

**SUBMITTAL TO THE BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor Wilson

SUBMITTAL DATE:
June 26, 2008

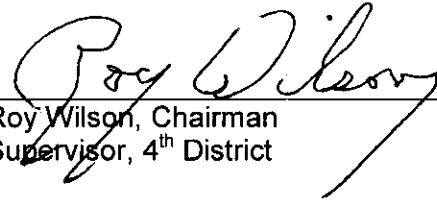
SUBJECT: Adoption of RDA Resolution Number 2008-066, approving the Relocation Plan for the 100 Palms Resort Mobile Home Park Project

RECOMMENDED MOTION: That the Board of Directors approve RDA Resolution Number 2008-066, Adoption of Relocation Plan for the 100 Palms Mobile Home Park Project.

BACKGROUND: On April 29, 2008, the Board approved the acquisition of the 100 Palms Resort mobile home park on Middleton Street and Highway 86 in the unincorporated community of Oasis. On the property there are approximately 35 mobile home spaces, of which 27 mobile home spaces are occupied, 15 sub-standard huts of which 7 are occupied, 2 occupied apartments, a used tire shop, a small commercial market and miscellaneous structures. The property, the structures and the mobile units on the site are severely blighted due to deteriorated infrastructure and many unpermitted additions which have been constructed over the last 24 years. The Agency purchased the property in order to eliminate the current blighting conditions and to relocate individuals to safe and affordable alternative housing locations. It is recommended that the board adopt Resolution Number 2008-066, adopting the relocation plan for the project so that staff can initiate the immediate relocation of residents to new decent, safe and sanitary replacement homes.

Department Conference

FORM APPROVED COUNTY COUNSEL
BY: Pamela J. Walls 6/27/08
PAMELA J. WALLS DATE



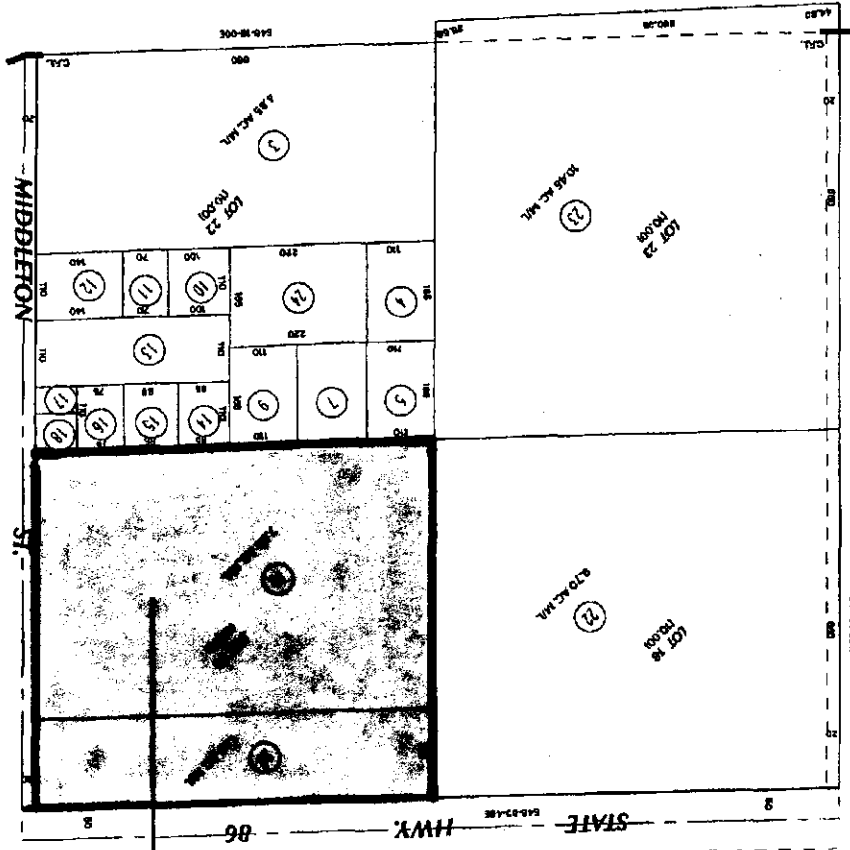
Roy Wilson, Chairman
Supervisor, 4th District

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL LISTING DOES NOT CONSTITUTE A WARRANTY OF TITLE OR BUILDING SITE CONDITIONS.

POR. SEC 17 T. 7S., R. 8E

T.R.A. 058-047

751-75-52



DATE: 8/18/09
BY: J.M. YOUNG
S. 20/02

ASSESSOR'S MAP BK751 PG. 13
Riverside County, Calif. 0907

MB 10/23 CARROLLA FRUIT & LAND CO.

Nov 2001

DATE	08/18/09
BY	J.M. YOUNG
SCALE	AS SHOWN

DEC 0

Subject Property

**RDA RESOLUTION NO. 2008-066
ADOPTION OF RELOCATION PLAN
FOR THE 100 PALMS RESORT MOBILE HOME PARK PROJECT**

(Fourth Supervisorial District)

WHEREAS, the Redevelopment Agency for the County of Riverside hereinafter "Agency," is a Redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.);

WHEREAS, On July 20, 1999, the Riverside County Board of Supervisors adopted Ordinance No. 795 approving the redevelopment plan, hereinafter the "Plan," for the Desert Communities Project Area, hereinafter referred to as "Project Area," and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, On April 29, 2008, the Board adopted RDA Resolution No. 2008-043, authorizing the purchase of APNs 751-0130-019 and 751-130-020, hereinafter the "Property," located in the unincorporated community of Thermal in Riverside County, as the preferred site for redevelopment purposes which may include the construction of much needed affordable housing, hereinafter the "Proposed Project," which would benefit the area.

WHEREAS, the Proposed Project will displace thirty six (36) households, who will be required to relocate into decent, safe and sanitary replacement dwellings; and

WHEREAS, the Agency finds and determines the recent fires at the Property has created immediate danger to health and safety to the residents requiring expedited immediate approval of this Relocation Plan by the Board; and

WHEREAS, pursuant to section 6038 of the California Code of Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 2, Paragon Partners Ltd., has prepared

1 a Relocation Plan to more specifically address potential displacements as a result of the
2 Proposed Project; and

3 **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code,
4 Paragon Partners, LTD., under the direction of the Agency, prepared a relocation plan
5 which will provide the displacees the assistance, rights, and benefits required under
6 California's Relocation Assistance Law and the Relocation Guidelines. The relocation
7 plan will provide both advisory and financial assistance. Every effort will be made to
8 facilitate arrangements and minimize hardships for the displacees; and

9 **WHEREAS**, it has been determined that there are sufficient replacement sites
10 available to relocate any displaced households; and

11 **WHEREAS**, the Agency is prepared to take the necessary actions to successfully
12 relocate all displacees.

13 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
14 the Redevelopment Agency for the County of Riverside, State of California, in regular
15 session assembled on July 1, 2008, as follows:

16 1. That the Board of Directors hereby finds and declares that the above
17 recitals are true and correct.

18 2. That in compliance with Section 6012 of the California Code of
19 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance
20 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety
21 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the
22 California Government Code, the Board of Directors approves and adopts the
23 Relocation Plan for the 100 Palms Resort Mobile Home Park Project.

24 ///

25 ///

26 ///

27 ///

28 ///

FORM APPROVED COUNTY COUNSEL
BY: Pamela J. Walls 6/27/08
PAMELA J. WALLS DATE