

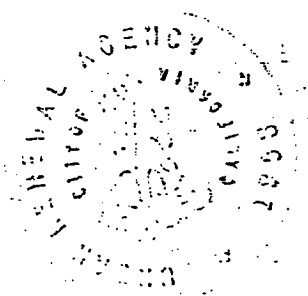
REDEVELOPMENT PLAN

SANTA ROSA CENTER PROJECT
(Calif. R-45)

Adopted - Ordinance No. 1036
First Amendment - Ordinance No. 1127
Second Amendment - Ordinance No. 1191
Third Amendment - Ordinance No. 1237

January 14, 1966

URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA
Room 303 Wells Fargo Bank Building
Santa Rosa, California



SANTA ROSA CENTER PROJECT
(Calif. R-45)

Urban Renewal Agency of the
City of Santa Rosa, California

February 1965

REDEVELOPMENT PLAN

Code No. R-213

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B. DESCRIPTION OF PROJECT1. Project Boundaries

The project boundaries shall be as shown on Map 1, Revised Urban Renewal Area Boundary and Land Acquisition Map, and as described in the attached Exhibit A.

2. Types of Proposed Renewal Action

The redevelopment of the Santa Rosa Center Project will be undertaken in accordance with the provisions of the California Redevelopment Law and Title I of the Housing Act of 1949, as amended.

The Santa Rosa Center Project has been found and determined by the Planning Commission of the City of Santa Rosa and other local agencies to be a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law. This plan determines that a redevelopment project for this area is feasible.

In order to carry out the intent and purpose of the California Community Redevelopment Law and the redevelopment methods broadly defined therein, generally the procedures will be as follows:

- a. Acquisition of real property by purchase, gift, devise, exchange or by exercise of the power of eminent domain, where necessary, to carry out the Redevelopment Plan.
- b. Relocation of occupants living in structures acquired and displaced because of the redevelopment program.
- c. Demolition or removal of certain existing structures on land acquired by the Urban Renewal Agency of the City of Santa Rosa.
- d. Rehabilitation, alteration, modernization, general improvement or any combination thereof, of existing structures in the project area where such are permitted or required under the Redevelopment Plan.
- e. The vacation or closing to vehicular traffic of certain street areas and dedication of other areas for public street purposes.

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- f. The preparation by the Urban Renewal Agency of acquired land for building sites. In connection therewith, the Agency may cause streets and pedestrian ways to be designed, graded and paved, and sidewalks, curbs and public utilities to be constructed and installed.
- g. The lease or sale of land at its fair market value for reuse in accordance with the Redevelopment Plan and under all the conditions contained in the plan. Certain additional conditions may be made as covenants running with the land.

The Redevelopment Plan under the California Community Redevelopment Law provides for participation in the redevelopment of property in the project area by owners of property in said area if owners agree to participate in the redevelopment in conformity with the Redevelopment Plan.

State and federal statutory requirements regarding relocation of residents of the project area assure that their interests will be protected. Approval of this plan by the City Council of the City of Santa Rosa requires a finding that adequate, permanent housing facilities are or will be made available in the community for displaced occupants at rents comparable to those in the community at the time of occupant displacement.

Relocation will be accomplished on an individual case basis by the staff of the Agency with the active cooperation of all other affected agencies in the community.

Covenants will be included in all agreements for the disposition of land and also must be accepted by owners who participate in redevelopment, which covenants will generally assure the establishment and maintenance of a safe, healthful and well-planned pattern of community development, and which will carry out the purposes of the California Community Redevelopment Law.

The development of new structures, building, parking areas and landscaping will be the responsibility of the appropriate person, redeveloper or redevelopers so obligated under the terms of agreements entered into by them with the Urban Renewal Agency.

Public redevelopment actions in the Santa Rosa Center Project will be principally financed by a loan and grant from the Federal Government under Title I of the Housing Act of 1949, as amended. Subject to the fiscal provisions of the city charter and the laws of the State of California, as a part of the local responsibility required to give effect to the

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Redevelopment Plan, and also as a condition to receiving federal loans and grants with respect to the undertaking and completion of the Santa Rosa Center Project, local public agencies and other non-federal sources will provide the necessary local grants-in-aid.

Estimates of increases in tax revenues from redeveloped properties indicate a very favorable ratio between the estimated net cost of the project and the economic benefits attributable to redevelopment in the project area.

C. LAND USE PLAN

1. Land Use Map

Land use, street right-of-way and easements shall be as shown on Map 2, Revised Land Use Map.

2. Land Use Provisions and Building Requirements

In order to achieve the objectives of this Redevelopment Plan, the use of land in the urban renewal area will be made subject to the regulations and controls specified in this Paragraph C, notwithstanding the provisions of any zoning ordinance or regulations now or hereinafter in effect; provided, however, that the regulations and controls of this Redevelopment Plan shall not supersede existing codes and ordinances wherever such regulations are more restrictive.

a. Land Uses to be Permitted

Uses to be permitted shall include the following:

- (1) Central Business "A"
- (2) Central Business "B"
- (3) Office, Public and Semi-Public
- (4) Public Buildings
- (5) Public Park
- (6) Buffer

b. Land Use Provisions and Building Requirements to be Imposed on Properties to be Acquired for Redevelopment

- (1) Central Business "A". The following regulations shall apply to any reuse parcel designated Central Business "A" on Map 2, Revised Land Use Map.

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Land Use. The permitted use shall be public parks, public recreation, public displays, sitting areas, public streets and walkways, public buildings, retail stores, personal and business services, restaurants and other places serving food and drink, business professional and institutional offices, public and private parking lots and structures incidental to parking use (within any parking garage a portion thereof may be used for the sale of motor fuels and oils), loading facilities, walkways, terraces and landscaping. Access will be maintained to properties abutting the project on the east frontage of Hinton Avenue and west frontage of Exchange Avenue.

Land Coverage. Total coverage of land by permanent buildings in the area designed for Central Business "A" shall not exceed 75%.

Building Setbacks. No building setbacks are required.

Number and Height of Buildings. No limitations are placed on the number and height of buildings except as these are determined by the other controls of this plan.

