lands of the County of Sonoma as said boundaries are shown on the aforementioned Record of Survey, thence leaving the northwest corner of the said lands of the County of Sonoma and along the southerly right of way line of Verano Avenue to the point of intersection with the centerline of Sonoma Creek, thence leaving the southerly right of way line of Verano Avenue in a northerly direction along the centerline of Sonoma Creek to the confluence with Agua Caliente Creek, thence leaving said Sonoma Creek and in an easterly direction along the centerline of Agua Caliente Creek to the southeast corner of the lands of Dollie M. Kozelou and W. Frank Kozelou as described in that document recorded under Document No. 80-002623, Sonoma County Records thence from said southeast corner leaving Agua Caliente Creek in a northerly direction along the easterly boundary of said lands of Kozelou to the northeast corner of said lands, thence in a westerly direction to the northwest corner of said lands of Kozelou, said northwest corner being the same as the northeast corner of the lands of Albert R. and Thelma R. Laun as described in that Quit Claim Deed as recorded under Document No. 81-041936, Sonoma County Records, thence along the northerly boundary of said lands of Laun in a westerly direction to the northwest corner of said lands, said northwest corner being the same as the northeast corner of Parcel Map No. 3305 as recorded in Book 177 of Maps at Page 48, Sonoma County Records, thence along the northerly boundary of said Parcel Map No. 3305 to the northwest corner of Parcel 3 of said Parcel Map No. 3305, said northwest corner being the same

as the northeast corner of the lands of Iris Lucille Rhodes as described in that document recorded under Document No. 83-081342, Sonoma County Records, thence along the northerly boundary of said lands of Rhodes in a westerly direction to the most northwest corner of said lands of Rhodes, said point also being the northeast corner of the lands of Guiseppe and Madeline Addiego, Trustees as described in that document recorded under Document No. 81-065506, Sonoma County Records, thence along the northerly boundary of the lands of Addiego in a westerly direction to the northwest corner of said lands of Addiego, said corner also being the southwest corner of the lands of Philip M. McGoohan as described in that Grant Deed as recorded in Book 3449 of Official Records at Page 570, Sonoma County Records, thence along the west boundary of said lands of McGoohan in a northerly direction to the northwest corner of said lands of McGoohan, thence along the northerly boundary of said lands of McGoohan in an easterly direction to the southwest corner of Lot 6, Block 2 as the same is shown on that map titled Map of Buena Vida Subdivision as recorded in Book 97 of Maps at Page 33, Sonoma County Records, thence from said southwest corner in a northerly direction along the westerly lot line of said Lot 6 and the northerly prolongation to intersect with the northerly right of way line of Buena Vida Drive, thence in a northerly direction along the right of way line of said Buena Vida Drive to the Northeast corner of Lot 5, Block 3 of said Buena Vida Subdivision, thence leaving said northeast corner of Lot 5 crossing Buena Vida Drive in an easterly direction to an angle point in the easterly right of way line of Buena Vida Drive, thence leaving said easterly right of way line of Buena Vida Drive in an easterly direction to the northeast corner of Lot 3, Block 1 of said Buena Vida Subdivision, thence from said northeast corner of said Lot 3, Block 1 in an easterly direction to the northeast corner of the lands of David Hamann et al as described in that deed recorded in Book 3624 of Official Records at Page 49, Sonoma County Records, thence along the easterly prolongation of the previously described line to a point on the westerly boundary of the lands of Mary Grace Fazzio, Trustee as described in that document recorded under Document No. 82-005102, Sonoma County Records, thence along the westerly boundary of said lands of Fazzio in a southerly direction to the southwest corner of said lands of Fazzio, thence from said southwest corner along the southerly boundary of said lands of Fazzio in an easterly direction to the southeast corner of said lands of Fazzio, thence from said southeast corner along the easterly boundary line of said lands of Fazzio in a northerly direction to a point on the southerly right of way line of Academy Lane, thence along the southerly right of way line of Academy Lane to the point of intersection with southerly prolongation of the westerly right of way line of Manzanita Road (Madrone Street) as shown on that map titled Map of Baron's Villa Tract as the same is recorded in Book 30 of Maps at Page 17, Sonoma County Records, thence from said point of intersection leaving southerly right of way line of Academy Lane in a northerly direction along the prolongation and westerly right of way line of Manzanita Road (Madrone Street) to the northeast corner of Lot 1, Block 3 of said Baron's Villa Tract, thence leaving said northeast corner of said Lot 1, Block 3 along the southerly right of way line of West Thomson Avenue (County Road) in a westerly direction to intersect with the southerly prolongation of the westerly right of way line of Sierra Drive (Meinke Road), thence leaving the southerly right of way line of West Thomson Avenue in a northerly direction along the above described prolongation to the southeasterly corner of the lands of Orville Lee and Cecilia R. Starrett as described in

