

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



774

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
July 29, 2010

**SUBJECT:** RDA Resolution Number 2010-045 - Adoption of the Relocation Plan for the Hope Ranch Mobile Home Park Project – 4th District

**RECOMMENDED MOTION:** That the Board of Directors:

1. Approve RDA Resolution Number 2010-045, Adoption of the Relocation Housing Plan for the Hope Ranch Mobile Home Park;
2. Allocate the sum of \$30,000 for relocation assistance expenses and \$5,000 for miscellaneous costs; and
3. Authorize the Executive Director of the Redevelopment Agency, or designee, to take all necessary steps including executing associated documents in order to complete this relocation.

(Continued)

*Robert Field*  
Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 35,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Redevelopment Low and Moderate Income Housing	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY: *Serena Chow*  
Serena Chow

**County Executive Office Signature**

**MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY**

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: August 10, 2010  
xc: RDA, Auditor

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.: 12/5/06 4.4 | District: 4 | Agenda Number:

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

4.6  
RDA 01a-F1 bc  
FRM 11 (REV 06/2003)

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *Samuel Wong* 7/29/10  
 SAMUEL WONG  
 Departmental Concurrence  
 DATE: 7/28/10  
 FORM APPROVED COUNTY COUNSEL  
 BY: *Michelle Clack*  
 MICHELLE CLACK

Policy  Policy  
 Consent  Consent  
 Dept's Recomm.:  Per Exec. Ofc.:

**BACKGROUND:**

On December 5, 2006 the Board of Directors for the Redevelopment Agency for the County of Riverside (“Agency”) approved the Amended Loan Agreement between the Agency and the owners of the Gonzalez Mobile Home Park, an unpermitted park, to increase the funding from the Agricultural Housing Loan Program (“AGHL”). The funding is to be used to rehabilitate and complete the process in converting the park into a permitted one in an effort to address health and safety issues. The rehabilitation included the 12 new spaces with concrete approaches, along with the construction of the infrastructure of the park that includes septic, electrical system, water system, and proper mobile home park signage. In its success, a name change occurred and it is now known as the Hope Ranch Mobile Home Park located at 89-200 81<sup>st</sup> Avenue in Thermal, CA an unincorporated area of Riverside County (“Project”). The Project is also known as Assessor Parcel Numbers 755-251-006, 727-251-011, & 727-251-012 totaling approximately 6.12 acres in size (“Project Site”).

In an effort to eliminate blighting conditions throughout Riverside County, Agency together with its AGHL and Mobile Home Tenant Loan Assistant Program (“MHTL”), will provide existing mobile home residents residing on the Project Site with the opportunity of homeownership in the newly permitted park, by providing these residents with a new mobile home unit. As part of the AGHL program, the affordability covenant will be in place for a period of forty-five (45) years.

There are 12 mobile home spaces located at the Project Site, but only four low income households are eligible for temporary relocation assistance. Agency has prepared a Relocation Plan necessary to temporarily relocate those four residents of the Project. The Agency plans to continue assisting these households to address their relocation to their new mobile home at the Hope Ranch Mobile Home Park Project Site.

In accordance with California’s Relocation Assistant Act, proper public posting has been completed.

The Form 11 has been reviewed and approved by Agency Counsel as to legal form.

**FINANCIAL DATA:**

The following summarizes the funding necessary for the relocation:

Relocation Expenses	\$30,000
Miscellaneous Costs	\$5,000
Total	\$35,000

1 **BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

2 **RDA RESOLUTION NO. 2010-045**  
3 **ADOPTION OF RELOCATION PLAN**  
4 **FOR THE HOPE RANCH MOBILE HOME PARK PROJECT**

5 **(Fourth Supervisorial District)**

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

11 **WHEREAS**, On July 20, 1996, the Riverside County Board of Supervisors  
12 adopted Ordinance Nos. 762 and 763 approving the Redevelopment Plan, hereinafter  
13 the "Plan," for the Desert Communities Project Area, hereinafter the "Project Area,"  
14 which amended and merged several smaller project areas adopted 1986, 1987, 1988,  
15 and 1989; and