Building Bulk. The total floor area ratio for the area designated Central Business "A" shall not exceed 4 to 1. (Floor area ratio is defined as the ratio of the total gross floor area of the building to the net area of the site area. Floor areas of cellars and basements used for parking and accessory storage, including equipment, are not included in the total floor area.)

- (2) Central Business "B". The following regulations shall apply on any reuse parcel designated Central Business "B" on Map 2, Revised Land Use Map.

Land Use. The permitted uses shall be public and private parking lots, parking garages and structures incidental to parking use (within any parking garage a portion thereof may be used for the sale of motor fuels and oils), automobile service stations, retail stores, personal and business service establishments, business, professional and institutional offices, theater and general entertainment, restaurants and other places serving food and drink, hotels and motor-hotels, public and semi-public offices, public buildings and semi-

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public institutions such as clubs, lodges, and meeting halls, public streets and walkways, public parks, public displays, landscaped areas, sitting areas, loading facilities, walkways, terraces, and malls.

Land Coverage. No limitations are placed on land coverage except as these are determined by the other controls of this plan.

Building Setbacks. No building setbacks are required.

Number and Height of Buildings. No limitations are placed on the number and height of buildings except as these are determined by the other controls of this plan.

Building Bulk. The total floor area ratio shall not exceed 4 to 1, provided, however, with respect to the area situated south of Third Street and designated Central Business "B", if parcels are developed separately, the bulk ratio on individual parcels may exceed a ratio of 4 to 1 provided further that the overall area does not exceed a bulk ratio of 4 to 1 upon full development. (Floor area ratio is defined as the ratio of the total gross floor area of the building to the net area of the site area. Floor areas of cellars and basements used for parking and accessory storage, including equipment, are not included in the total floor area.)

Loading. Each commercial establishment with 25,000 or more square feet of gross floor area used for the storage or sale of merchandise shall have direct access to off-street loading spaces or berths required in number as follows:

<u>Square Feet of Floor Area</u>	<u>Required Spaces or Berths</u>
25,000 to 50,000	1
50,001 to 125,000	2
Each additional 100,000 or major fraction thereof	1

Each business, professional, public and semi-public office building and public building and semi-public institution with 50,000 or more square feet of gross floor area used for office purposes shall

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have direct access to off-street loading spaces or berths required in number as follows:

<u>Square Feet of Floor Area</u>	<u>Required Spaces or Berths</u>
50,000 to 100,000	1
100,001 to 175,000	2
Each additional 100,000 or major fraction thereof	1

All commercial establishments of less than 25,000 square feet of gross floor area shall have convenient access to and be serviced by a common off-street service area with off-street loading areas or berths totaling in number as required on the above schedule, based on the total gross floor area of such establishments.

Where a building or structure contains combined uses, the total number of required berths shall be the sum of the number of spaces required for each use.

Alternate Controls. In the event any or all of the area situated southerly of the alternate use area boundary line shown on Revised Land Use Map 2 is not used as provided above for uses permitted under the designation Central Business "B", the following controls shall apply:

Land Use. The permitted use shall be multi-family residential buildings, including such supporting facilities as landscaping, play areas, private parking facilities and service drives.

Maximum Density. There may not be more than one dwelling unit for each 400 square feet of land contained in the total area of the lot, provided, however, that the area containing approximately 125,000 square feet of land which is bounded on the north by the United States Post Office site, on the west by the City of Santa Rosa Civic Center site, on the south by Sonoma Avenue, and on the east by E Street, may contain approximately 250 dwelling units.

Land Coverage. The maximum coverage of land by buildings shall not exceed 35 per cent of the parcel area.

Building Setback. No buildings shall be located within 25 feet of a street line. No surface parking shall be permitted in the first 10 feet of said 25 foot setback and the first 10 feet of said setback shall be suitably landscaped except for access drive-ways. A yard depth of 15 feet shall be maintained between buildings of 40 feet or less in height and adjacent property lines.

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An additional 5 feet of yard depth between buildings and adjacent property lines shall be required for each additional 10 feet of building height (or fraction thereof) in building height.

Light, Air and Privacy. Space sufficient to provide adequate general daylight to all rooms and to insure reasonable privacy shall be maintained between separate buildings. In general, if living or bedrooms obtain the major portion of the required light and ventilation through windows facing an open area between buildings, the distance between opposite walls shall not be less than one-half the sum of the height of the buildings but not less than 40 feet in any case.

Useable Open Space. A minimum of 250 square feet of site area per dwelling unit shall be provided for outdoor living purposes such as lawns, gardens, play areas, walks and benches. Useable space provided by roof decks, balconies or terraces may be substituted for useable space at ground level.

Number of Dwelling Units. Number of dwelling units are estimated to be 540.

Number of Buildings. No limitations are placed on the number of buildings.

Off-Street Parking. A minimum of one parking space shall be provided for each dwelling unit, except that a dwelling structure or structures designed and programmed for the purpose of housing elderly persons under a program that will assure continued use of the structure or structures for such purposes may be permitted to provide a minimum number of parking spaces at a ratio of three-fourths parking spaces to one dwelling unit.

- (3) Office, Public and Semi-Public. The following regulations shall apply to any reuse parcel designated Office, Public and Semi-Public on Map 2, Revised Land Use Map.

Land Use. The permitted uses shall be parking, business offices, professional, institutional, public and semi-public offices; public buildings and semi-public institutions such as churches, clubs, lodges and meeting halls.

Land Coverage. No limitations are placed on land coverage except as these are determined by the other controls of this plan.

Building Bulk. The total floor area ratio shall not exceed 4 to 1. (Floor area ratio is defined as the ratio of the total gross floor area of the

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building to the net area of the site area. Floor areas of cellars and basements used for parking and accessory storage, including equipment, are not included in the total floor area.)

Number and Height of Buildings. No limitations are placed on the number and height of buildings except as these are determined by the other controls of this plan.

Building Setbacks. The minimum setback of structures from public rights-of-way shall be as follows:

Sonoma Avenue - 20 feet.