that deed recorded in Book 304 of Official Records at Page 364, Sonoma County Records, thence from said southeasterly corner of said lands of Starrett in a northerly direction along the westerly right of way line of Sierra Avenue to the northeasterly corner of the lands of Kathleen M. Mogan as described in that deed recorded in Book 2974 of Official Records at Page 528, Sonoma County Records, said northeasterly corner being the same as the southeasterly corner of the lands of Sonoma Mission Inn Corp., as recorded in Book 3634 of Official Records at Page 834, Sonoma County Records, thence leaving said southerly corner of the lands of Sonoma Mission Inn Corp. in a northerly direction along the westerly right of way line of Sierra Avenue to the northeasterly corner of the said lands of Sonoma Mission Inn Corp., said corner being the same as the most easterly corner of the lands of Edward J. Safdie as described in that deed recorded under Document No. 80-065447, Sonoma County Records, thence leaving said Sierra Avenue in a westerly direction along the southerly boundary of said lands of Safdie to the southwest corner of said lands of Safdie, said point also being on the easterly right of way line of Greger Street (Willow Way) as the same is shown on that map titled Map of Boyes Springs Hotel Grounds as recorded in Book 33 of Maps at Page 19, Sonoma County Records, thence in a southerly direction along the easterly right of way line of Greger Avenue (Willow Way) to a point on the southerly right of way line of Orchard Avenue, thence from said point on Orchard Avenue in a westerly direction to the northeasterly corner of Lot 26 of said Map of Boyes Springs Hotel Grounds, thence from said northeast corner of Lot 26 and leaving the southerly right of way line in a southerly direction along the easterly lot line of said Lot 26 to the southeast corner of said Lot 26, thence from said southeast corner of said Lot 26 and in a westerly direction and the prolongation of the southerly boundary of said Map of Boyes Springs Hotel Grounds to the point of intersection with the centerline of Sonoma Creek, thence from said point of intersection in a southerly direction along the centerline of Sonoma Creek to the most easterly corner of Lot 23 as the same is shown on that map titled Map of the Creek Front Addition to the Sonoma Vista Tract as recorded in Book 30 of Maps at Page 28, Sonoma County Records, thence from said most easterly corner in a westerly direction along the southerly lot line of said Lot 23 to the southwest corner of said Lot 23, thence from said southwest corner of Lot 23 in a southerly direction along the westerly right of way line of Sonoma Boulevard to the point of intersection with the easterly prolongation of the southerly right of way line of Cherry Street as the same is shown on that map titled Map of Eaton Park Subdivision, Sonoma Vista Tract as recorded in Book 28 of Maps at Page 15, Sonoma County Records, thence from said point of intersection in a southwest direction along the said prolongation and the southerly right of way line to the most westerly corner of Lot 1, Block 17 of said Eaton Park Subdivision, thence from said most westerly corner along the westerly prolongation of the aforementioned southerly right of way line of Cherry Street to the point of intersection with the westerly right of way line of the former Southern Pacific Railroad right of way (Railroad Avenue), thence from said point of intersection and along said westerly right of way line in a northwesterly direction to the point of intersection with the westerly prolongation of the northwesterly right of way line of El Dorado Drive as the same is shown on that map titled Belaire-Sonoma Subdivision No. 2 as recorded in Book 75 of Maps at Pages 3 and 4, Sonoma County Records, thence leaving said point of intersection in a northeasterly direction along said prolongation of

