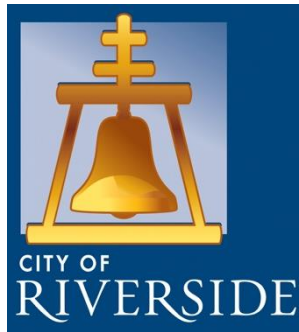


RELOCATION PLAN

THIRD STREET RAILROAD GRADE SEPARATION PROJECT RIVERSIDE, CALIFORNIA

Prepared For



City of Riverside

Prepared By

ROMO ACQUISITION & RELOCATION SERVICES LLC

July 2023

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EXHIBITS

- EXHIBIT A – Regional Area Map**
- EXHIBIT B – Relocation Assistance Benefits Description**
- EXHIBIT C - Available Commercial Properties for Sale and Rent**
- EXHIBIT D – Recommendation Summary**
- EXHIBIT E - Commercial Relocation Questionnaire**
- EXHIBIT F – General Information Notice**
- EXHIBIT G – Bibliography**

1.0 INTRODUCTION

The City of Riverside (City) proposes to acquire three improved properties in the downtown area at Third Street in and around the Metrolink Railroad tracks from Vine Street to Park Avenue. The properties are required for construction of a railroad grade separation underpass to alleviate and mitigate pedestrian, vehicle, and railroad traffic. The Third Street Grade Separation (Project) requires the acquisition of three (3) commercial/industrial properties which have various uses; such as, an equipment rental store, restaurant-commercial sales store, auto parts recycle facility, woodwork shop, architect shop, artist shop, and mechanic shop.

In March 2023, the City interviewed seven (7) commercial occupants who may be affected by the Project and explained the proposed acquisition of their properties. The City will acquire the subject properties, relocate the existing occupants, and demolish the structures to make way for the Project.

In order to comply with the California Environmental Quality Act (CEQA), National Environmental Protection Act (NEPA), California Code of Regulations, Title 25 Housing and Community Development Guidelines, and Uniform Relocation Assistance and Real Properties Acquisition Policy Act (Uniform Act), this relocation report will provide a summary and statistical information regarding the potential impact of this Project to occupants within the Project limits. Specifically, this report will identify potential impacts that may occur as a result of the proposed displacement of occupants and presentation of plan to mitigate respective impacts.

2.0 PROJECT AREA

2.1 Regional Location (See Exhibit “A”)

The Project regional area is located within the city and county of Riverside. The major freeway arteries servicing the area are Interstate 215 and State Routes 60 & 91. The Riverside area previously housed a major air force base (March Field) that has been realigned by the United States Department of Defense. The base was a major employer for the area; however, since its reduced conversion, the area has transformed itself to a bedroom community of Riverside with various types of housing development, employment, education, and shopping centers.

Geographically, the city is bordered by the San Bernardino area to the north, Norco, Corona, and Jurupa to the west, Moreno Valley to the east, and county of Riverside to the south. The city of Riverside encompasses approximately 81 square miles with the downtown area consuming approximately 3 square miles.

The city population is approximately 317,261 per the U.S. Census Bureau of 2020 and the City of Riverside's Community & Economic Development Department. Over the last ten (10) years the population has increased by 13,210 people or 4% (304,051 in 2010 to

317,261 in 2020). Riverside is included with San Bernardino as an individual standard metropolitan statistical area (SMSA). The City General Plan has an aggressive vision focused on five (5) aspects of life. They include 1) How We Work (Economic and Workforce Development); 2) How We Play (Arts/Culture/Entertainment/Parks/Recreation/Libraries/ Physical Amenities); 3) How We Live (Housing); 4) How We Get Around (Transportation and Land Use); and 5) How We Learn (K-12 Education: Parental, Community and Business Involvement). These visions allow Riverside to focus on the important aspects of resident needs, wants, and desires of a community.

The City's visions have enabled it to be among the leaders of various types of improvement projects. Projects have been planned, implemented, and controlled according to various categories including parks, public safety, arts & culture, public works, public utilities, & airport. This type of vision has enabled Riverside to plan and budget aggressively and productively.

2.2 Project Area Description

The Project area is located in the central most portion of north-east downtown Riverside and borders the Hunter Industrial Park and Eastside areas. Third Street is identified as an 88-foot arterial 4-lane highway per the Circulation Element of the General Plan. It currently exists as two (2) east bound lanes and one (1) west bound lane with a center left-turn median.

Third Street will be lowered from about Vine Street to Park Avenue and a bridge will be constructed to convey rail traffic. The Project will enhance the appearance of the roadway by adding landscaped medians and parkways. Proposed improvements include the realignment of Commerce Street, construction of slopes, retaining walls, storm water pump station, and relocation of wet and dry utilities.