E Street - 20 feet.

No off-street parking shall be permitted in the yard areas located between the right-of-way and the building setback line.

Off-Street Parking. Off-street parking shall be provided and there shall not be less than one off-street parking space provided for every 500 square feet of gross floor area.

(4) Public Buildings. The following regulations shall apply to any reuse parcel designated Public Building on Map 2, Revised Land Use Map.

Land Use. The permitted uses shall be public buildings and necessary parking and loading facilities, walkways, terraces and landscaping.

Land Coverage. The maximum coverage of land by buildings shall not exceed 75 percent of the parcel area.

Building Setback. No building setbacks are required.

Number and Height of Buildings. No limitations are placed on the number and height of buildings, except as these are determined by other controls of this plan.

Off-Street Parking. Minimum off-street parking requirements shall be as follows in areas designated for public buildings:

Public Library - no off-street parking required.

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City, state, federal or other public office uses - one space for every 400 square feet of gross floor area.

Off-Street Loading. Each public building with 25,000 or more square feet of gross floor area shall have direct access to off-street loading spaces or berths required in number as follows:

<u>Square Feet of Floor Area</u>	<u>Required Spaces or Berths</u>
25,000 to 75,000	1
75,001 to 175,000	2
Each additional 100,000 or major fraction thereof	1

Alternate Controls. In the event that any or all of the above areas designated for public buildings are not used for public buildings, the following controls shall apply:

All Public Building use areas shall be subject to the controls established for Central Business "B" parcels contained in Section C.2.b.(2).

- (5) Public Park. The following regulations shall apply to any reuse parcel designated Public Park on Map 2, Revised Land Use Map.

Land Use. The permitted use shall be public parks, public recreation, public displays and sitting areas.

Land Coverage. Permitted structures will be those incidental to such use and designed primarily to house displays of a public or semi-public nature. No permanent or temporary building shall be greater than 400 square feet in gross floor area. The maximum coverage of land by permanent buildings shall not exceed four percent of the parcel area.

Building Setbacks. The minimum setback of structures from public rights-of-way shall be 20 feet.

Number and Height of Buildings. The maximum building height shall be 15 feet. No limitations are placed on the number of buildings, except as determined by other controls of this plan.

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- (6) Buffer. The following regulations shall apply to any reuse parcel designated Buffer on Map 2, Revised Land Use Map.

Land Use. The permitted uses shall be public landscaped buffer. No access from privately-owned properties to Sonoma Avenue shall be permitted.

- (7) General Provisions and Requirements for Permitted Uses.

Off-Street Parking Development. Each parking space shall be not less than 9 feet wide nor less than 18 feet long and shall have proper access. Parking areas shall be adequately lighted, drained so that storm and surface waters will not cross a public way and surfaced with an all-weather paved surface. Open parking areas shall be landscaped sufficiently to prevent an unsightly or barren appearance.

Off-Street Loading Areas. Each off-street loading berth or spaces shall be designed and located so that its use will not interfere with public use of sidewalks and streets. Each loading berth shall be a minimum of 33 feet in length, 10 feet in width and 14 feet in height and shall have proper access. Off-street loading areas shall be adequately lighted, drained so that storm and surface waters will not cross a public way and surfaced with an all-weather paved surface.

Zoning. All properties shall be subject to the uses and controls permitted by the Zoning Ordinance of the City of Santa Rosa. Where more restrictive controls are required by this plan, such greater controls shall govern.

3. Duration of Controls

This Redevelopment Plan and/or any modification thereof shall be in force for the period specified in Paragraph E.4. below.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property to be Acquired

- (1) Real Property to be Acquired for Clearance and Redevelopment. Real properties to be acquired for clearance and redevelopment are shown on Map 1,

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Revised Urban Renewal Area Boundary and Land Acquisition Map.

- (2) Real Property to be Acquired for Public Facilities. Certain properties, proposed for clearance and re-development under D.l.a.(1) above, may be utilized for public facilities.

The properties to be acquired by the urban renewal project for public facilities are shown on Map 1, Revised Urban Renewal Area Boundary and Land Acquisition Map.

- (3) Real Property to be Acquired for Conservation or Reconditioning. Not applicable.

- b. Conditions Under Which Properties Not Designated for Acquisition may be Acquired. It is anticipated that several properties will not be acquired by the Urban Renewal Agency if the owners agree to comply with applicable provisions of the Redevelopment Plan and to execute an agreement to comply with certain specific requirements of the Urban Renewal Agency. In the event that such owners fail to execute the required agreement, or fail to carry out this agreement, the Urban Renewal Agency will acquire such property by purchase or by exercising its right of eminent domain and will either dispose of the property, as is, pursuant to appropriate agreement or will clear and demolish any structures on such property prior to disposition of the land for uses in accordance with this plan.
- c. Conditions Under Which Properties Designated for Acquisition May Not be Acquired. No such conditions are contemplated.

2. Conservation or Reconditioning.

All properties which are not to be acquired shall be maintained in acceptable condition in accordance with Section C. 2.b. of this Redevelopment Plan and all applicable codes and ordinances of the City of Santa Rosa.

3. Redeveloper's Obligations

- a. The regulations and controls specified above will be implemented, where applicable, by appropriate covenants or other provisions in the agreement for land disposition and conveyance executed pursuant thereto.
- b. The redeveloper shall devote the land only to the uses specified in this plan.

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- c. The redeveloper shall begin and complete the development of the land for the uses required in the plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the contract between the Urban Renewal Agency of the City of Santa Rosa and the redeveloper.
- d. The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without written consent of the Urban Renewal Agency of the City of Santa Rosa. This regulation is intended to prohibit speculation by prospective purchasers.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Urban Renewal Agency of the City of Santa Rosa or by the redeveloper or any of his successors or assignees, whereby land in the project area is restricted by the Urban Renewal Agency of the City of Santa Rosa or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land forever, which shall prohibit such restrictions, shall be included in the disposition instruments.
- f. Architectural and site plans for the construction of improvements on the land and plans or designs for all signs to be placed in the project area shall be submitted and approved by the Urban Renewal Agency of the City of Santa Rosa prior to commencement of construction by redevelopers so that the Urban Renewal Agency may determine compliance of such plans with this plan and with community objectives.
- g. The Declaration of Restrictions shall be in the form of covenants running with the land and shall contain building restrictions and related matters, including provisions for non-discrimination of any person or group because of race, creed or color. In general, such covenants shall be designed to carry out the redevelopment of the project area in accordance with the plan.