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

19 **WHEREAS**, Assessor's Parcel Number 757-110-023, hereinafter the "Property,"  
20 is located in the unincorporated community of Thermal in Riverside County, Agency will  
21 replace existing mobile home units, by utilizing its Mobile Home Tenant Loan Assistant  
22 Program, hereinafter "MHTL," and it's Agricultural Housing Loan Fund Program,  
23 hereinafter "AGHL," in order to provide decent, safe and sanitary replacement dwellings  
24 to the existing residents residing on the Property, hereinafter the "Proposed Project,"  
25 and

26 **WHEREAS**, the Proposed Project will temporary displace four (4) households  
27 until their replacement unit is installed at the Property; and

28 **WHEREAS**, the Agency is allocating \$30,000 for relocation benefits and \$5,000  
for miscellaneous costs; and

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE 7/28/10

1           **WHEREAS**, pursuant to section 6038 of the California Code of Regulations, Title  
2 25, Division 1, Chapter 6, Subchapter 1, Article 2, Agency has prepared a Relocation  
3 Plan to more specifically address potential displacements as a result of the Proposed  
4 Project; and

5           **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code, Agency  
6 prepared a relocation plan which will outline the benefits to be provided to the  
7 displacees, if any, including assistance, rights, and benefits required under California's  
8 Relocation Assistance Law and the Relocation Guidelines. The relocation plan will detail  
9 both the advisory and financial assistance. Every effort will be made to facilitate  
10 arrangements and minimize hardships for the displacees; and

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

13           **WHEREAS**, the Agency is prepared to take the necessary actions to successfully  
14 relocate displacees.

15           **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
16 the Redevelopment Agency for the County of Riverside, State of California, in regular  
17 session assembled on August 10, 2010 as follows:

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

20           2.     That the Agency is allocating \$30,000 for relocation benefits, \$5,000 for  
21 miscellaneous costs, and remaining funds not used will be refunded back to the Desert  
22 Communities Project Area Low and Moderate Income Housing funds.

23           3.     That in compliance with Section 6012 of the California Code of  
24 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance  
25 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety  
26 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the  
27 California Government Code, the Board of Directors approves and adopts the  
28 Relocation Plan for the Hope Ranch Mobile Home Park Project.

1 4. Pursuant to California's Relocation Assistance Law proper public posting has  
2 been completed.

HC:jg  
7/21/10  
13.544  
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// ROLL CALL:

5 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
6 Nays: None  
7 Absent: None

8 The foregoing is certified to be a true copy of a resolution duly  
9 adopted by said Board of Supervisors on the date therein set forth.

10 KECIA HARPER-IHEM, Clerk of said Board

11 By: \_\_\_\_\_  
12 Deputy

# **RELOCATION PLAN – Hope Ranch Mobile Home Park, Thermal** *Riverside County, California*

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## **“Hope Ranch Mobile Home Park Project”**

### **INTRODUCTION**

As part of the revitalization plan for the community of Thermal, the Redevelopment Agency for the County of Riverside (“Agency”) is proposing to enhance the unincorporated community of Thermal by proposing the Hope Ranch Mobile Home Park Project (the “Proposed Project”).

The Proposed Project requires the assistance of Agency in temporarily relocating tenants from Assessor’s Parcel Numbers 755-251-006, 755-251-011, & 755-251-012, which is currently improved with approximately 12 mobile home spaces located at 89-200 Avenue 81 in Thermal. The Agency is actively engaged in revitalization efforts in the unincorporated community of Thermal which consists of the rehabilitation of the existing mobile home park as part of the Agricultural Housing Loan Fund Program (“AGHL”).

