

Interstate 205/Lammers Road Interchange Project

Draft Relocation Impact Statement (July 2011)

Errata, September 2011

Note: Where necessary in this errata sheet, omitted text is struck out and new or replaced text is underlined, to indicate specific changes to the original document.

Alternative 1 was removed from consideration in August 2011 when it was determined not to be a geometrically viable alternative. Alternative 1 does not meet the interchanging spacing requirement per the Highway Design Manual Topic 501.3, “The minimum Interchange spacing shall be one mile urban areas, two miles in rural areas, and two miles between freeway-to-freeway interchanges and local street interchanges.” The available spacing between the existing partial Eleventh Street interchange and the proposed Lammers Road interchange would be only 0.8 mile. This deficiency was acknowledged and a mandatory design exception was sought. The exception was declined due to limited discussion regarding extenuating circumstances that prevented the alternative from achieving the required spacing and the existence of an alternative that did meet the spacing requirement (Alternative 5A).

Therefore the following changes are made:

Page 1, first table: Change Post miles in title

~~(PM2.4/RM5.3)~~PM2.5/R4.9

Throughout Document: Disregard description of, analysis of, and reference to Alternative 1 throughout document.

Dist.	County	Route	KP (PM)	EA
10	San Joaquin	205	3.8/R8.5 (2.4/R5.3)	OH910K
Project Description: Interchange improvements, freeway auxiliary lanes, and connecting roadways near the junction of I-205 and Eleventh Street (formerly Old US 50).				
Federal Project No.: EA0H910K				

I. Purpose of the Relocation Impact Statement

The purpose of this draft relocation impact statement (RIS) is to provide the California Department of Transportation (Caltrans), local agencies, and the public with information on the impact that the I-205/Lammers Road Interchange (proposed action) would have on residential and nonresidential occupants within the project area. Relocation impacts under the proposed action are noncomplex, and adequate relocation resources are available for displacees. All displacees will be treated in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the California Relocation Act.

II. Summary of Residential and Nonresidential Building Displacements

Alternative	Residential			Nonresidential
	Single-Family	Mobile Homes	Total Residents*	
Alternative 1	4	1	15	Several outbuildings associated with agricultural production
Alternative 5A	2	—	6	Several outbuildings associated with agricultural production

* Estimate of residents is based on an average of 2.96 residents per unit in Census Tract 52.03, (U.S. Bureau of the Census, 2001, American FactFinder web site, Available at URL: <http://factfinder.census.gov>). Averages were rounded up for the purpose of this analysis. Potential residential displacees were not interviewed or contacted to complete surveys.

III. Summary of Single Family Homes Available to Displacees

Relocation Resource	Units Available
Residential*	
95304 (Single-family homes, 3 or more bedrooms, \$25,000–\$325,000)	25
95377 (Single-family homes, 3 or more bedrooms, \$25,000–\$325,000)	165
95391 (Single-family homes, 3 or more bedrooms, \$25,000–\$325,000)	61

* This data is based on information on homes for sale from the National Association of Realtors web site (www.realtor.com), which was searched on April 7, 2011. The search parameters indicated were based on reasonable estimates of the size and condition of the homes and lots that would be displaced. The zip codes searched are within close proximity to the proposed project and have similar characteristics as the displacement area.

IV. Statement of Findings

Summarized below are the types of displacements and the plan to relocate them to replacement property. No contact has been made with potential displacees regarding the proposed action or its potential impacts. The proposed action is described in detail in Chapter 1 of the Environmental Impact Report/Environmental Assessment, to which this document is appended.

A field review was conducted in November of 2009, and aerial photographs and engineering designs (updated in 2009) were reviewed to determine potential displacements of residential and nonresidential units. Potential displacements are discussed below by assessor’s parcel number (APN), from north to south. It was assumed that a building would be displaced if the proposed right-of-way touches the building, or where the proposed right-of-way would be in such close proximity as to render the building practically unusable.

Property acquisition could affect the current locations of public utility infrastructure throughout the project area, but relocating such infrastructure is typically not covered under the relocation assistance program. These effects are typically not considered adverse because, as part of construction, relocation activities and costs for any services or utilities would be coordinated with all appropriate service providers. Further, affected utility infrastructure would be relocated before roadway improvements to preserve service continuity. If service were to be halted, the appropriate utility service providers would provide users with advance notice of the date, time, and duration that service would be halted. Therefore, utilities are not discussed further in this RIS.

Farms and dairies would be affected by the proposed project. Impacts to farmlands are detailed in the Farmland Conversion Rating Form (AD 1006), including as an appendix in the Community Impact Assessment. Locations where outbuildings associated with agricultural production would be displaced are detailed below.