The Project will require additional right of way from up to 22 parcels including the three (3) right of way acquisitions in fee. These include permanent easements and temporary construction easements. Land uses in the subject neighborhood are a mix of single family and multi-family residential, light industrial, and retail/commercial uses.

In regard to displaced properties, the Project requires the acquisition of three (3) commercial-industrial properties. The City will acquire the subject properties, relocate the existing occupants, and provide adequate right of way for construction of the Project. The implementation of this Project may cause the displacement of these commercial occupants.

A resource study was undertaken to ascertain the availability of adequate replacement sites. This report profiles the Project area population, describes the resource survey, and details the City's relocation assistance program.

3.0 ASSESSMENT OF RELOCATION NEEDS

To obtain information necessary for this report, interviews were conducted with the commercial-industrial occupants during March 2023. Occupants were encouraged to respond to ensure their comments would be included in this Relocation Plan.

General survey questions included existing conditions, tenancy years, physical features, marketing area, and relocation needs. A sample of the commercial questionnaire form is identified as Exhibits "E".

3.1 Field Survey Data

A. Residential: There are no residential occupants on site.

B. Business: There are seven (7) commercial properties on site.

The following table identifies the characteristics of the subject seven (7) commercial properties:

Business

APN	Type of Business	Facility Area (sq. ft.)	Number of Employees	Lease/month	Comments
210-190-023	Auto Parts Recycle	Approximately 1-1.25 Acres of Warehouse and 3,000 s.f. of office.	10-15	-0-	The Auto parts recycler buys automotive engine, transmission, front end alignment struts and axles and sells to others.
210-190-023	Custom Cabinets and Wood Carpentry	Approximately 8,000 s.f. of Manufacturing/ Warehouse and 2,000 s.f. of office	2	\$1,710/mo.	Construction of wood cabinets and wood products.
210-190-023	Architecture Design	Approximately 1,000 s.f.	1	-0-	Architectural design of store front signage and monument signage.
210-190-023	Art work	Approximately 1,000 s.f.	1	-0-	Various types of art work and paintings.
210-190-023	Auto retitle	Approximately 1,000 s.f.	2	-0-	Acquires damaged automobiles, repairs the body work and sells at retail.
211-021-023	Mobile lift equipment rentals and sales	Approximately 1.36 Acres.	15	\$14,000/mo.	Lease, rental, and sales of mobile lift equipment.
211-021-001	Restaurant Kitchen Equipment	Approximately .91 Acres	4	-0-	Retail sales of stainless steel restaurant equipment such as sinks, ovens, and refrigeration units.

Note: Monthly leases for most businesses was unavailable at time of survey.

4.0 RELOCATION RESOURCES

The City's relocation consultant staff personally inspected the site of each potentially impacted commercial establishment surveyed in the Project area to assess the potential needs through door-to-door surveys, internet searches, review of classified and advertisements to determine the general availability of rental and sales listings in the immediate and surrounding areas of the city of Riverside.

4.1 Commercial Property

The City is committed to assist the displaced businesses however possible, in order that their move to a replacement location will be planned to provide a smooth and timely transition.

The listings can be found as Exhibit "C" at the concluding section of the report. The following table represents a sample of the commercial/industrial/office space available and respective price range:

Price Per Square Foot for Properties for Lease

Size	No. of Units Identified	Range (per sq. ft.)	Average (per sq. ft.)
0 - 2,499 s.f.	3	\$13.80 - \$18.60	\$16.20
2,500 – 7,499 s.f.	7	\$14.40 - \$36.48	\$20.98
7,500 - plus	10	\$10.20 - \$18.00	\$14.99

Price Per Square Foot for Properties for Sale

Size	No. of Units Identified	Range (per sq. ft.)	Average (per sq. ft.)
0 - 2,499 s.f.	-0-	-0-	-0-
2,500 – 7,499 s.f.	5	\$265.20 - \$500.00	\$347.30
7,500 - plus	4	\$275.00 - \$370.20	\$316.89

The investigation indicated there are an adequate number of replacement units available to accommodate the needs of the displaced commercial occupants in the Project area. Based on the results of this survey, it seems feasible that the displaced Lessees in the Project area will have an adequate supply of available replacement units from which to select. Most sites on the market were observed in the city of Riverside and Jurupa Valley areas. If a business elects to relocate to another area, this is an option.

4.2 Elderly and Handicapped Occupants

There were no signs nor indication of elderly or handicap businesses surveyed.

4.3 Education, Employment, Skills, Trade

The city is identified as an SMSA per the United States Census Bureau. Thus, it is recognized as a base economy with employment, schools, recreation, & multitude of public services. The city alone is an economy of its own with multiple jobs and major universities as large employment centers.