said northwesterly right of way line and along the northwesterly right of way line of El Dorado Drive and the northeasterly prolongation to intersect with the easterly right of way line of Riverside Drive as shown on said map of Belaire-Sonoma Subdivision No. 2, thence from said point of intersection in a southerly direction along the easterly right of way line of Riverside Drive to the most westerly corner of Lot 1, Block 4 of said Belaire-Sonoma Subdivision No. 2, thence from said Lot 1, Block 4 in a northeasterly direction along the northerly lot line of said Lot 1, Block 4 to the most northerly corner of said Lot 1, Block 4 thence from said most northerly corner of said Lot 1, Block 4 in a southeasterly direction along the center of Sonoma Creek to the point of intersection with the northerly right of way line of Boyes Boulevard, said point being the southwest corner of the lands of Frank Oman Construction, Inc. as described in that deed recorded under Document No. 80-043928, Sonoma County Records, thence leaving said point of intersection in a northeasterly direction along said northerly right of way line of Boyes Boulevard to the westerly right of way line of Pine Avenue, said point also being the southeasterly corner of said lands of Frank Oman Construction, Inc., thence leaving the northerly right of way line of Boyes Boulevard in a northerly direction along the easterly boundary of said lands of Frank Oman Construction, Inc. and the westerly right of way line of Pine Avenue to the point of intersection with the northerly right of way line of Northside Avenue as the same is shown on that map titled Map of Olive Grove Subdivision as recorded in Book 58 of Maps at Page 27, Sonoma County Records, thence from said point of intersection in an easterly direction along the northerly right of way line to the southwest corner of Lot 6, Block 7 of said Olive Grove Subdivision, thence from said southwest corner of said Lot 6, Block 7 along the northerly right of way line of Northside Avenue and the westerly right of way line of Greger Avenue to the northeasterly corner of Lot 6, Block 7, thence from said northeasterly corner of said Lot 6, Block 7 along the westerly right of way line of Greger Avenue and the westerly prolongation to intersect with the northwesterly right of way line of Lichtenberg Avenue, said point also being on the southeasterly lot line of Lot 1, Block 3 of said Olive Grove Subdivision, thence in a northeasterly direction along the lot line of said Lot 1, Block 3 and the northwesterly right of way line of Lichtenberg Avenue and the westerly right of way line of Johnson Avenue to the most northerly corner of said Lot 1, Block 3, thence leaving said most northerly corner of said Lot 1, Block 3 and along the westerly right of way line of Johnson Avenue to the most northerly corner of Lot 12 of said Block 3, thence leaving said most northerly corner and along the northerly boundary of said Olive Grove Subdivision in an easterly and northerly direction to the most northwesterly corner of Lot 10, Block 1 of said Olive Grove Subdivision, said point also being on the former easterly right of way line of the Northwestern Pacific Railroad Company, thence from said most northwesterly lot corner in a northwesterly direction along the former easterly right of way line of the Northwestern Pacific Railroad Company to the most southerly corner of Lot 1, Block A as the same is shown on that map titled Plan of the Town of Agua Caliente as recorded in Book 5 of Maps at Page 6, Sonoma County Records, being the point of beginning of the herein above described tract of land.

EXHIBIT C

LAND USE MAP

Note: The following Land Use Map is intended to reflect, for all property in the Project Area, the land use designations of the Land Use Element of the General Plan in effect as of the date of adoption of the Redevelopment Plan. Significant quality control measures have been implemented to properly transfer the applicable General Plan land use designations for each Project Area property onto this Land Use Map. However, to the extent of any discrepancy between the land use designations for a given property shown on this Land Use Map and the land use designation for that property shown in the Land Use Element of the General Plan in effect on the date of adoption of the Redevelopment Plan, the land use designation shown in the Land Use Element of the General Plan shall control and shall be deemed to constitute the land use designation under this Redevelopment Plan. In addition, as stated in Part V.C of the Redevelopment Plan, the land uses shown on this Land Use Map shall be deemed to be automatically modified as the Land Use Element of the General Plan may be revised from time to time in order to maintain conformance of the Redevelopment Plan with the General Plan.



EXHIBIT D

INITIALLY PROPOSED ACTIONS AND PROJECTS

This Exhibit D contains a preliminary list of redevelopment-related programs, activities, projects and improvements that may be implemented by the Agency, the County, and community organizations, residents and businesses to implement the goals, objectives and vision of the Plan. The foundation for Exhibit D is the programs list developed by the Agency, the County and the community and presented in the "Sonoma Valley Redevelopment Project Area Strategic Plan" approved by the County in March 2007.