Alternative 1

APN 209-026-007. (Single-Family Residence and mobile home) Alternative 1 alignment right-of-way touches the rear of the mobile home on this parcel, and is less than 100 feet from the single-family residence, close enough to render it uninhabitable. The parcel may be large enough to accommodate a relocation of both displaced structures, but the relocated structures would remain in close proximity to the alignment.

If the residents chose to relocate, it is reasonable to assume that the residents would seek housing that is similar in location, cost, and character to the displaced residence. A search of the NAR web site (www.realtor.com) on April 7, 2011 showed 251 single-family homes with 3 or more bedrooms within relatively close proximity and similar conditions to the displacement area, indicating that ample housing would be available for relocation.

APN 209-26-013. (Single-family residence and out-buildings) Alternative 1 alignment right-of-way passes directly over a single-family residence and associated out-buildings. This is a large agricultural parcel with sufficient area to accommodate relocation of the displaced structure; however, relocating on this parcel would necessitate displacement of active agricultural land.

If the residents chose to relocate, it is reasonable to assume that the residents would seek housing that is similar in location, cost, and character to the displaced residence. A search of the NAR web site (www.realtor.com) on April 7, 2011 showed 251 single-family homes with 3 or more bedrooms within relatively close proximity and similar conditions to the displacement area, indicating that ample housing would be available for relocation.

APN 209-27-005. (Single-Family Residence) Alternative 1 right-of way touches the driveway of a single family residence at the eastern-most property on this parcel, close enough to render the residence inhabitable. This is a small parcel (2.58 acres) that accommodates one single family residence.

If the residents chose to relocate, it is reasonable to assume that the residents would seek housing that is similar in location, cost, and character to the displaced residence. A search of the NAR web site (www.realtor.com) on April 7, 2011 showed 251 single-family homes with 3 or more bedrooms within relatively close proximity and similar conditions to the displacement area, indicating that ample housing would be available for relocation.

APN 209-27-014. (Single-Family Residence) The Alternative 1 alignment right-of-way passes directly over a single-family residence. There is not sufficient area to accommodate relocation of the displaced structure.

If the residents chose to relocate, it is reasonable to assume that the residents would seek housing that is similar in location, cost, and character to the displaced residence. As search of the NAR web site (www.realtor.com) on October 7, 2009 showed 127 single-family homes with 3 or more bedrooms in San Joaquin County, indicating that ample housing would be available for relocation.

Alternative 5A

APN 209-27-014. (Single-Family Residence) The Alternative 5A alignment right-of-way passes directly over a single-family residence. There is not sufficient area to accommodate relocation of the displaced structure.

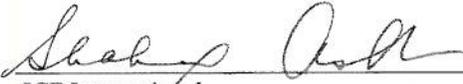
If the residents chose to relocate, it is reasonable to assume that the residents would seek housing that is similar in location, cost, and character to the displaced residence. As search of the NAR web site (www.realtor.com) on October 7, 2009 showed 127 single-family homes with 3 or more bedrooms in San Joaquin County, indicating that ample housing would be available for relocation.

APN 209-27-022. (Single-Family Residence) Under the Alternative 5A alignment, right-of-way touches the single-family residence on this parcel. There is not sufficient area to accommodate relocation of the displaced structure.

If the residents chose to relocate, it is reasonable to assume that the residents would seek housing that is similar in location, cost, and character to the displaced residence. A search of the NAR web site (www.realtor.com) on April 7, 2011 showed 251 single-family homes with 3 or more bedrooms within relatively close proximity and similar conditions to the displacement area, indicating that ample housing would be available for relocation.

- V. All displacees will be contacted by a relocation agent, who will ensure that eligible displacees receive their full relocation benefits, including advisory assistance, and that all activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources shall be available to all displacees free of discrimination. At the time of the first written offer to purchase, owner occupants are given a detailed explanation of Caltrans' "Relocation Program and Services." Tenant occupants of properties to be acquired are contacted soon after the first written offer to purchase, and also are given a detailed explanation of Caltrans' "Relocation Program and Services". In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Caltrans will provide relocation advisory assistance to any person, business, farm, or nonprofit organization displaced as a result of the acquisition of real property for public use.

PREPARED BY:



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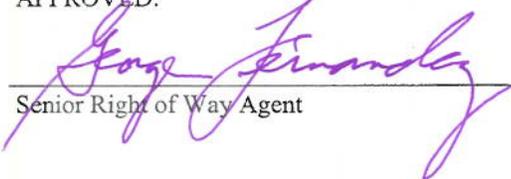
7/15/2011

Date

Right of Way Agent

Date

APPROVED:



Senior Right of Way Agent

OCTOBER 24, 2011

Date

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