E. OTHER PROVISIONS OF THE REDEVELOPMENT PLAN

1. Real Property Acquisition

All the land and improvements in the project area needed in the execution of the Redevelopment Plan, except those properties indicated on Map 1, Urban Renewal Area Boundary and Land Acquisition Map, as not to be acquired, shall be

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acquired by the Agency by purchase, gift, lease or condemnation. The condemnation of all such real property as is not acquired by other means is necessary to the execution of this plan, and adequate provision for payment for properties so acquired is made in the appropriate paragraph below.

2. Real Property Management

All properties acquired in the project area will be managed by or under the direction of the Agency until the land is sold or leased.

3. Relocation of Displaced Occupants

The Agency will administer the Relocation Program so as to help occupants move to permanent housing with the least possible hardship, and in accordance with federal and state legal requirements.

The California Community Redevelopment Law, Section 33738, requires that "the legislative body shall not approve the plan except upon the finding that adequate permanent housing facilities are or will be made available in the same county in which the housing facilities to be displaced are located, for such displaced occupants reasonably convenient to their needs as determined by the Agency, and at rents comparable to those in the community at the time of displacement".

Section 33270.1 provides that "an Agency may make relocation payments to or with respect to persons (including families, business concerns and others) displaced by a redevelopment project, for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government".

Title I of the Housing Act of 1949, as amended, requires that there be a feasible method for relocation and that there are, or are being provided, in "areas 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 displaced from the urban renewal area, decent safe, and sanitary dwellings equal in number to the number of and available to such displaced families and reasonably accessible to their places of employment".

This Agency has made a survey of the number and characteristics of site occupants. It is estimated that 163 families, individuals or establishments will be displaced:

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53	families
53	individuals
55	businesses
<u>2</u>	institutions
163	Total

A survey of housing resources in Santa Rosa has shown that there exists an adequate number of permanent housing units available to persons to be displaced, and such housing is reasonably convenient to and adequate for the needs of such persons and that such available housing units are in decent, safe and sanitary condition; are at least equal in number to the number of families and individuals to be displaced; are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of such persons in the project area; are available at rents or prices which are within the financial means of such displaced persons and comparable to those in the city at the time of their displacement; and are reasonably accessible to their places of employment.

The Agency will assist residents in locating individual suitable units and will make relocation payments for the cost of moving and/or any direct losses of property as permitted by law. The Agency will assist in the relocation of businesses and institutions in every possible way. Relocation payments will also be made to nonresidential establishments for the cost of moving and/or direct losses of property as permitted by law.

4. Land Disposition

Except for property conveyed by the Agency to the community for public purposes, such as streets and other rights-of-way, project area land acquired by the Agency for redevelopment purposes will be apportioned into parcels of suitable size, shape and number for reuse and will be sold or leased at not less than fair value for reuse in accordance with the Redevelopment Plan. The land conveyed will be made subject to deed restrictions or other restrictions to implement the land use controls of the Redevelopment Plan, which restrictions shall remain in effect for a period of 40 years for all areas for residential development and 35 years for all other uses permitted by the Redevelopment Plan.

5. Prevention of Speculation

In all contracts whereby the Agency agrees to convey title to project area land to a redeveloper, there will be included the following:

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- a. A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation; and
- b. A stipulation that until completion of construction, all subsequent sales, conveyances or leases, among other matters, will be subject to specific regulations prescribed by the Agency.

6. Participation by Property Owners in Redevelopment

General

An owner or owners of property in the project area may participate in the redevelopment of the property in the project area in accordance with the rules adopted by the Urban Renewal Agency pursuant to Section 33701 of the Community Redevelopment Law, State of California.

7. Other Official Actions

Subject to policies and procedures established under its Charter and existing codes and regulations, the City of Santa Rosa will aid and cooperate in the undertaking of the project by:

- a. Instituting proceedings for opening, closing, widening or changing the grade of streets, and for other modifications of the street layout in the project area, as indicated on the accompanying Map 2, Revised Land Use Map, or as otherwise may be required to effectuate the Redevelopment Plan.
- b. Instituting proceedings to make any necessary changes in zoning within the project area so as to conform to the land use provisions of this plan.
- c. Scheduling of the performance of the above and of all functions and services relating to public health, safety and physical development normally rendered so that the redevelopment of the project area can be commenced and carried to completion without unnecessary delays.

8. Conformity with the Master Plan of the City of Santa Rosa

The Redevelopment Plan conforms to Santa Rosa General Plan, adopted by the City Planning Commission on December 27, 1962.

The Redevelopment Plan is based upon the "Santa Rosa Center Project Preliminary Plan" for redevelopment of this project

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prepared and adopted by the City Planning Commission on September 22, 1960.

9. Financial

For the purpose of carrying out the project, the Urban Renewal Agency will enter into a contract with the United States of America, hereinafter called the "Government", under Title I of the Housing Act of 1949, as amended, which contract is hereinafter called the "Loan and Grant Contract". The Loan and Grant Contract will provide for a Project Temporary Loan and a Project Capital Grant and Relocation Grant from the Government, and will require local grants-in-aid which may be cash or noncash. The Loan and Grant Contract will also provide for project definitive loans.

The Project Temporary Loan will be in the estimated amount of \$5,450,497. The obligations evidencing the Agency's indebtedness to the Government for the Project Temporary Loan shall be in a form satisfactory to the Government and to the Agency. Said obligations shall be paid exclusively from moneys derived from the project and from the Project Capital Grant and Relocation Grant, and will not be a debt of the City of Santa Rosa, the County of Sonoma, the State of California nor of any of its political subdivisions. Neither the City of Santa Rosa, the County of Sonoma, the State of California nor any of its political subdivisions shall be liable for said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency.