Many of the programs, activities, projects and improvements set forth in this Exhibit D are eligible and appropriate for funding and implementation by the Agency under the terms of the Redevelopment Law, using the techniques set forth in Part VI of the Plan. Other programs, activities, projects and improvements listed in this Exhibit D are appropriately implemented by the County, other governmental entities, and community organizations, residents and businesses to complement and support the activities that may be directly funded and undertaken by the Agency pursuant to the Redevelopment Law and this Plan.

This Exhibit D lists redevelopment programs, activities, projects, and improvements that appear, at the time of Plan adoption, to have significant potential for achieving the goals and objectives of the Plan. As redevelopment needs and opportunities evolve over the life of the Plan, the Agency may determine not to undertake certain eligible programs, activities, projects or improvements listed in this Exhibit D, and/or to undertake other programs, activities, projects, and improvements consistent with this Plan and the Redevelopment Law that are not listed in this Exhibit D.

A. STREET ENVIRONMENT

Goals

Create safe, attractive and well-maintained pedestrian, bicycle and vehicular circulation improvements along Highway 12.

Provide adequate parking that meets the needs of visitors and residents.

Improve public transportation.

Strategy/Action/Improvement

1. Widen or otherwise improve Highway 12 the entire length of the Project Area consistent with State and County standards and plans, including, but not limited to, construction of sidewalks and related appurtenances.

2. Install and improve pedestrian crosswalks at high-volume intersections.

3. Conduct a parking analysis of the Project Area opportunities for shared parking areas and develop an area-wide parking strategy.
4. As new projects develop along Highway 12, encourage pedestrian amenities such as landscaping, sidewalks, decorative lighting and public art in accordance with Design Guidelines.
5. Consider traffic-calming measures in residential neighborhoods.
6. Explore opportunities for creating public transportation services to/from the Project Area and shopping destinations, the hospital, the City of Sonoma and other popular destinations.
7. Coordinate with the Sonoma County Transportation Authority to install bikeways in accordance with the 2003 Countywide Bicycle Plan (and any subsequent updated plans).
8. Conduct a survey of street, sidewalk and bridge conditions to determine locations that require repairs or ADA improvements.
9. Enhance the pedestrian environment along Boyes Blvd. to create a strong east-west connection. Where possible, widen sidewalks, manage landscaping, and install lighting.
10. Explore the development of new bus routes and increasing service on existing routes, particularly between residences, employment and area medical facilities.
11. Provide decorative bus shelters along Highway 12.

B. HOUSING DEVELOPMENT AND PRESERVATION

Goals

Promote home ownership for individuals and families at a variety of income levels.

Provide incentives for building rehabilitation and infill of multi-family dwelling units and mixed-use development.

Identify and, when possible, provide sites for new infill home construction.

Emphasize housing for renters and special needs groups.

Strategy/Action/Improvement

1. Identify and assist with the acquisition of sites for additional affordable housing for low and median income households.

2. To encourage infill development, create an inventory of vacant and underutilized sites to identify target areas for infill development. Reduce blight by assisting in property acquisition and lot consolidation.

3. Develop and promote home ownership and housing rehabilitation assistance programs to improve the appearance of residential areas in the Project Area and vicinity. Offer home ownership and housing rehabilitation assistance to low and median income residents.

4. Encourage a range of housing types, including mixed-use development, single-family housing, multi-family housing, multi-generational housing, and apartment complexes, including studio and one-bedroom units.

5. Provide low-interest assistance for affordable housing development.

6. Create incentives to develop higher-density mixed-use retail and residential buildings in identified activity nodes.

7. Give priority to local residents and workers, including those who are marginally housed and/or at risk of homelessness, for the sale or rental of new affordable housing units.

8. Provide affordable ownership and rental housing in the vicinity of the Project Area that is determined to benefit the Project Area.

9. Facilitate land assembly, construction, and rehabilitation activities for affordable housing.

C. BUSINESS ATTRACTION AND RETENTION

Goals

Attract diverse and local-serving retail and businesses.

Retain and increase the number of visitor-serving resorts, retail and restaurants.

Create vibrant commercial hubs along Highway 12 that provide services for residents and visitors.

Support local workers with job training programs and by offering livable wages.

Strategy/Action/Improvement

1. Leverage the Sonoma Economic Development Partnership to:

- Assist new business, including "green" business, to locate in the Project Area;

- Encourage retail services that serve local residents; and
- Develop material advertising the benefits of locating a business in the Project Area.