The businesses surveyed were shown to have skills and trades in woodworking, auto parts dismantling, architectural design, artwork, mobile lift equipment servicing, and restaurant kitchen retail sales. The skill types of these professions were learned mostly from on-the-job-training and vocational institution education training. There is an adequate number of education facilities and vocational trade schools to learn these fields aside from the on-the-job-training.

5.0 RELOCATION ASSISTANCE SERVICE

The City will provide all relocation assistance activities in accordance with the Uniform Relocation assistance and Real Property Acquisition Policy Act (Uniform Act; 49 CFR Part 24) and the California Code of Regulations, Title 25 Housing and Community Development Guidelines. Relocation resources shall be available to all displacees without discrimination (See Exhibit "B").

5.1 Program Assurances, Standards and Objectives

The relocation program to be implemented by the City will conform to the standards and provisions of the California Government Code Section 7260 et. seq., Uniform Act, and Title 25, Chapter 6 of the California Code of Regulations.

Pursuant to applicable guidelines, program objectives will be as follows:

1. To fully inform eligible Project area occupants of the nature and procedures for obtaining relocation assistance and benefits.
2. To determine the needs of each business and non-profit organization displacee eligible for assistance.
3. To provide an adequate number of referrals to comparable replacement sites within a reasonable time prior to displacement and assure that no occupant will be required to move without a minimum of 90 days written notice to vacate.

4. To provide current and continuously updated information concerning light industrial and commercial listings.
5. To provide whatever assistance is required to ensure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
6. To supply information concerning federal and state business programs and other governmental programs providing assistance to displaced persons.
7. To assist each eligible person to complete claims for payments and benefits.
8. To make relocation benefit payments in accordance with all aforementioned guidelines, as applicable.
9. To inform all eligible persons subject to displacement of City's policies with regard to eviction and property management.
10. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of City's decisions with respect to relocation assistance.
11. To assist eligible persons to become established at commercial replacement sites.
12. To provide other advisory assistance to eligible displaced persons in order to minimize the hardship of relocation.

In addition, before displaced occupants are required to move, they will receive: 1.) all required information regarding the City's Relocation Assistance Program at least ninety days prior to the date they must move, and 2.) ninety days' written notice prior to the date they must move.

5.2 Relocation Advisory Assistance (Commercial)

An important element of the relocation assistance program is to provide all potential displacees with technical and advisory assistance. The following specific activities will be undertaken:

1. Each business will be personally re-interviewed to gather appropriate information to determine needs and preferences with regard to new business locations.

Inquiries made of business operators by relocation personnel will focus on building size, cost, location preferences and zoning related issues. See Exhibit "E" for Business Questionnaire Form.

2. Printed "Business Information Statement Brochures" will be personally delivered to all displaced persons. Signed acknowledgements will be obtained to verify receipt of this material.
3. Transportation will be provided, if necessary, for any displaced occupant to inspect replacement sites within the local area.
4. Eligible business owners will receive referrals to replacement sites that match, as closely as possible, the requirements and preferences of each business with regard to size, cost, and location.
5. Relocation staff will assist businesses in preparing a scope of services for physical moves and help to select contractors, sub-contractors and trades people. Staff will also coordinate the physical move of businesses and act as a liaison with appropriate agencies.
6. Assistance will be offered to all displacees in connection with arrangements for the purchase of real property, the filing of claim forms to request relocation benefits from City, and to obtain services from other public agencies.
7. For the purposes of scheduled meetings with occupants of the Project, if requested, appointments may be made available at displacee subject site or city office located at City of Riverside, 3900 Main Street, 5th Floor, Riverside, CA, 92522.

5.3 Loss of Goodwill

In most projects causing displacement of businesses, some businesses may be considerably more difficult to relocate than others, particularly without jeopardizing accrued business goodwill. Every effort will be made by relocation staff to identify potential relocation sites and to sort out the complexities that ensue during a business move.

It may be necessary in some instances, where relocation sites cannot be identified for businesses, to provide compensation for "loss of goodwill" if the owner proves all of the following:

- a.) The loss is caused by the taking of the property.
- b.) The loss cannot reasonably be prevented by relocation of the business or taking steps and adopting procedures that a reasonably prudent person would take to preserve the goodwill; and
- c.) The compensation for the loss has not been included as a relocation payment, or duplicated in compensation otherwise awarded to the owner.

Goodwill consists of the benefits (financial, patronage, or fame) that accrue to a business as a result of its location, reputation for dependability, skill or quality, customer franchise, and/or any other circumstances resulting in probable retention of old or acquisition of new patronage.

If a claim for loss of goodwill is to be made, it must be filed after displacement has occurred, allowing sufficient time to enable determination of loss, if any.

The process of claiming loss of goodwill occurs outside the field of relocation assistance. The preservation of business goodwill, however, is an issue that involves the relocation assistance representative and business owner or tenant, in search for replacement sites.

