

Visalia Public Cemetery District
1300 W. Goshen Avenue, Visalia, CA 932921

SUBJECT: RENTAL POLICY REGARDING A 90-DAY NOTICE

POLICY NO.: 2023-2

Effective Date: August 30, 2023

Revised Date:

If the Visalia Public Cemetery's Board of Trustees finds the need to expand Visalia Public Cemetery District owned property to be used for burial space, a tenant who resides in a Visalia Public Cemetery District owned home will be given a 90-day notice to vacate. The notice will be given to the tenant by the current management company on behalf of the Visalia Public Cemetery District's Board of Trustees. After the 90-day notice is given to the tenant, the tenant **will be given free rent** for ninety days, prior to vacating the premises.

The 90-day notice to vacate **will not apply** if a tenant is being **evicted** for non-payment of rent, damages to the Cemetery owned property, or non-compliance with the rules and regulations of the current property management company.

Visalia Public Cemetery District

1300 W. Goshen Ave., Visalia CA. 93291

SUBJECT: PROPERTY ACQUISITION AND PURCHASE POLICY

POLICY NO: 2023-3

Effective Date: October 5, 2004

Revised Date: 3/25/2015, 7/28/2021, 5/31/23/ (Rescinded 6-14-23), 6/14/2023

At a regular meeting held on 9/25/2013, the Board of Trustees reviewed current policy which provided that the Visalia Public Cemetery District will, when available or essential, purchase properties that are within the Strategic Plan of the District. At a regular meeting held on 6/30/2021, the Board of Trustees adopted the Strategic Plan with "Acquisition of Property for Expansion" as the #1 priority.

The Board of Trustees has authority to purchase property which complies with the California Health and Safety Code, Chapter 4, Code 9041b and Section 53090 and Section 65400 of the Government Code. **The Board of Trustees of V. P. C. D. will not obtain any property included in the Strategic Plan of the District by eminent domain.**

The Board of Trustees, after careful review, will determine whether the property is essential to support the District's future need for burial space. The criterion for this determination is as follows:

- The property purchased is essential in preserving burial space for the future expansion of V.P.C.D. as determined.
- The property purchased must lie within the current boundaries indicated on the V.P.C.D.'s Strategic Plan.
- The property purchased must lie within the City of Visalia's Master Plan and Land Use Plan.

When the Board of Trustees of Visalia Public Cemetery District make the determination to acquire property, the Board of Trustees shall determine the “value” of such property acquisition, upon some, or all, of the following criteria:

- Appraisal by a licensed appraiser
- Asking price of the current owner
- Availability of properties
- Essential properties for expansion of burial space
- Properties within the boundaries of the V.P.C.D. Strategic Plan and City of Visalia’s Master Plan and Land Use Plan
- Current real estate trends

The authorized representatives, (District Manager and Real Estate Broker), may make initial offers to the current landowner. The purchase contract allows for a 17-day investigative period to allow for any inspections, (ie: pest, roof, HVAC, home inspections, etc.) to be done after the acceptance of the offer. If a Board of Trustees’ regular meeting is not scheduled within 15 days of acceptance of the offer, a special meeting of the Board of Trustees shall be scheduled so the authorized representatives can meet with the Board of Trustees prior to the expiration of the 17-day investigative period.

All accepted offers shall be placed into an escrow account by the authorized representatives. Once the acquisition of property is complete, the District Manager shall notify the County of Tulare for the purposes of adjusting and cancelling taxes.

w/dllc

To Visalia Public Cemetery,

COPY

Regarding 618 N. Rinaldi st.