2. Identify businesses that could bring economic benefits to the Project Area and encourage these businesses to locate in the Project Area.

3. Partner with the City of Sonoma to help fund an extension of the City's façade improvement program into the Project Area.

4. Promote the Sonoma Economic Development Partnership's business counseling program.

5. Assist with lot acquisition and consolidation to provide incentives for desirable retail and business development.

6. Promote development of mixed-use projects on underutilized parcels within activity nodes distributed along Highway 12.

7. Explore the feasibility of establishing a Business Improvement District or Property and Business Improvement District within the Project Area.

8. Implement a commercial rehabilitation loan program in the Project Area.

9. Facilitate land assembly, construction, and rehabilitation activities for commercial facilities serving the Project Area.

D. COMMUNITY CHARACTER AND IDENTITY

Goals

Preserve and foster the unique and diverse local character throughout the area.

Develop a public relations and communications effort to promote local businesses.

Encourage the preservation of local historic resources and feature the history of the entire Springs area.

Promote cultural festivals, public art displays and other community events.

Strategy/Action/Improvement

1. Improve outreach to educate residents and property owners about codes and improvement plans. Develop and distribute a multilingual citizen's guide to codes and regulations.

2. Strengthen code enforcement response to blighted properties in the neighborhood by encouraging community members to report code complaints.
3. Establish public art program that incorporates historical and cultural themes, including hot springs and the railroad.
4. Implement the streetscape plan and develop a tree-planting schedule for Highway 12 between Verano Ave. and Agua Caliente Rd. Monitor the maintenance of newly planted street trees, and supplement maintenance as necessary and feasible.
5. Design and install clean, safe and human-scale gateway features for the Project Area and/or public art installations at appropriate Project Area locations.
6. Celebrate the diversity of cultures in the Project Area by hosting multi-cultural festivals, fairs and public events.
7. Develop a historic preservation strategy to identify local historical resources and select high-priority buildings for preservation and rehabilitation. Encourage the adaptive re-use of historical buildings during the preservation process.
8. Facilitate land assembly, construction and rehabilitation activities for publicly-owned facilities serving the Project Area.

E. NATURAL ENVIRONMENT AND RECREATION

Goals

Provide a system of open spaces, trails and parks throughout the Project Area.

Use physical improvements and programs to promote safe and secure recreation environments.

Promote responsible resource management, including green building techniques and environmentally friendly landscaping.

Strategy/Action/Improvement

1. Improve safety and security in Larson Park and behind the Sonoma Valley Charter School.
2. Improve the restroom, field house and lighting at Larson Park.
3. Develop a community garden.

4. Improve the Central Sonoma Valley Trail connecting the Flowery School to the Charter School.
5. Create a public plaza that is a central gathering place and part of an activity hub.
6. Enhance the park and recreational facilities in the Project Area by investigating the reuse of underutilized yards and/or vacant lots for open space and recreation, both along Highway 12 and in the surrounding residential neighborhoods.
7. Install decorative landscaping and create pedestrian access to Sonoma Creek and Agua Caliente Creek.

F. PROGRAMS, SERVICES AND NEIGHBORHOOD ORGANIZATIONS

Goals

Offer incentives for collaboration among community organizations, health care providers, business groups, immigrant and farm worker services providers, schools, and faith-based and not-for profit organizations to improve the services in the Project Area.

Provide a range of possible activities for all community members, including the elderly, teens and children.

Strategy/Action/Improvement

1. Continue to support and expand the "Springs Cleaning" program. Place an emphasis on waste reduction, re-use and recycling.
2. Encourage the coordination of services provided by public agencies and other service providers.
3. Consider creating a day-laborer pick-up center where employers can connect with potential employees and implement if appropriate.
4. Work with the community organizations to provide more evening-based activities for youth.
5. Coordinate public transportation from existing service organizations to employment centers, other public services, programs and health centers.
6. Investigate and implement, as appropriate, ways to expand the use of existing meeting facilities for general community use.

7. Invest in emergency power generators and other supplies and equipment for disaster preparedness.
8. Support adult education programs in the Project Area.
9. Consider establishing a "Springs" web site.
10. Work with Sonoma Valley Community Health Center and other health care providers to provide community health services in the Project Area.