5.4 General Information on Payment of Relocation Benefits

Relocation benefit payments will be made in a timely manner following the submission of appropriate claims. Claims and supporting documentation for claims must be filed with the City within eighteen (18) months from: the date the claimant moves from the acquired property **or** the date on which final payment for the acquisition of real property is made, whichever is later.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance and payments.
2. Assistance amounts will be determined and required claim forms prepared by relocation staff in consultation with claimant(s).
3. Original signed claims supported by appropriate documentation and a Relocation staff recommendation will be submitted to the City.
4. The City will review and approve claims for payment.
5. The City checks will be prepared and issued to Relocation staff for distribution.
6. Payments will be delivered personally by Relocation staff unless circumstances dictate otherwise. When payments cannot be personally delivered, they will be sent by certified mail, return receipt requested.
7. Receipts of payment will be obtained by Relocation staff and maintained in the case file.

8. Unless otherwise instructed by the City, Relocation staff will not deliver final payments until the Project area premises of the claimant(s) have been vacated. Before issuance of final payments, actual occupancy at new quarters must be verified.

5.5 Relocation Tax Consequences

In general, relocation payments are not considered income for tax purposes. Benefit payments are made subject to the provisions of 49 CFR 24.209. The above statements on tax consequences are not intended to be tax advice by the City. Displacees are encouraged to consult with their own tax advisors concerning the tax consequences of relocation payments.

5.6 Eviction Policy

Under State guidelines, eviction is permissible only as a last resort. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction shall be undertaken only for one or more of the following reasons:

1. Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
2. Performance of a dangerous, illegal act in the unit(s);
3. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance and failure to abate within a reasonable time following notice; or
5. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

Those who remain in the project area will be obliged to honor the terms and conditions of the rental agreements provided by the City. Failure to abide by the terms of the rental agreement may result in eviction.

5.7 Projected Dates of Displacement

The anticipated date the City plans to begin acquisition of necessary parcels is the third quarter of 2023 with possession of most properties transferring to the City in the fourth quarter of 2023.

5.8 Estimated Relocation Costs

The source of project funding is Federal funds. The total budget estimate for relocation assistance payments for the Project is One-Million-One-Hundred-Sixty-Thousand Dollars (\$1,160,000.00).

Please submit your written comments by no later than 5:00 P.M., June 30, 2023 to:

Romo Acquisition & Relocation Services LLC
5352 El Rivino Road
Jurupa Valley, California 92509

Office Hours: Mon. – Fri. 8:00 A.M. to 5:00 P.M.
(951) 237-7275

FAX (866) 261-5578

Contact after hours on weekdays, from 5:00 P.M. to 10:00 P.M. (951) 300-6767

Contact on weekends from 8:00 A.M. to 5:00 P.M. (951) 300-6767

E-mail: romocondor2@sbcglobal.net or rudromo@aol.com

If you have any questions regarding the Plan or the relocation program, please call Laura Romo or Rudy Romo at (951) 237-7275.

EXHIBIT “A”