The General Information Notice (“GIN”) (see Exhibit “A”) and the HUD Relocation Brochures (see Exhibit “B”) were delivered to the affected tenants on July 12, 2010, and tenants signed a delivery confirmation. The tenants are Spanish speakers and all contact and necessary paperwork has been conducted in both Spanish and English.

Tenants have been interviewed and their income amount has been verbally verified with Agency’s Housing Division. The tenants have been certified eligible for relocation and no notices of displacement or non-displacement have been issued. This activity will take place in a timely manner after the adoption of the Relocation Plan by the Board of Directors of the Redevelopment Agency for the County of Riverside. Tenants will be temporarily relocated within 90 days after the notices of displacement are issued.

### **Project Location/Description**

The Project area is generally defined as that portion of the Thermal town site located north of Avenue 81, south of Avenue 80, east of Pierce Street, west of Buchanan Street. The property, APN 755-251-006, 755-251-011, & 755-251-012 is located near the southwest corner of Pierce Street and Avenue 81 with the specific site address of 89-200 Avenue 81 in the unincorporated area of Thermal, in the County of Riverside.

APNs 755-251-006, 755-251-011, & 755-251-012 are legal parcels totaling approximately 6.12 acres of land area, improved with 12 mobile home park spaces. The land is triangular in shape with frontage on Avenue 81.

# RELOCATION PLAN – Hope Ranch Mobile Home Park, Thermal Riverside County, California

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## Relocation Plan

1. **Diagrammatic Sketch of the project area:** See Exhibit "C".

2. **Projected Dates of Displacement:** It is projected that the tenants will be temporarily displaced beginning September 2010, and the anticipated completion date at which time the tenant may return is November 2010. Tenants will be fully informed and noticed.

3. **Aggregate Relocation Needs/How Needs Will Be Met:**

a. **Method of Notification:** On July 12, 2010, the tenants currently on site were visited by a Spanish speaking representative and were given verbal and written notice (i.e. provided the General Information Notice, GIN) regarding the possibility of being temporarily relocated for a Redevelopment Project. Resident families received a copy of the HUD relocation benefits brochure, in Spanish and English. They were also provided a telephone number they could call to ask questions.

b. **Aggregate Relocation Needs:** The total aggregate relocation needs determined through resident interviews may change once the relocation action takes place depending on cost and availability of replacement housing and individual circumstances of the households to be relocated. Using current information provided by the residents and the average estimated current rental rate for replacement units, the total relocation need is estimated at \$30,000. The estimate was determined using the following information:

- the number of persons in the housing unit
- 2009 income and source of income and projected 2010 income
- the previous and current rental rate and necessary utilities
- a survey of comparable units and Fair Market Rents (FMRs) and utility allowance
- a determination of the income group of the residents based on the 2010 Low Income Chart for the Riverside County published by HUD in February 2010.

Methodology: It was determined that:

- There are four affected households on the proposed temporary relocation that are eligible for relocation benefits
- The households are classified as low income. The households are eligible for moving expenses and utility hookup reimbursements.

# **RELOCATION PLAN – Hope Ranch Mobile Home Park, Thermal**

*Riverside County, California*

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- Households will receive temporary relocation funds while Agency replaces their units with new mobile homes.
- The current monthly expense reported by the tenants and the utility allowance was used for the computation of benefits.
- The current comparable rental rates for replacement units are \$675.00 for a two-bedroom rental. The utility allowance is \$100.00 for a two-bedroom home.

b. Specific Relocation Needs: There are four households to be temporarily relocated. Information specific to their income, housing needs, and estimated relocation benefits are confidential and have been submitted to Agency's officials. The information on those forms is not available to the general public and must only be used to determine the level of assistance needed by each household.

The income of the four households are less than the AMI households considered "above moderate income" and replacement rental homes with housing costs within their affordability range will be located.

4. Relocation Housing Resources: A preliminary Rental Unit Survey was conducted. At the time of the surveys there were about 15 vacant units. Further inquiries were not made at that time because the actual relocation of the households is not due to commence until September 2010 and available housing could be different.