The Urban Renewal Agency will make payments on the Project Temporary Loan obligations from the proceeds of the disposition of the project land estimated at \$2,265,903, and from the Capital Grant or grants from the Government estimated at \$3,115,354. The Project Temporary Loan described above will include funds to pay for property acquired by the Agency in the estimated amount of \$2,989,970.

Such funds shall be made available to the Agency by the Government as needed to pay for property in accordance with the terms of that certain contract to be entered into by and between the Agency and the Government. The Agency will pay the fair value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of the statutes and Constitution of the State of California relative to the exercise of the right of eminent domain. Local grants-in-aid required in the Loan and Grant Contract are expected to be provided in the following manner:

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a. Local Noncash Grants-in-Aid

The amount of local noncash grants-in-aid to be provided with respect to the project area is presently estimated at approximately \$1,476,874. This may consist of:

- (1) The construction by the City of Santa Rosa of three parking facilities to serve project area uses. A substantial share of the cost of constructing these facilities will be attributable as local noncash grants-in-aid.
- (2) The development by the City of Santa Rosa of several park areas, which will be of substantial benefit to the new uses in the project area, and, therefore, a portion of their cost will be attributable to the project.
- (3) Site preparation by the Agency or other governmental agencies including but not limited to demolition, clearance, rough grading and the installation of utilities, sidewalks, curbs, gutters and street paving. The cost to the Agency for any portion of this work will be provided for by the sale of bonds as set forth in Subparagraph b. following, or other operating funds of the Agency.
- (4) Such other public works and facilities as benefit to the project.

b. Local Cash Grants-in-Aid

The amount of the local cash grants-in-aid to be provided with respect to the project area is presently estimated to be \$51,757. Approximately \$51,757 of this represents tax credits to be claimed pursuant to Section 110(e) of Title I of the Housing Act of 1949, as amended.

Article 3, Chapter 5, of the California Community Redevelopment Law authorizes the issuance of agency bonds. The Agency may issue bonds payable from any of the sources specified in said Article 3 of Chapter 5 of the California Community Redevelopment Law, or Agency bonds to be secured from taxes allocated to and paid into a special fund of the Agency pursuant to Article 4 of Chapter 5 of the California Community Redevelopment Law.

The Agency has no taxing power and its bonds are not a debt of the City of Santa Rosa, the County of Sonoma, the State of California, or any political subdivision

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of the state other than the Agency, and neither the city, the county, the state, or any such political subdivision is liable on them nor in any event shall the bonds be payable out of any funds or properties other than those of the Agency, and the bonds shall so state on their face.

Until the Loan and Grant Contract has been executed, it will probably not be practicable to provide for the issuance and sale of the bonds. However, promptly after the execution of the Loan and Grant Contract, the Agency will prepare and adopt a resolution authorizing the issuance of the bonds and defining their terms. This resolution must be adopted prior to the sale of the bonds and must be submitted to the Commissioner of Corporations of the State of California for approval. Upon issuance of a permit by the Commissioner of Corporations, the bonds will be offered for public sale in accordance with the Statute.

An amount sufficient to pay interest on the bonds, until sufficient moneys are otherwise available, will be included in the amount of the Agency bond issue. It is conservatively estimated that taxes available to the special fund for debt service of Agency bonds will be sufficient to cover debt service costs.

bb. Disposition of Tax Exempt Grantees

- (A) Notwithstanding the provisions of the land use plan in Section C of this Redevelopment Plan, the Urban Renewal Agency of the City of Santa Rosa in any event shall reserve (in addition to land in the project area already under development for lease to the United States Post Office Department) for disposition for private development not less than 309,398 square feet of land in the project area at a sales value or values aggregating not less than \$1,114,600. The Agency shall not dispose of such property to anyone which will result in such property becoming exempt from taxation because of public ownership or use or otherwise, except under the conditions set forth in this Subparagraph bb. The Agency in its discretion may dispose of all or part of such property to be reserved for private development in the project area to a grantee or grantees so exempt from taxation, provided that the Agency makes such disposition with the approval of the Fiscal Agent (as defined in Resolution No. 197 of the Agency, hereinafter

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referred to as the "Resolution"). If the Agency proposes to make such a disposition, it shall apply to the Fiscal Agent for approval of said disposition. The Agency, with the written concurrence of the Fiscal Agent, shall thereupon appoint a reputable Independent Financial Consultant (as defined in the Resolution) and a reputable Independent Real Estate Consultant (as defined in the Resolution) and shall direct each of said consultants to report separately on the proposed disposition. If the report of the Independent Real Estate Consultant concludes that Tax Revenues (as defined in the Resolution) will not be diminished by the proposed disposition materially below the estimates contained in the Official Statement, dated January 13, 1964, and if the report of the Independent Financial Consultant concludes that the security of the bonds or the rights of the holders will not be materially impaired by said proposed disposition, the Fiscal Agent shall approve the proposed disposition. If said reports respectively conclude that Tax Revenues will be so diminished or that said security will be materially impaired by said disposition, the Fiscal Agent shall either disapprove said proposed disposition, or, in its discretion and as a condition precedent to its approval of said proposed disposition, establish the requirements set forth in subdivision (B) of this subparagraph bb. The Agency shall have the sole and exclusive authority to appoint said consultants with the written concurrence of the Fiscal Agent. Neither the Fiscal Agent nor said consultants shall be liable in connection with the performance of their duties pursuant to this Redevelopment Plan except for their own negligence or willful default.

(B) If the Fiscal Agent is not required to approve said proposed disposition pursuant to subdivision (A) of this subparagraph bb, the Fiscal Agent may nevertheless approve said proposed disposition; provided that, as a condition precedent to said approval, the Agency shall be required not to make such a disposition of such property which will result in such property becoming exempt from taxation because of public ownership or use or otherwise, without imposing the following requirements on such new owner or owners:

(1) Said new owner or owners shall pay to the Fiscal Agent so long as any of the bonds (as

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defined in the Resolution) are outstanding (as defined in the Resolution) an amount equal to the amount that would have been received by the Fiscal Agent as Tax Revenues if the property were assessed and taxed in the same manner as privately owned non-exempt property; and

- (2) Such payment shall be made to the Fiscal Agent within thirty (30) days after taxes for each year would become payable to the taxing agencies for non-exempt property and in any event prior to the delinquency date of such taxes established by law.

