

Final Relocation Impact Statement

Interstate 5 North Coast Corridor Project
SAN DIEGO COUNTY, CALIFORNIA
DISTRICT 11-SD-5 (PM R28.4/R55.4)
EA 235800 (P ID 11-000-0159)

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| Dist.                                                                                                                                                                                                                                                                 | County | Route | KP (PM)           | EA         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|-------------------|------------|
| 11                                                                                                                                                                                                                                                                    | SD     | 5     | R28.4 to<br>R55.4 | 1100000159 |
| Project Description: Rte 5 widening in San Diego County in the Cities of San Diego, Solana Beach, Encinitas, Carlsbad and Oceanside from La Jolla Village Drive OC to 1.6 km (1 mile) north of Camp Pendleton/Harbor Drive UC. Construct HOV/General Purpose/Aux Lane |        |       |                   |            |
| Federal Project No.:                                                                                                                                                                                                                                                  |        |       |                   |            |

**I. Purpose of the Relocation Impact Statement**

The purpose of this Final Relocation Impact Statement is to provide the Department of Transportation, local agencies and the public with information on the impact this project will have on residential and nonresidential occupants within the preferred project alternative. Relocation impacts within the project area 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 Displacements**

| Alternative                                                                                                                                                                                                                                                                                                                                             | Single Family Units | Mobile Homes | Multi-Family Units        | Residential Displacements (Units/Residents)* | Nonresidential Displacements (Type) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------|---------------------------|----------------------------------------------|-------------------------------------|
| Preferred Alternative                                                                                                                                                                                                                                                                                                                                   | 8 SFR               | 0            | 1 - 10 unit<br>1 - 2 unit | 20/55                                        | 7 Commercial Service/Retail         |
| * Estimate of residents is based on an average of 2.75 residents per unit (2010 Census); Source: California State Department of Finance Demographic Research Unit. Residential and nonresidential displacees were not interviewed nor contacted to complete surveys. Residential and nonresidential displacements are based on visual inspections only. |                     |              |                           |                                              |                                     |

**Table A- Anticipated Displacements**

| Property Type                       | Type of Displacement          |
|-------------------------------------|-------------------------------|
| SFR - Tenant Occupied 1bd/1ba (2)   | Full residential displacement |
| SFR - Owner Occupied 2 bd/ 1 ba     | Full residential displacement |
| SFR - Owner Occupied 3 bd/ 1ba      | Full residential displacement |
| SFR - Owner Occupied 3 bd/ 2 ba (3) | Full residential displacement |
| SFR - Owner Occupied 8 bd/ 4 ba     | Full residential displacement |
| Multi-Family – Tenant Occupied (12) | Full residential displacement |
| Thrift Store                        | Full business displacement    |
| Clock Shop                          | Full business displacement    |
| Barber Shop                         | Full business displacement    |
| Hair Salon                          | Full business displacement    |
| Restaurant                          | Full business displacement    |
| Laundromat                          | Full business displacement    |
| Cocktail Lounge                     | Full business displacement    |

**RELOCATION IMPACT STATEMENT (Cont.)**  
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III. Summary of Relocation Resources Available to Displacees (Residential)

| Relocation Resource     | For Rent                    | For Sale                                                               | Total Units             |
|-------------------------|-----------------------------|------------------------------------------------------------------------|-------------------------|
| Multi-Family Residences | 48:1-2 bd Apt \$1000-\$3150 | N/A                                                                    | 48: 1-2 bdrm apt. units |
| One Bedroom House       | 0                           | 0                                                                      | 0: 1-bedroom SFR        |
| Two Bedroom Houses      | 6: \$890-\$3095             | 44: \$190,000-\$900,000                                                | 50: 2-bedroom units     |
| Three Bedroom Houses    | N/A                         | 45: \$289,000-\$3,599,900                                              | 45: 3-bedroom units     |
| Four Bedroom Houses     | N/A                         | 42: \$250,000-\$3,599,900                                              | 42: 4-bedroom units     |
| Eight Bedroom Houses    | N/A                         | None in project area<br>3 in North County:<br>\$3,995,000-\$16,500,000 | 3: 8-bedroom units      |
|                         | <b>54 Rental Properties</b> | <b>134 Listed Properties</b>                                           | <b>188 Properties</b>   |

Sources: MLS, SignonSanDiego, sdlookup, craigslist

IV. Summary of Relocation Resources Available to Displacees (Nonresidential)

| Relocation Resource | For Rent - appropriate zoning and site requirements | For Sale - appropriate zoning and site requirements | Total Units     |
|---------------------|-----------------------------------------------------|-----------------------------------------------------|-----------------|
| Commercial/Retail   | 10: 720SF - 6,000 SF<br>\$2.20SF - \$17.64 SF       | N/A                                                 | 10              |
|                     | <b>10 Listings</b>                                  |                                                     | <b>10 Units</b> |

Sources: craigslist, Loopnet, Signonsandiego.com, cityfeet.com, California ABC

V. Statement of Findings

The project area is within the coastal communities of Cardiff, Solana Beach, Carlsbad and Oceanside in North San Diego County. Based on the current availability of more than 134 properties listed for sale and 54 properties listed for rent in these communities, it appears there will be ample residential replacement sites for displacees in Cardiff, Carlsbad and Oceanside. However, the proposed project would impact an 8-bedroom SFR in Oceanside. A review of available replacement housing did not find any 8-bedroom houses in Oceanside or any of the other relocation neighborhoods. Three 8-bedroom houses were found, 2 in Rancho Santa Fe, and 1 in Escondido, but the value of these homes far exceed the value of the 8-bedroom SFR in Oceanside. Consequently, it is possible that Caltrans may need to utilize the Last Resort Housing options in the relocation program.

The findings indicate that there are 8 SFR's and 12 Multiple-residential units that will require relocation. At this time it is unknown if any of the displacees have special needs requiring special handling. It is possible that some of the displacees may require Last Resort housing in order to relocate to a decent, safe, and sanitary housing that is within their financial means. The purpose of the Relocation Assistance Program (RAP) is to provide assistance to enable them to find adequate housing meeting these requirements.

There are 7 businesses that will be affected by the project: Thrift Store, Clock Shop, Barber Shop, Hair Salon, Restaurant, Laundromat, and Cocktail Lounge. There appear to be ample commercial/retail space available where these businesses can relocate within the city of Carlsbad or surrounding communities. The cocktail lounge is the only nonresidential displace that may encounter a challenge in relocating because of the extra time involved in the transfer of the license to another location. The Department will work closely with these displacees, and all other displacees, to assist in their search for replacement sites to enable them to continue their business operations. Having sufficient lead time should greatly enhance this endeavor.

**RELOCATION IMPACT STATEMENT (Cont.)**

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EXHIBIT

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VI. 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.

Brenda Reeder  
Brenda Reeder, Associate Right of Way Agent

9/4/2013  
Date

APPROVED:

Rainna Ford  
RAINNA FORD, CHIEF  
Relocation Assistance Branch

9-4-13  
Date

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**ADA Notice**

For individuals with disabilities, this document is available in alternate formats. For information call (916) 654-5413 Voice, CRS: 1-800-735-2929, or write Right of Way, 1120 N Street, MS-37, Sacramento, CA 95814.