5. Advisory Services: The Agency and its relocation specialist's staff will be available to the residents during the entire process. We will refer them to available housing, arrange for them to visit the sites and when needed, will provide transportation.

6. Relocation Payments and Payment Plan: This Relocation Plan will set forth three specific options for the payment of relocation benefits. The specific option will be determined based on specific individual household needs. The information regarding amounts is *CONFIDENTIAL* and will not be included in any copy of this Plan that may be subject to public review.

a. Payment Plan: It is the intent of the relocation personnel to make the payment to displaced residents as quickly and easily as possible. Once it is determined that the relocations will take place and funding is available, arrangements will be made to provide temporary replacement unit deposits as soon as the individual rental contracts are signed. Periodic payments will be made in one of the following ways, depending on replacement housing options available to each household:



# RELOCATION PLAN – Hope Ranch Mobile Home Park, Thermal

*Riverside County, California*

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(1) Pre-payment of rent or lease payments. The household to be relocated may not have sufficient credit history to qualify to rent/lease a market rate decent, safe, and sanitary housing unit. This Plan authorizes the option for the Agency to negotiate with the owner/manager/agent of a rental unit for the Agency to pre-pay up to 12 months of rental or lease payments. The balance of the relocation benefit will be paid to the displaced household thirty days after relocation and pre-payment of rent or lease.

(2) Upon the recommendation of the relocation specialist, Periodic Payments to the displaced household that qualifies for market rate rental housing shall be made in three equal payments: one third when a replacement unit is located and the owner/manager/agent makes a commitment to rent/lease and makes a demand for first-last-security; one third on the date the displaced person vacates their unit; and the last third 30 days after the relocation.

(3) Payment into Escrow: If a household to be displaced qualifies to purchase a single family home, mobile home, duplex, or other decent, safe, and sanitary residential unit, the entire amount of relocation benefit shall be deposited into the appropriate escrow account as soon as possible after the household qualifies for a purchase.

(4) Other payment program to be submitted to the relocation specialist who will then transmit the request to the Agency.

The actual costs of moving, either reimbursement for actual costs or the flat-rate in affect at the time of the move, will be paid immediately upon receipt of the appropriate claim form.

7. **Cost Estimate and Source:** It is difficult to determine the precise cost of the relocation until closer to the date of relocation which may be November 2010, it is estimated, based on current information, to be \$30,000.

In addition, the households to be displaced may qualify for existing subsidized units or rental assistance vouchers. Since it is the intent of the Uniform Relocation Act (URA) and the California Housing and Community Development Act of 1974, as amended (Cal Act) that the relocated household should be provided a replacement unit "within their means," a subsidized unit within the 30% housing cost affordability would meet or exceed the intent of the law. In that case, no direct relocation payments would be required. First, last, and security payments as well as moving and utility connection costs would still be paid.

# **RELOCATION PLAN – Hope Ranch Mobile Home Park, Thermal**

*Riverside County, California*

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8. **Last Resort Housing:** All provisions of the URA Section 205(c)(3) apply to the household. That provision indicates that a comparable replacement dwelling must be provided within the displaced household's means. Then Section 206 (Last Resort Housing) permits an agency to use project funds for that purpose.

9. **Information Statement:** The residents received a General Information Notice (GIN) on July 12, 2010, along with a copy of the HUD Relocation Brochure. At the same time, the affected residents were surveyed and interviewed. The Notice of Displacement with an outline of specific benefits, and Income Certification, will be provided immediately upon adoption of this Plan by the Redevelopment Agency's for the County of Riverside Executive Director.

10. **Temporary Relocation:** Households will be placed in temporary replacement housing and will return to the mobile home park once new mobile home unit is installed and Agency conducts a Decent, Safe, and Sanitary inspection of the replacement unit.