All such payments in lieu of payments to the Fiscal Agent shall be treated as Tax Revenues and shall be deposited by the Fiscal Agent in the Special Fund (established pursuant to the Resolution).

c. Purposes for Which the Proceeds Obtained from the Project Temporary Loan, Project Capital Grant and the Local Grants-in-Aid Shall be Spent Are:

- (1) The acquisition of project land.
- (2) The expenses incurred through the relocation of persons residing in the project area.
- (3) The expenses related to the razing, demolition or removal of buildings in the project area.
- (4) The expenses relating to the construction of necessary improvements as benefit the project area.
- (5) The expenses in connection with the disposition of the project area land.
- (6) The expenses of administering the project, including interest and principal repayment of loans and other expenses necessary to effectuate the Redevelopment Plan.

10. Electrical Utility Overhead Poles and Wires Prohibited in Project Area.

The entire project area shall be included in the electrical underground district subject to regulation under Division 2 of Article III of Chapter 22 of the Santa Rosa City Code. The City Code shall be amended to make it unlawful to erect, maintain, use or continue to use, operate or continue to

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operate any poles or overhead wiring for the purpose of transmitting or distributing electricity within the project area, but with exception as the City Council may determine for lines designed to carry 60 kilovolts or more where the undergrounding of such lines may be unfeasible, and to make it unlawful for any person owning real property in the project area to suspend or permit a supplying agency to suspend from his premises any overhead services while connected with any overhead electrical distribution line.

Telephone service lines shall be placed underground. All regulations of the Santa Rosa City Code not inconsistent with this paragraph shall apply to the distribution of electrical and telephone service within the project area.

F. CHANGES IN APPROVED PLAN

If at any time after the approval of this Redevelopment Plan by the City Council it becomes necessary or desirable to amend or modify such plan, said plan shall be amended or modified pursuant to law; provided that if the law permits, the Agency may modify or amend said plan if said amendment or modification does not involve any material or substantial matter.

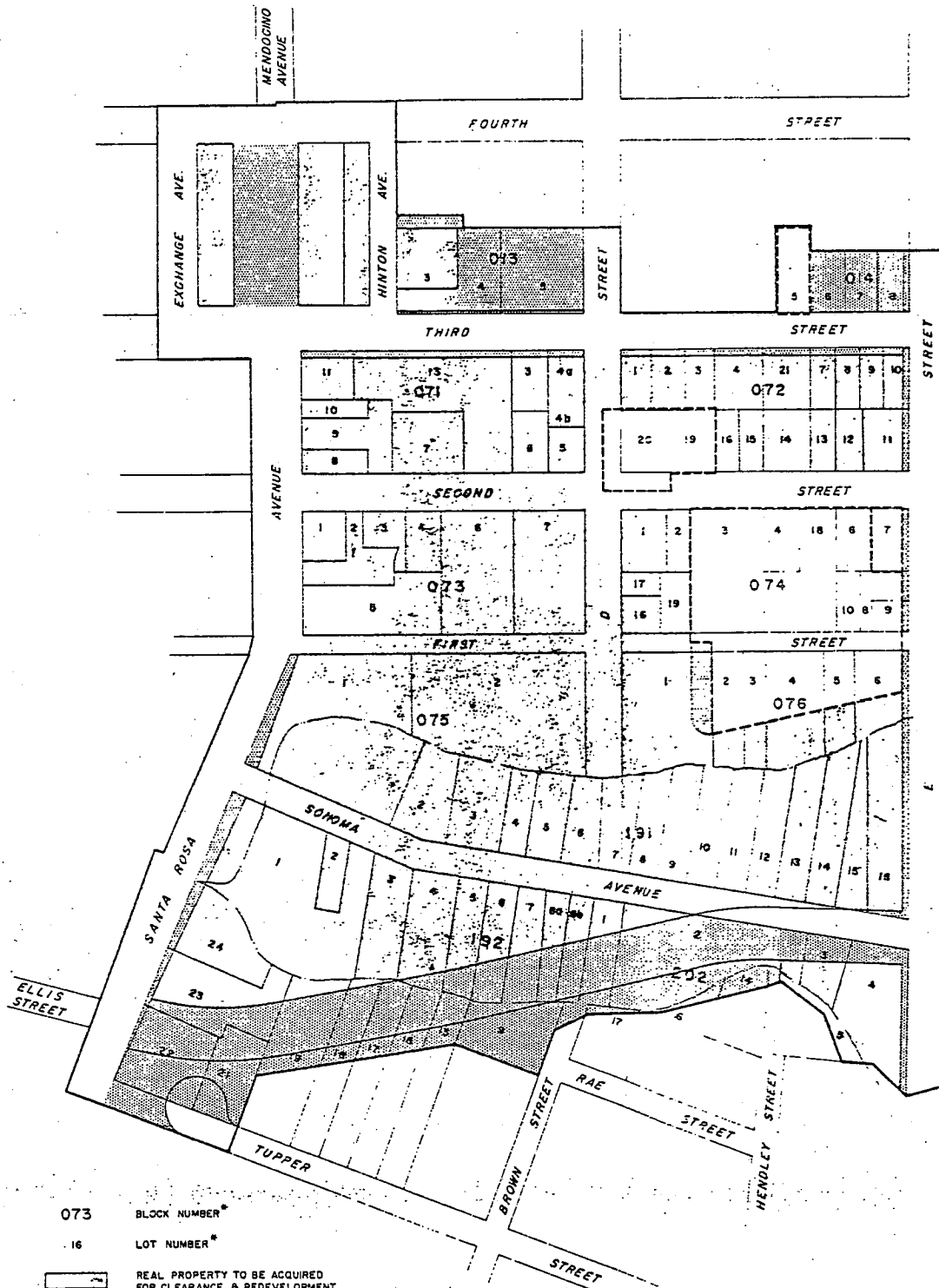
In addition, after sale or disposition of project land and during the period of duration of the provisions of this plan no amendment shall be enacted or adopted which in any manner will adversely affect any land whose owners and successors in interest are obligated to devote such land to the uses specified in the plan, except with the written consent of the owners of such land.