We Maria and Ramon Campos regarding the
sell of our property. Our property is the
neighboring property to the cemetery and
we are interested in selling it to the
cemetery district. Please contact us to the
following numbers (559) 667-1238 and
(559) 651-6362 and
Cecilia Sandoval (Bilingual)

Maria Campos

RECEIVED

MR @ 1:50 pm

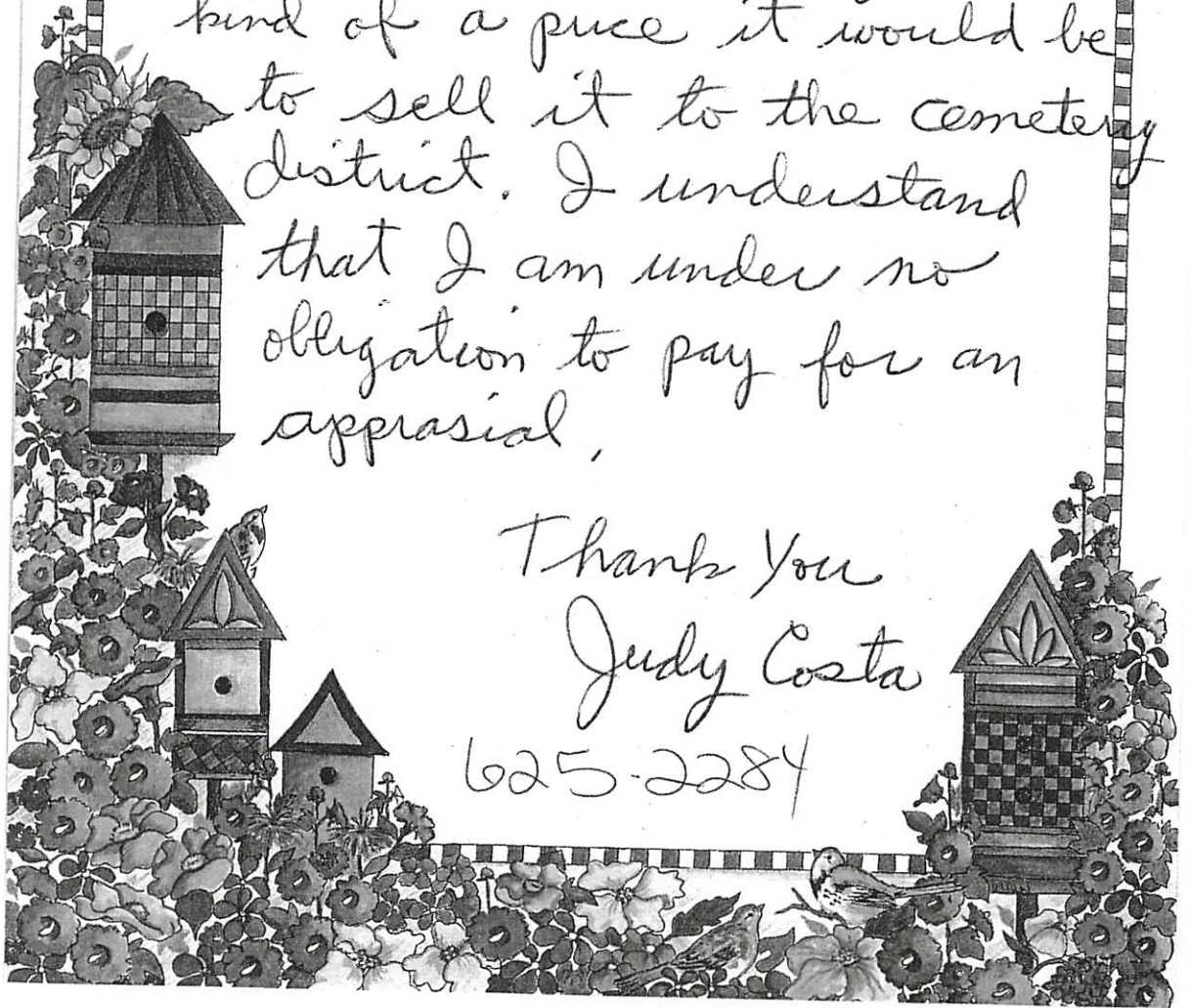
COPY

January 18, 2001

To Whom it may concern:

I Judy Costa have a house
at 708 N. Rinaldi St, Visalia, Ca.
I would appreciate it if you
could have an apprasial done
on the house seeing what
kind of a price it would be
to sell it to the cemetery
district. I understand
that I am under no
obligation to pay for an
appraisal.