11. **Relocation Office Procedures:** All mail and telephone contact with residents at the Hope Ranch Mobile Home Park Project site should be directed to the Agency's Real Estate Division to the attention of Janet M. Parks at 951-955-6667, 3403 10<sup>th</sup> Street, Suite 500 Riverside, CA 92501

a. Original files will be kept in the offices of the Redevelopment Agency for the County of Riverside.

b. Individual household files are considered confidential and are kept in a secure area. Each file has a resident contact form inside and all contact, or attempted contact, is noted, along with information on whether it was a site visit or by telephone, the reason for the contact, the questions asked, and the information provided. These become a part of the permanent file.

c. Upon completion of the relocation, all original files will be held at the Agency's office for permanent storage.

12. **Citizen Participation:** All residents of the Proposed Project will have the opportunity to attend any community meetings to ask questions and receive additional information. They will also receive notices of any public meetings/hearings pertaining to the Agency's Proposed Project.

13. **Coordination Activities:** All relocation activities are in direct coordination with the Agency.

# **RELOCATION PLAN – Hope Ranch Mobile Home Park, Thermal**

*Riverside County, California*

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14. **Relocation Committee:** It has been determined there is no need for an onsite Relocation Committee since all current residents affected by the project are participating. Upon request, tenants shall be provided timely and full access to all non-confidential documents relevant to the relocation process.

15. **Written Determination by Public Entities:** Agency approvals will be included as part of the permanent files once all agreements are negotiated and the project is completed.

16. **Grievance Procedures:** Within eighteen (18) months of the date of relocation or receipt of final compensation (whichever is later), any person who believes themselves aggrieved as to the relocation process, the amount of payment, relocation practices, or replacement housing may have their claim reviewed and reconsidered by (1) the relocation manager, (2) the person or persons so designated by the Agency and/or the United States Department of Housing and Urban Development (HUD), pursuant to procedures established for such review and reconsideration.

The review may be formal or informal and every attempt will be made to constrain or mitigate disputes between parties prior to any review.

If the relocation manager denies or refuses to consider the claim, the claimant will be informed of the reasons in writing. They will be referred to the Redevelopment Agency for the County of Riverside for further determination.

The Agency may request additional information. Upon request of the complainant, the Agency will provide a full written explanation of its determination within three weeks of its receipt of the request.

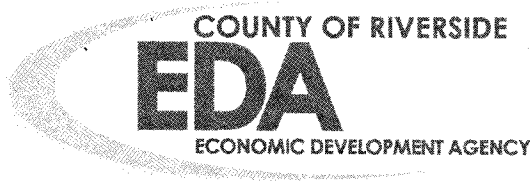
The complainant may request an informal oral presentation before seeking formal review and reconsideration. The public entity will hear such presentation within fifteen (15) days of the request by complainant. The complainant may be represented by an attorney or other person of their choosing.

At any time within the eighteen (18) month appeal period, the complainant may file a written request for formal review and reconsideration. The formal review shall be conducted pursuant to Section 6158 through 6176 of Article 5, Title 25 of the California Code of Regulations.

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Attachments as noted:

- Exhibit A – General Informational Notice
- Exhibit B – Relocation Brochure
- Exhibit C - Conceptual Plan of the proposed project



# EXHIBIT "A"

July 12, 2010

RE: Hope Ranch Mobile Home Park

## General Information Notice

Dear Occupant:

The Redevelopment Agency for the County of Riverside, together with its Agricultural Housing Loan Fund Program (AGHL) and Mobile Home Tenant Loan Assistant Program (MHTL), is replacing the home you occupy at 89-200 Avenue 81 for the Hope Ranch Mobile Home Park Project. This notice is to inform you of your rights under Relocation Act of 1970.