REGIONAL AREA MAP

Project Location

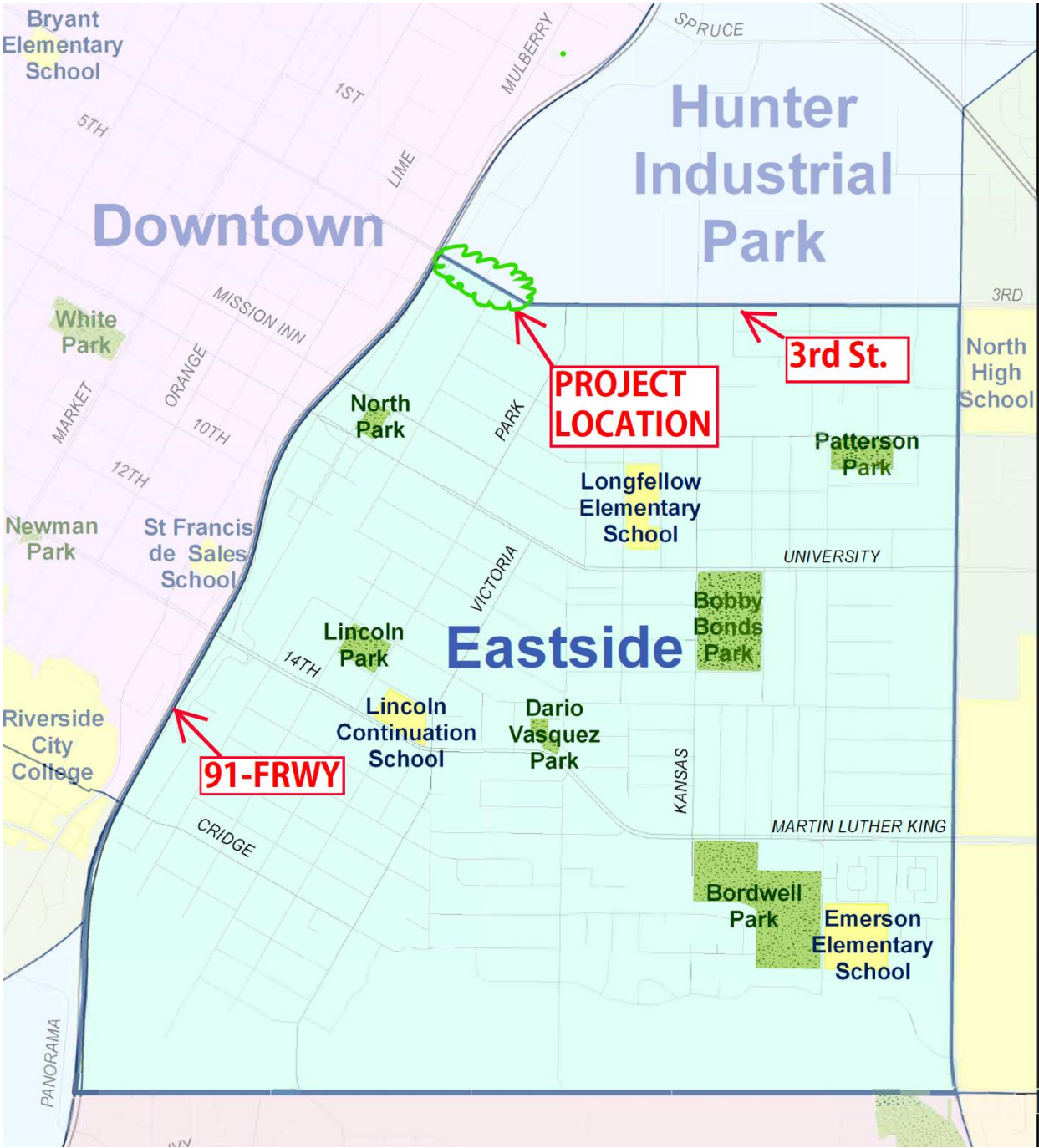


EXHIBIT “B”

RELOCATION ASSISTANCE BENEFITS DESCRIPTION

1. IMPORTANT RELOCATION ASSISTANCE INFORMATION

The following explanation is general in nature and is not intended to be a complete statement of Federal and State relocation laws and regulations. Any questions concerning relocation should be addressed to the City of Riverside (City).

Any and all resident persons to be displaced will be assigned to a relocation advisor, who will work closely with each displacee in order to see that all payments and benefits are fully utilized, and that all regulations are observed, thereby avoiding the possibility of displacee jeopardizing or forfeiting any of his/her benefits or payments. At the time of the first written offer to purchase, owners and tenant occupants are given a detailed explanation of the City's relocation services. Owners and tenant occupants of properties to be acquired are contacted within two or three weeks after the first written offer to purchase to owner, and also are given a detailed explanation of the City's Relocation Assistance Program. To avoid loss of possible benefits, no individual, family, business, farm or nonprofit organization should commit to purchase or rent a replacement property without first contacting the City relocation advisor.

2. RELOCATION ASSISTANCE ADVISORY SERVICES

In accordance with the Uniform Act and State of California, Title 25, Housing and Community Development Guidelines, the City will provide relocation assistance to any eligible displaced person, business, farm or nonprofit organization displaced as a result of the acquisition of real property for public use. The City will assist displacees in obtaining comparable replacement sites by providing current and continuing information on the availability and prices of all light industrial and commercial units and/or properties.

Before any displacement occurs, comparable replacement units/properties that are open to all eligible displaced persons regardless of race, color, religion, sex, and national origin, and which are consistent with the requirements of Title VI of the Civil Rights Act of 1964, will be offered to displacees.

Persons who are eligible for relocation payment(s) and who are occupying a property required for the Project will not be asked to move without first being given at least 90 days written notice available on the market, is offered to them by the City.

3. NON-RESIDENTIAL RELOCATION PAYMENT PROGRAM

The Relocation Payment Program will help eligible commercial occupants by paying certain costs and expenses. These costs are limited to those necessary for or incidental to the purchase or rental of a replacement property. Any actual moving costs in excess of the 50 miles are the responsibility of the displacee. The Commercial Relocation Program includes but is not limited to the following:

Moving Cost Plus Reestablishment Payments

Any eligible displaced business who lawfully occupies the acquired property will be eligible for reimbursement of moving costs plus reestablishment payments. Displacees will receive either the actual reasonable costs involved in moving themselves and personal property (business self-move) up to a maximum of 50 miles, or a moving cost by commercial carrier. Reestablishment payments in the amount up to \$25,000 may also be made for expenses and costs to reestablish the replacement site.