Thank You
Judy Costa
625-2284



COPY

June 16, 1982

Moses & Nellie Solis
720 N. Rinaldi
Visalia, Calif. 93291

- 720 N. Rinaldi, Visalia

Dear Mr Solis:

The cemetery is prepared to purchase your property in the amount of \$52,000.00. We are prepared to pay cash, or terms. We would like to hear from you at your earliest convenience if this price meets with your approval.

May 25 '95

COPY

Visalia Cemetery Dist
Board of Directors
Visalia, CA

This is to inform you I want
to sell my property @ 810 N.
Rinaldi, Visalia, CA.

It is my intention to move to
New Mexico, hopefully by
fall of this year, but before
the end of the year.

Please contact me if you are
interested.

Thank you,
Denise Haddie
209-636-1582

810 N. Rinaldi
Visalia, CA

Sept. 18, 1995

COPY

RECEIVED
SEP 19 1995

Board of Directors
Visalia Cemetery
1300 W. Goshen
Visalia, CA 93291

Re: Property at 81091 Reynolds, Visalia

This is in reference to a letter dated in June of this year.

I am anxious to sell my home & move out of state. I realize there is a situation there, but know you are interested in purchasing my land.

I would like to know if you are still interested, & if so, when we can get together. If not, I need to make other arrangements as soon as possible.

Sincerely,
Lynise Haddie
209-741-9929

COPY

yo Arnoldo martinez
estoy interesado en vender mi
propiedad que es 1010 N. Rinalda.
mi numero de telefono 303-7671

11/8/07

Mr. Martinez
brought in note.
He wants to sell
his home to the
District.
Speaks only Spanish.
(13yr old daug. speaks English.)

February 1, 2002

District Manager
Visalia Cemetery
1300 West Goshen
Visalia, CA 93291

This letter serves to advise you that the property that I own at 904- 906 North Rinaldi is for sale. Since this property backs up to the Visalia Cemetery, I felt you may be interested in purchasing it. I would propose to sell it at the appraised price to (be determined). If this is of interest to you, please contact me.



Carl G. Herrmann
2230 West Sunnyside Ste 1
Visalia, CA 93277
(559) 625-5990

VISALIA PUBLIC CEMETERY DISTRICT

1300 W. GOSHEN AVE., VISALIA, CA. 93291
PHONE:(559) 734-6181 FAX: (559) 734-9337

February 5, 2002

Mr. Carl G. Herrmann
2230 West Sunnyside Ste 1
Visalia CA. 93277

Dear Mr. Herrmann,

I am in receipt of your letter dated February 1, 2002. Thank you for your considering Visalia Cemetery in your attempt to sell your property located at 904-906 North Rinaldi.

I will present this to my Board of Directors at our next regular Board meeting to be held on February 27, 2002. I will contact you with the Board's decision as soon thereafter as possible.



Thank You
Dona Shores
District Manager
Visalia Public Cemetery District

School Land Is Sold To Visalia Cemetery District

Elementary board members have agreed to sell 1 3/4 acres of property on the south edge of Houston School to the Visalia Cemetery District.

The sale was negotiated last night with Cemetery Board representatives Dave Toomey and Lyman Treaster. The price for the land is \$6,125. A condition of the sale is that the schools retain use of the land five years.

THE SALE WAS consummated after a bit of haggling over what was a true appraisal of the land.

Two cemetery district appraisers, George Murphy and

Phil Philippe, came up with two figures, \$6,000 and \$4,500. Murphy's figure included improvements.

Two school appraisers, Ed Mollan and Roy Nunn, appraised the land at \$7,500 and \$6,500.

TOOMEY AND Treaster first offered \$5,800 for the land, then gave way to \$6,000 and finally settled at \$6,125.

The land will be used for future cemetery expansion and will enable the district to square off the southerly boundary. Treaster said the property will not be needed for five years.