When the Redevelopment Agency for the County of Riverside is successfully able to replace the mobile home unit, you will be eligible for relocation assistance under the State of California Relocation Guidelines. However, **do not move now**. This is not a notice to vacate the premises. You should continue to pay your monthly rent because a failure to pay rent and meet other obligations as a tenant may be cause for eviction and loss of relocation assistance. We urge you not to move or sign any agreement to purchase or lease a new unit before receiving formal notice of your eligibility for relocation assistance. In the event you move or be evicted before receiving such notice, you may not receive any assistance. Please contact Hector Casillas at (951) 955-8395 before you make any moving plans.

When the Redevelopment Agency for the County of Riverside continues the replacements of the mobile home units you are eligible for temporary relocation assistance, you will be given advisory services, and at least 90 days advance written notice of the date by which you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent a temporary replacement unit. The relocation assistance is more fully explained in the enclosed relocation brochure.

Should you have any questions, you may contact Hector Casillas at (951) 955-8395.

Sincerely

Hector Casillas,  
Development Specialist I

# **EXHIBIT "B"**

**INFORMATION BROCHURE  
REGARDING YOUR RIGHTS UNDER  
THE UNIFORM RELOCATION  
ASSISTANCE AND REAL PROPERTY  
ACQUISITION POLICIES ACT OF 1970**



**COUNTY OF RIVERSIDE  
ECONOMIC DEVELOPMENT AGENCY  
P. O. Box 1180  
RIVERSIDE, CALIFORNIA 92502  
(951) 955-8916  
(951) 955-6686 FAX**

**INFORMATION BROCHURE REGARDING YOUR RIGHTS UNDER THE  
UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY  
ACQUISITION POLICIES ACT OF 1970**

**INTRODUCTION**

This brochure explains to you, as an individual affected by the acquisition of your property for a public improvement project, the policies and provisions embodied in Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which will assure that your interests are protected.

Title III established policy in these broad areas:

Section 301 - Policies and practices for real property acquisition

Section 302 - Acquisition of buildings, structures and improvements

Section 303 - Reimbursement for expenses incidental to transfer of title

Section 304 - Reimbursement of property owner's court costs in certain,  
well defined circumstances

The purpose of Title III is to encourage and expedite acquisition by agreement, to avoid litigation, to assure consistent treatment for owners, and to promote public confidence in the many Federal and federally assisted acquisition programs.

The policies of Section 301 and the provisions of Section 302 are applicable to the greatest extent practicable on Federal programs and to the greatest extent practicable under State law on federally assisted programs. The provisions of Sections 303 and 304 were mandatory as of July 1, 1972, to all Federal and federally assisted programs.

Title III applies equally to all property owners regardless of race, color, religion, sex or national origin. All actions taken by an acquiring agency must be in compliance with the nondiscrimination requirements of Title IV of the Civil Rights Act of 1964.

## **SECTION 301 - POLICIES AND PRACTICES FOR REAL PROPERTY ACQUISITION DETERMINATION OF JUST COMPENSATION**

An appraisal of your real property is to be made before negotiations are started. (Real property is defined as the rights and interests possessed in land and generally whatever is erected, or growing upon, or affixed to land.) You, or a representative you designate, must be given an opportunity to accompany the appraiser on his inspection. This provision affords you an opportunity to point out any unusual or hidden features the property may possess.

In preparing the appraisal, the appraiser may not consider an increase or decrease in the value of your property, prior to the date of valuation, which results from the proposed project or the likelihood that your property will be acquired for the project. However, any physical deterioration within your reasonable control will be considered in the valuation of your property.

The completed appraisal(s) must be reviewed by the acquiring agency. Based on a review of the appraisals, the agency will establish the amount it believes to be the just compensation to be offered for the property.

### **NEGOTIATIONS**

The acquiring agency must make a prompt offer to purchase the property for the full amount it has determined to be just compensation. At the initiation of negotiations a written statement must be provided to you. This statement must include the amount offered and an explanation of the basis for determining this amount. In cases where only a part of the property is to be acquired, the statement must separate the amount of compensation to be paid for the property being acquired and the amount (if any) for damages to the remainder. If the acquisition leaves you with an uneconomic remnant, the agency must offer to purchase it.