Fixed or In-lieu Payments

An eligible displaced business who lawfully occupies the acquired property may also elect a fixed payment in-lieu of moving plus reestablishment payments up to an amount of \$40,000.

Additional Relocation Information

After the first written offer to acquire property has been made, the City will, within a two or three weeks length of time, personally contact the displacees to gather important information directly related to the displaced persons business and provide a "General Information Notice" and "Notice of Eligibility" letter that details further applicable relocation benefits.

4. APPEALS PROCESS

Any aggrieved displacee may file a written appeal with the City if the displacee believes the City has failed to properly determine his or her eligibility for relocation assistance advisory services, or the amount of a relocation payment.

The displacee will be given a prompt and full opportunity to be heard. The displacee will also have the right to be represented by legal counsel or other representative in connection with the appeal (but solely at the displacee's expense).

The City will promptly review the appeal and consider all pertinent justification and information available to ensure a fair and full review. The City will provide the displacee with a written determination as well as an explanation of the decision. If the displacee is still dissatisfied with the relief granted, the City will recommend that the displacee seek judicial review.

EXHIBIT “C”

**AVAILABLE COMMERCIAL PROPERTIES
FOR LEASE & SALE**

COMMERCIAL REPLACEMENT SITES FOR LEASE

Address	Building Size SF	Zip Code	Lease Rate/SF	Broker	Contact Information
11098 Ventura Dr., Jurupa Valley	20,489	91752	\$17.40/s.f.	Phana Phang	909-630-8934
11210 Inland Ave., Jurupa Valley	30,477 – 61,391	91752	\$18.00/s.f.	Shy Assar	714-935-2331
115 W. La Cadena Dr., Riverside	8,821	92501	\$11.88/s.f.	Jafet Palanco	562-900-6791
111 N. Main St., Riverside	4,620 – 6,000	92501	\$28.20/s.f.	Toby Tewell	951-276-3662
12102 – 12112 Severn Way, Riverside	1,815	92503	\$13.80/s.f.	Laurel Hostetler	949-863-1390
12151 Madera Way, Riverside	7,482	92503	\$16.80/s.f.	Pat Delaney	714-564-7127
17850 Vista Del Largo Dr., Riverside	9,000	92503	\$15.00/s.f.	Jerry Tomeo	909-579-1398
4111 Buchanan Ave., Riverside	11,474	92503	\$18.00/s.f.	Pat Delaney	714-564-7127
9000 Arlington Ave., Riverside	12,509	92503	\$10.20/s.f.	Daniel Glazer	951-339-3809
2050 E. La Cadena Dr., Riverside	2,353	92507	\$16.20/s.f.	Jackie Beauchamp	951-684-1251
1733 Massachusetts Ave., Riverside	2,457	92507	\$18.60/s.f.	Craig Yocum	951-276-3600
2081 3 rd Street, Riverside	3,312	92507	\$14.40/s.f.	Jackie Beauchamp	951-684-1251
1370 Dodson Way, Riverside	5,945	92507	\$15.00/s.f.	Jim Ridens	909-373-2718
1310 Dodson Way, Riverside	6,640	92507	\$17.40/s.f.	Toby Tewell	951-276-3662
2800 E. La Cadena Dr., Riverside	7,560	92507	\$36.48/s.f.	Alexey Zabolotskiki	951-276-3606
880 Columbia Ave., Riverside	8,488	92507	\$15.00/s.f.	Mario Calvillo	951-276-3657
561 Iowa Ave., Blds A-G, Riverside	14,000	92507	\$14.40	Tony Guglielimo	909-786-4300
1720 Dan Kipper Dr., Riverside	42,049	92507	\$15.00/s.f.	Anderson Kuo	626-758-8775
21840 Van Buren Blvd., Riverside	14,310	92508	\$15.00/s.f.	Mario Calvillo	951-276-3657

COMMERCIAL REPLACEMENT SITES FOR SALE

Address	Building Size SF	Zip Code	Sale	Broker	Contact Information
2822 N. Main St., Riverside	5,000	92501	\$2,500,000	Raul Lopez	951-242-2544
4321 Alamo St., Riverside	20,000	92501	\$5,500,000	Alexey Zabolotskikn	951-276-3606
6638 Doolittle Ave., Riverside	8,812	92503	\$2,575,000	Leonardo Chervin	951-898-9800
12080 Magnolia Ave, Riverside	22,150	92503	\$8,200,000	Sammy Cemo	909-418-2043
4199 Flat Rock Dr., Riverside	4,022	92505	\$1,400,000	Lee Spence	909-969-8800
1525 Marlborough Ave., Riverside	3,092	92507	\$820,000	Alexey Zabolotskikn	951-276-3606
3403 Durahart St., Riverside	5,840	92507	\$1,800,000	Ross Fippinger	949-725-8481
6236 River Crest Dr., Riverside	6,527	92507	\$2,055,000	Reid Sisson	951-276-3620
1350 Citrus St., Riverside	24,960	92507	\$8,240,000	Kyle Williams	714-919-3540

EXHIBIT “D”

RECOMMENDATION SUMMARY

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

The occupants of the subject area were personally interviewed. Based on the information obtained from the interview and site inspection, it appears that all occupants of the property in the Project area are eligible for relocation assistance due displaced commercial/retail occupants.