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- 073 BLOCK NUMBER*
- 16 LOT NUMBER*
- REAL PROPERTY TO BE ACQUIRED FOR CLEARANCE & REDEVELOPMENT
- REAL PROPERTY TO BE ACQUIRED FOR PUBLIC FACILITIES
- NOT TO BE ACQUIRED PARCELS
- PROJECT BOUNDARY

* SOURCE: CITY OF SANTA ROSA TAX MAP

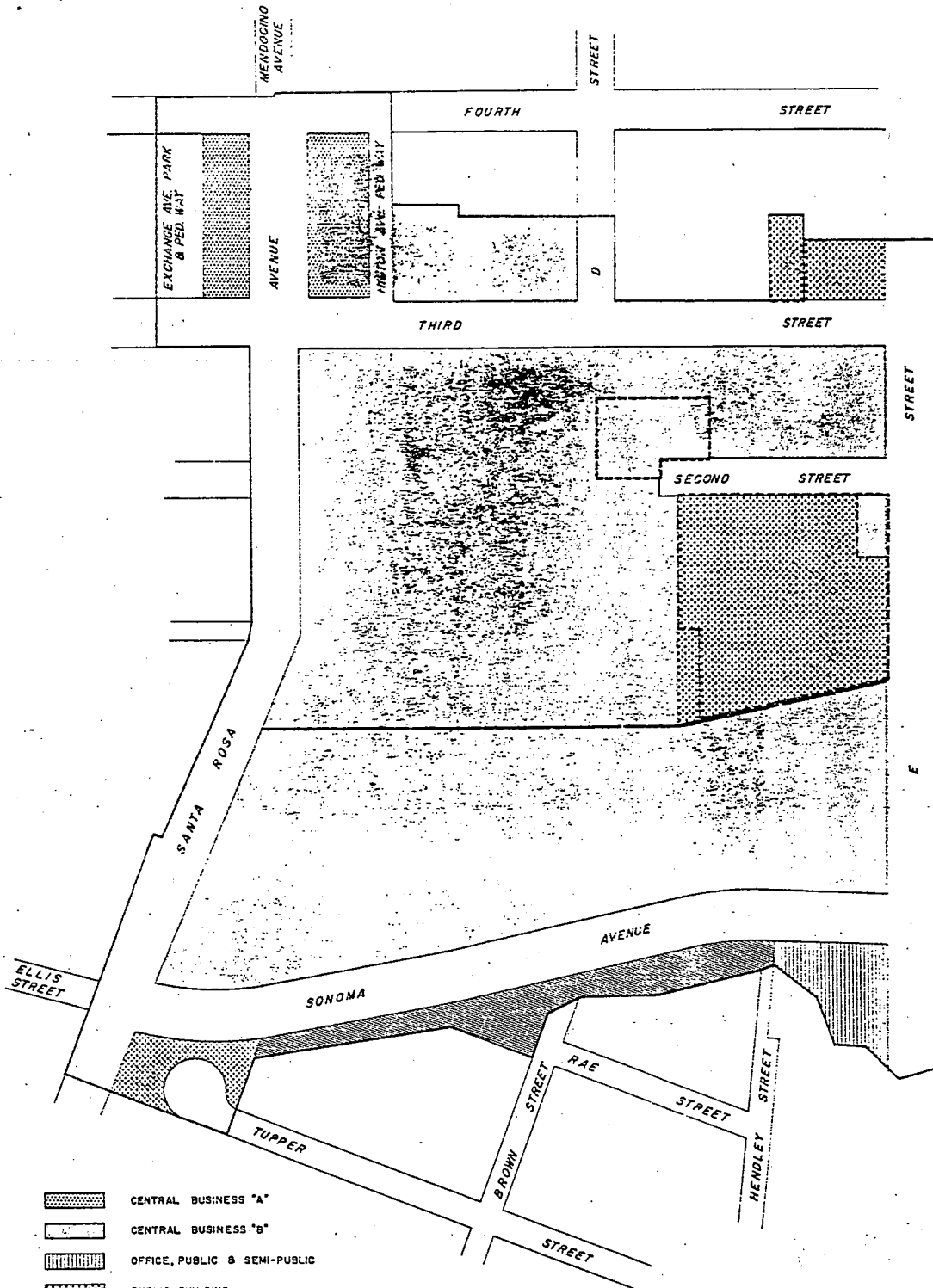











REVISED URBAN RENEWAL AREA BOUNDARY AND LAND ACQUISITION MAP

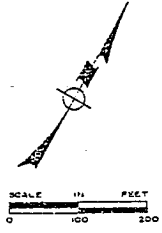
CODE NO. R-213

SANTA ROSA CENTER PROJECT
URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA
SANTA ROSA, SONOMA COUNTY CALIFORNIA

SAMPLES, BRELLE & PAGE CONSULTING ENGINEERS SANTA ROSA, CALIFORNIA DEC. 1964



-  CENTRAL BUSINESS "A"
-  CENTRAL BUSINESS "B"
-  OFFICE, PUBLIC & SEMI-PUBLIC
-  PUBLIC BUILDING
-  PUBLIC PARK
-  BUFFER
-  PROPERTY NOT TO BE ACQUIRED
-  PROJECT BOUNDARY
-  ALTERNATE USE AREA BOUNDARY



REVISED LAND USE MAP

CODE NO. R-213

2

SANTA ROSA CENTER PROJECT
 URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA
 SANTA ROSA, SONOMA COUNTY CALIFORNIA
SARLES, BRELJE and RACE CONSULTING ENGINEERS SANTA ROSA, CALIFORNIA DEC. 1964

EXHIBIT A

BOUNDARY DESCRIPTION

SANTA ROSA CENTER PROJECT

Located in the City of Santa Rosa, County of Sonoma, State of California, and bounded generally as follows:

BEGINNING at the intersection of the southerly line of Tupper Street with the easterly line of Santa Rosa Avenue; thence westerly along the westerly extension of said southerly line of Tupper Street and crossing Santa Rosa Avenue, to its intersection with the westerly line of Santa Rosa Avenue, said westerly line of Santa Rosa Avenue being also the easterly line of that parcel of land, Havelock to Havelock, as recorded October 22, 1957, in Official Records of Sonoma County, Book 1552, page 349; thence northerly along the westerly line of Santa Rosa Avenue, crossing Ellis Street and Santa Rosa Creek, to its intersection with the southerly line of First Street; thence crossing First Street in a straight line to the intersection of the westerly line of Santa Rosa Avenue with the northerly line of First Street; thence northwesterly along the westerly line of Santa Rosa Avenue, and crossing Second Street, to its intersection with the southerly line of Third Street; thence southwestwardly along the southerly line of Third Street to its intersection with the southeasterly extension of the westerly line of Exchange Avenue; thence northwesterly along said southeasterly extension and said westerly line and the northwesterly extension of said westerly line of Exchange Avenue to its intersection with the northerly line of Fourth Street; thence northeasterly along the northerly line of Fourth Street, and crossing Mendocino Avenue, to its intersection with the northwesterly extension of the easterly line of Hinton Avenue; thence southeasterly along said northwesterly extension and said easterly line of Hinton Avenue to the northwesterly corner of Lot 300 in Block 14 of Santa Rosa as said lot and block are shown upon a map entitled "Santa Rosa, Sonoma County, Cal." recorded December 7, 1854, in Maps, Book 1, page 1, Sonoma County Records; thence northeasterly along the northerly line of said Lot 300 to the northeasterly corner thereof; thence southeasterly along the easterly line of said Lot 300 to its intersection with the northwesterly corner of Lot 304 of the aforementioned Block 14; thence northeasterly along the northerly line of Lots 304, 305, 306, 307 and 308 in the aforementioned Block 14, and crossing "D" Street on the easterly extension of said northerly line, to its intersection with the easterly line of "D" Street; thence southeasterly along the easterly line of "D" Street to its intersection with the northerly line of Third Street; thence northeasterly along the northerly line of Third Street to the southwest corner of that parcel of land, Coman to Connor, as recorded December 12, 1946, in Official Records of Sonoma County, Book 715, page 298; thence northwesterly along the westerly line of said parcel 140 feet to the northwesterly corner thereof; thence northeasterly along the northerly line of said parcel 60 feet to the north-easterly corner thereof; thence southeasterly along the easterly line

of said parcel to the northwesterly corner of that tract of land, Walter C. Watson to Margaret B. Watson, as described in Decree of Final Distribution of the Estate of Walter C. Watson and recorded July 31, 1959, in Official Records of Sonoma County, Book 1687, page 298; thence easterly along the northerly line of said tract and the easterly extension of said northerly line, and crossing "E" Street, to its intersection with the easterly line of said "E" Street; thence southeasterly along the easterly line of "E" Street, and crossing Third Street, Second Street, First Street, Santa Rosa Creek, and Sonoma Avenue, to the most southerly corner of Lot 2 of Howells Subdivision of Farmers Addition to Santa Rosa as said lot and subdivision are shown upon a map recorded May 1, 1890, in Maps, Book 2, page 5, Sonoma County Records; thence southwesterly crossing "E" Street in a straight line to the southeasterly corner of that parcel of land, Button to Sonoma Title Guaranty Company, Parcel One, as recorded December 14, 1955, in Official Records of Sonoma County, Book 1400, page 60; thence westerly in a straight line to the most northerly corner of that parcel of land, Heitz to Heitz, as recorded April 15, 1952, in Official Records of Sonoma County, Book 1121, page 60; thence along the northerly line of said parcel $S62^{\circ} 06' W$ to a point which is $N 62^{\circ} 06' E$ 90 feet from the most westerly corner of said parcel; thence $N 44^{\circ} 56' 21" W$ 80 feet; thence $N 89^{\circ} 09' 57" W$ 90 feet to a point in the westerly line of that parcel of land, Branesky to Department of Veterans Affairs, as recorded February 24, 1958, in Official Records of Sonoma County, Book 1574, page 166, and from which point the most southerly corner of said parcel in the center line of Hendley Street bears $S 24^{\circ} 15' E$ 120 feet distant; thence southwesterly in a straight line to a point in the westerly line of Hendley Street and from which point the intersection of said westerly line of Hendley Street with the northerly line of Rea Street bears $S 24^{\circ} 05' E$ 235 feet distant; thence $S 46^{\circ} 43' 36" W$ 180 feet; thence $S 57^{\circ} 31' 37" W$ 130 feet to a point on the easterly line of Brown Street; thence southeasterly in a straight line crossing Brown Street to a point on the easterly line of Lot 20 in Riverside Addition to the City of Santa Rosa as said lot and addition are shown upon a map recorded March 9, 1904, in Maps, Book 16, page 9, Sonoma County Records, and from which point the southeasterly corner of said Lot 20 bears $S 8^{\circ} 59' E$ 30 feet distant; thence southerly along the easterly line of said Lot 20 and the easterly line of Lot 19 of said Riverside Addition to the southeasterly corner of said Lot 19; thence westerly along the southerly line of said Lot 19 to the southwest corner thereof; thence southwesterly in a straight line crossing Lots 13, 12, 11, 10, 9 and the easterly portion of Lot 8 of the aforementioned Riverside Addition, to a point in the westerly line of that parcel of land, Burbank to Vroman, as recorded April 14, 1944, in Official Records of Sonoma County, Book 605, page 187, from which point the southwest corner of said parcel of Vroman bears $S 8^{\circ} 59' E$ 90 feet distant; thence southerly along the westerly line of said parcel of Vroman and the southerly extension of said westerly line and crossing Tupper Street to its intersection with the southerly line of Tupper Street; thence westerly along said southerly line of Tupper Street to the point of BEGINNING.