The acquiring agency may not take any action which would coerce you into accepting its offer. Prohibited actions include advancing the time of condemnation, deferring negotiations or condemnation, or postponing the deposit of funds in court for your use.

### **POSSESSION**

If you must move because your home has been acquired, or if you must relocate your business or farm operation because of the acquisition of your property, you will be given at least 90 days written advance notice of the date by which you are required to move. If you have to move from your home, a decent, safe, and sanitary replacement dwelling must be available to you, on a nondiscriminatory basis, prior to your displacement.

You are not required to surrender possession of your property until:

1. You have been paid the agreed purchase price, or
2. You have been paid an award of viewers, board, commission or similar body, or of a court where law provides for a trial on demand of the acquiring agency or condemnee, or
3. An amount resulting from a condemnation proceeding is deposited with the court.
4. The award resulting from a condemnation proceeding is deposited with the court.

Once the agency has acquired your property, it may decide to rent it, subject to termination on short notice. The amount of rent the agency may charge you or another tenant may not exceed the fair rental value of the property to a short term occupier.

### **CONDEMNATION**

When you cannot reach an agreement on the sale of your property to the acquiring agency, the agency can acquire your property by the exercise of the power of eminent domain. If a situation such as this does occur, the agency must institute formal condemnation proceedings. The acquiring agency may not intentionally force you to begin legal proceedings to prove that your real property has been taken without payment of just compensation.

### **SECTION 302 - ACQUISITION OF BUILDING, STRUCTURES AND IMPROVEMENTS**

**SINGLE OWNERSHIP:** When a governmental agency obtains an interest in your land, it must acquire at least an equal interest in any buildings located on the acquired land, if these improvements are required to be removed or if the highway project will adversely affect them.

**TENANT-OWNED:** The acquiring agency is required to pay for property as if in a single ownership, and the contributory value of the tenant's improvements will be paid to the tenant. In other words, if you are a tenant who owns a building on land required for public purposes, you will ordinarily be paid either the fair market value which your building contributes to the real property or the fair market value of the improvement for removal from the real property, whichever is the greater.

However, no payment can be made unless the owner of the land involved disclaims all interest in the improvements you own. Also, in consideration for payment, you must assign, transfer and release to the acquiring agency all your right, title, and interest in and to such improvements.



No provision of this section deprives you of your right to reject payment under this Act and to obtain payment of just compensation for your property interests as otherwise defined by applicable law. (An attorney would be the best course of information as to which other laws apply in your state and are best suited to your particular circumstances).

### **SECTION 303 - REIMBURSEMENT OF INCIDENTAL EXPENSES**

You are entitled to be reimbursed for fair and reasonable expenses you necessarily incurred for:

1. Recording fees, transfer taxes, and similar expense incidental to conveying your real property to the acquiring agency.
2. Penalty costs for prepayment of any pre-existing, recorded mortgage entered into in good faith and encumbering your property.
3. The pro rata portion of real property taxes you have paid which are allocable to the period after title passes to the acquiring agency or the date of effective possession, whichever is earlier.

These costs will be absorbed by the acquiring agency or reimbursed to you as soon as practicable after:

1. The date of payment of the purchase price, or
2. The date of payment of an award of viewers, commission or similar body, or of a court where law provides for a trial on demand of the acquiring agency or condemnee, or
3. The date of deposit in court of funds to satisfy the award of compensation in a condemnation proceeding to acquire real property.

### **SECTION 304 - REIMBURSEMENT OF LITIGATION EXPENSES**

If any one of the three following conditions exist, the acquiring agency must reimburse you for your reasonable costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees which you have actually incurred. Such litigation expenses are reimbursable only under these conditions:

1. If the acquiring agency starts a condemnation action, but the court decides that the agency does not have authority to acquire your property by condemnation, or
2. If the acquiring agency starts a condemnation action and abandons it, or

3. If you, as owner, successfully maintain an inverse condemnation proceeding. (Inverse condemnation is a legal process by which an owner brings suit against an agency to prove that the agency has taken compensable property rights without payment of just compensation).