The displacement period is projected to begin the third quarter of 2023. Therefore, it seems reasonable that adequate time is being allowed for proper planning of the relocation program.

At this time the City does not propose to have a re-rent policy. Due to the limited number of affected commercial occupants being displaced by the Project and due to the fact that the City has offices within a reasonable distance from the Project area, a site office will not be required for this Project. Contact information for the City and City's relocation consultant is as follows:

To City:

Riverside City Hall
3900 Main Street
Riverside, CA, 92522

Office hours: 8:00 A.M. to 5:00 P.M.
Monday through Friday

To City relocation consultant:

Romo Acquisition & Relocation Services LLC
5352 El Rivino Road
Riverside, CA, 92509

Office Hours: Mon. – Fri. 8:00 A.M. to 5:00 P.M.
Phone: (951) 237-7275
Fax (866) 261-5578
Contact after hours on weekdays 5 pm.- 10 pm (951) 300-6767
Contact on weekends 8 am – 5 pm (951) 300-6767
romocondor2@sbcglobal.net or rudromo@aol.com

Overall, most of the affected commercial occupants appear to be cooperative. According to a survey of available and suitable replacement rental and for sale properties in and adjacent to the Riverside area, there appears to be an adequate number of replacement properties available to accommodate the displaced commercial occupants in the Project area.

EXHIBIT “E”

**COMMERCIAL RELOCATION
QUESTIONNAIRE**

Romo Acquisition & Relocation Services
RELOCATION PLAN - BUSINESS QUESTIONNAIRE

Business Related Questions:

Local Executive officer: _____

Contract Person: _____ Position: _____

1. Type of Establishment – some examples might be:

- | | |
|--|--|
| a) Construction _____ | f) Finance/insurance/real estate _____ |
| b) Manufacturing _____ | g) Services _____ |
| c) Transportation/public utilities _____ | h) Government/nonprofit _____ |
| d) Wholesale trade _____ | i) Other _____ |
| e) Retail trade _____ | j) Produce _____ |

2. Operation Status

Occupancy: Owner _____ Tenant _____

Franchise: Yes ☐ No ☐ Name _____

Number of years in business: _____ Term of lease _____

Lease years remaining _____ Monthly rental rate _____

Yearly gross revenues _____ Monthly payroll _____

3. Physical Features – some examples might be:

a) Facilities:	Sq. Footage
Offices.....	_____
Retail.....	_____
Warehouse.....	_____
Manufacturing.....	_____
Others.....	_____
TOTAL.....	_____

b) Business improvements (other than basic land and building:

Machinery..... _____

Walls, partitions, etc..... _____

Other (Specify) _____

5. Does your firm employ any handicapped persons? Yes ☐ No ☐

Type of handicap _____

Special provisions _____

6. Marketing Area

A) Direct to public only (on-site) Yes ☐ No ☐

B) Local, within city only. Yes ☐ No ☐

C) Others locales _____

Romo Acquisition & Relocation Services
RELOCATION PLAN - BUSINESS QUESTIONNAIRE (Cont.)

7. Relocation Preferences

A) Must be in immediate area? Yes ☐ No ☐ Reason: _____

B) Within the city/county? Yes ☐ No ☐ Reason: _____

C) Other specific locations _____

D) A Would company consider:

1. Building a new building? Yes ☐ No ☐ Reason: _____

2. Relocating to an industrial park? Yes ☐ No ☐ Reason: _____

3. Expanding at new location? Yes ☐ No ☐ Reason: _____

4. Other? (Specify) Yes ☐ No ☐ Reason: _____

E) New facility should include:

1. Office Yes ☐ No ☐ _____sq.

2. Retail Yes ☐ No ☐ _____sq.

3. Warehouse Yes ☐ No ☐ _____sq.

4. Manufacturing Yes ☐ No ☐ _____sq.

5. Other (Specify)

EXHIBIT “F”

General Information Notice

GENERAL INFORMATION NOTICE

THIS NOTICE DOES NOT REQUIRE YOU TO MOVE AT THIS TIME. IF YOU MOVE PRIOR TO RECEIVING A NOTICE OF ELIGIBILITY FROM US, YOU WILL NOT BE ELIGIBLE FOR RELOCATION BENEFITS.