### **SECTION 305 - REQUIRED ASSURANCES**

The Federal Highway Administration will not approve any Federal-aid highway project unless the assurances have been received from the acquiring agency that in acquiring your property:

1. The agency will be guided, to the greatest extent practicable under State law, by the land acquisition policies in Section 301 and 302 as explained, and;
2. You will be paid or reimbursed for the necessary expenses described in Sections 303 and 304.

### **A FINAL WORD**

The Agency realizes that the sale of a home or property to a public agency is often a difficult personal experience. The policies and provision of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 serve to greatly minimize the problems encountered in property transfers. Every effort will be made to reach an amicable settlement with you at as fair a price as you would receive on the open market, and by reimbursing you for your incidental expenses.

# EXHIBIT "C"



**Selected parcel(s):**

755-251-006 755-251-011 755-251-012

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412

Hope Ranch Mobile Home Park Project







Printed by: Tinajero, Maria  
at: 11:14 am  
on: Friday, Jul 23, 2010

Ad #: 10343214

**Account Information**

Phone #: (951) 955-8069  
Name: WDC/EDA CO OF RIVERSIDE  
Address: 1325 SPRUCE ST STE 400  
  
RIVERSIDE CA 92507-0506

Acct #: 300444  
Client:  
Placed by: Hector Casillas / Real Estate  
Division  
Fax #: (951)

**Ad Information**

Classification: Legals  
Publications: Press-Enterprise

Start date: 07-27-10  
Stop date: 08-09-10  
Insertions: 3

Rate code: LE-County  
Ad type: Ad Liner  
Taken by: Tinajero, Maria

Size: 2x51.950  
Bill size: 104.00x 5.14 agate lines

Amount due: **\$384.80**

**Ad Copy:**

**NOTICE OF INTENT FOR ADOPTION OF RELOCA-  
TION PLAN FOR THE HOPE RANCH MOBILE  
HOME PARK PROJECT IN THE THERMAL AREA  
OF THE COUNTY OF RIVERSIDE BY THE BOARD  
OF DIRECTORS FOR THE REDEVELOPMENT  
AGENCY FOR THE COUNTY OF RIVERSIDE**

On August 10, 2010 at 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California the governing board of the Redevelopment Agency for the County of Riverside ("Agency") it will consider Resolution 2010-045 for the Adoption of the Relocation Plan for the Hope Ranch Mobile Home Park Project, pursuant to California Health and Safety Code, Section 33411 and 33411.1. The property is located at 89-200 Avenue 81, in the unincorporated area of Thermal, and commonly identified as Assessor's Parcel Numbers 755-251-006, 755-251-011, and 755-251-012, the ("Property"). Since the Property is currently occupied by tenants, the Agency will be required to provide temporary relocation assistance and benefits under the California Relocation Assistance Act of 1970 and California Government Code, Section 7260 et. seq. In compliance with California Government Code, Section 6063 and California Code of Regulations, Title 25, Division 1, Chapter 6, Section 6012, 6038 and 6046 the Agency shall make available to the public a draft copy of the Relocation Plan for review and public comments. Individuals will have the opportunity to submit written or oral comments and objections, including the ability to submit written comments on the Relocation Plan. A copy of the proposed plan is available for public inspection during office hours at 89-200 Avenue 81, Thermal (Hope Ranch Mobile Home Park Office) and 44-199 Monroe Street, Indio, CA 92201.

The purpose of the review and comment process is to address the public concerns regarding the proposed Relocation Plan. The draft Relocation Plan will be available for public review and/or comments starting July 12, 2010, final comments will be accepted until the morning of August 10, 2010.

Further information may be obtained by contacting Hector Casillas, Development Specialist I, for the Agency at (951) 955-8395. 7/27, 8/2, 8/9