DATE

Addressee
Address

Project: Third Street Railroad Grade Sep. Project
APN:

Riverside, CA 92507

RE: Address of Subject Property

Dear _____:

The City of Riverside (City) proposes to purchase the property you occupy for a railroad grade separation project. As a result of this acquisition, you **MAY** be eligible for various relocation payments and assistance in finding a new place to live or operate your business, or nonprofit organization.

Displaced individuals, families, businesses, and nonprofit organizations may be eligible for relocation advisory services and payments provided by the Uniform Act and State of California Title 25 Guidelines, hereafter, referred to as the (Guidelines). If you are determined to be eligible for relocation assistance in the future, you may be eligible for the following services and payments:

- **RELOCATION ADVISORY SERVICES** to help you find another place to live.
- **MOVING EXPENSES** may be paid to those who are required to relocate from property acquired by the City.
- **RESIDENTIAL OWNER-OCCUPANTS** who have actually owned and occupied their homes for less than 180 days, but more than 90 days before the City makes its first written offer to purchase the property, may be eligible for the same payments made to residential tenants described in the next paragraph.
- **RESIDENTIAL TENANTS** may be eligible for increased rental cost payments or a payment toward the purchase of their own home if they have actually occupied their dwelling for at least 90 days immediately before the City makes its first written offer to purchase that property.

- **BUSINESSES, FARMS AND NONPROFIT ORGANIZATIONS** may be eligible for various payments including reestablishment costs.
- **WHEN PAYMENTS CAN BE MADE** — No relocation payment can be made until the City has made a written offer to acquire the real property where the person lives or operates their business, farm or nonprofit organization, and the person has moved from the premises. Residential homeowners or tenants of dwelling units may receive relocation assistance payments only if they either purchase or rent and occupy a dwelling which meets the City's standards as decent, safe, and sanitary. The City should be asked to inspect the replacement dwelling before you rent or buy it.
- **RESIDENTIAL OWNER-OCCUPANTS** of 180 days or longer must purchase and occupy a decent, safe, and sanitary dwelling unit within one year of receiving final payment for the acquired property or had at least one comparable replacement property made available to them, whichever occurrence is later.
- **RESIDENTIAL TENANTS** must occupy a decent, safe, and sanitary dwelling within one year after vacating the acquired property to receive a relocation assistance payment. No person who is lawfully occupying real property required for the project will be asked to move without first being given at least 90 days advance notice, in writing. No occupants of any type of dwelling, eligible for relocation payments, will be required to move unless adequate decent, safe, and sanitary replacement housing, which is open to all persons regardless of race, color, religion, sex, or national origin, has been made available to them by the City or they have secured such housing for themselves.
- **APPEALS** — The Uniform Act provides that a person may appeal to the head of the responsible department if the person believes that the entity has failed to properly determine the person's eligibility or the amount of payment authorized by the Uniform Act. You have the right to be represented by legal counsel, but this is not required. If you still believe a proper determination has not been made, you may seek judicial review.
- **NONDISCRIMINATION** — All services and/or benefits to be derived from any right of way activity will be administered without regard to race, color, national origin, or sex in compliance with Title VI of the 1964 Civil Rights Act,

Until the City owns or has legal possession of the property, you should continue to pay your rent to the current landlord. The acquisition process does not relieve the tenant of the responsibility to pay rent in a timely manner.

This **IS NOT** a notice to move. You will receive a letter at a later date giving you at least 90 days notice before being required to move. During that period, you will be assisted with relocation and in processing any payments to which you may be entitled. **WE URGE YOU NOT TO MOVE BEFORE CHECKING WITH THE CITY OR YOU MAY JEOPARDIZE YOUR RELOCATION RIGHTS.**

If you rent your unit, you should continue to pay your monthly rent to your landlord because failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans since this is not a notice to vacate the premises and does not establish your eligibility for relocation payments at this time.

If the City acquires the property and you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement housing, and at least 90 days advance written notice of the date 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 or buy a replacement dwelling.

If you have any questions regarding this project, please call Mr. Rudy Romo, Project Manager at (951) 237-7275 or Ms. Sheryn Smay, Principal Real Property Agent at (951) 826-5343.

Very truly yours,

Rudy M. Romo
Project Manager
Consultant for City of Riverside
Real Property Services Department

EXHIBIT “G”
BIBLIOGRAPHY

BIBLIOGRAHY

1. Personal Interviews with Commercial Site Occupants, Rudy Romo, February 2023.
2. City of Riverside General Plan 2025, Amended February 2018 from <http://www.riversideca.gov/planning/cityplans-csp-downtown.asp>
3. CEQA Exemption/NEP Categorical Exclusion for Third Street Grade Separation Project, dated April 2021, City of Riverside Public Works Department Engineering Division
4. 2020 United States Census Bureau Quick Facts, Riverside City, California
5. Loopnet.com commercial sales and rental listings
6. Craigslist.com