

State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

To: Central Region/District 5, Project Manager,
Luis Duazo
Central Region/District 5, Environmental Manager,
Yvonne Hoffman

Central Region/District 5, Environmental Branch Chief,
Rotating staff since departure of Gary Ruggerone

Date: June 11, 2011

File: 05-SCr-1 PM 17.5/17.7
05-SCr-9 PM 0.0/0.2
EA #221-465800
HB4N Program

From: Debbie Loh, Project Manager, ICF International

cc: Christophe Schneider, Assistant Public Works Director,
City Engineer, City of Santa Cruz Public Works
Department

Subject: Relocation Impact Memorandum

It has been determined there is no significant impact to owners, tenants, businesses or persons in possession of real property to be acquired who would qualify for relocation assistance benefits or entitlements under the Uniform Relocation Assistance and Real Property Act of 1970.

The City of Santa Cruz, in coordination with the California Department of Transportation (Caltrans), proposes to improve the intersection of Route 1 and Route 9/River Street (Route 1/9) in the City of Santa Cruz, Santa Cruz County, California. The intersection improvements require a small amount of road widening in the northwest, northeast, and southeast quadrants of the intersection. A list of the specific intersection improvements and full and partial acquisitions (Table 1) are contained at the end of this memo (Figure 1 shows the project location and Figure 2 shows the project plan view.)

A field review of the proposed project was conducted to determine the potential impact on the residential and nonresidential units. The following parcels are evaluated for full acquisition (Figure 2):

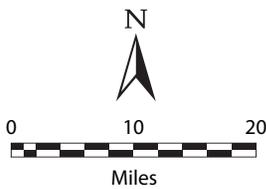
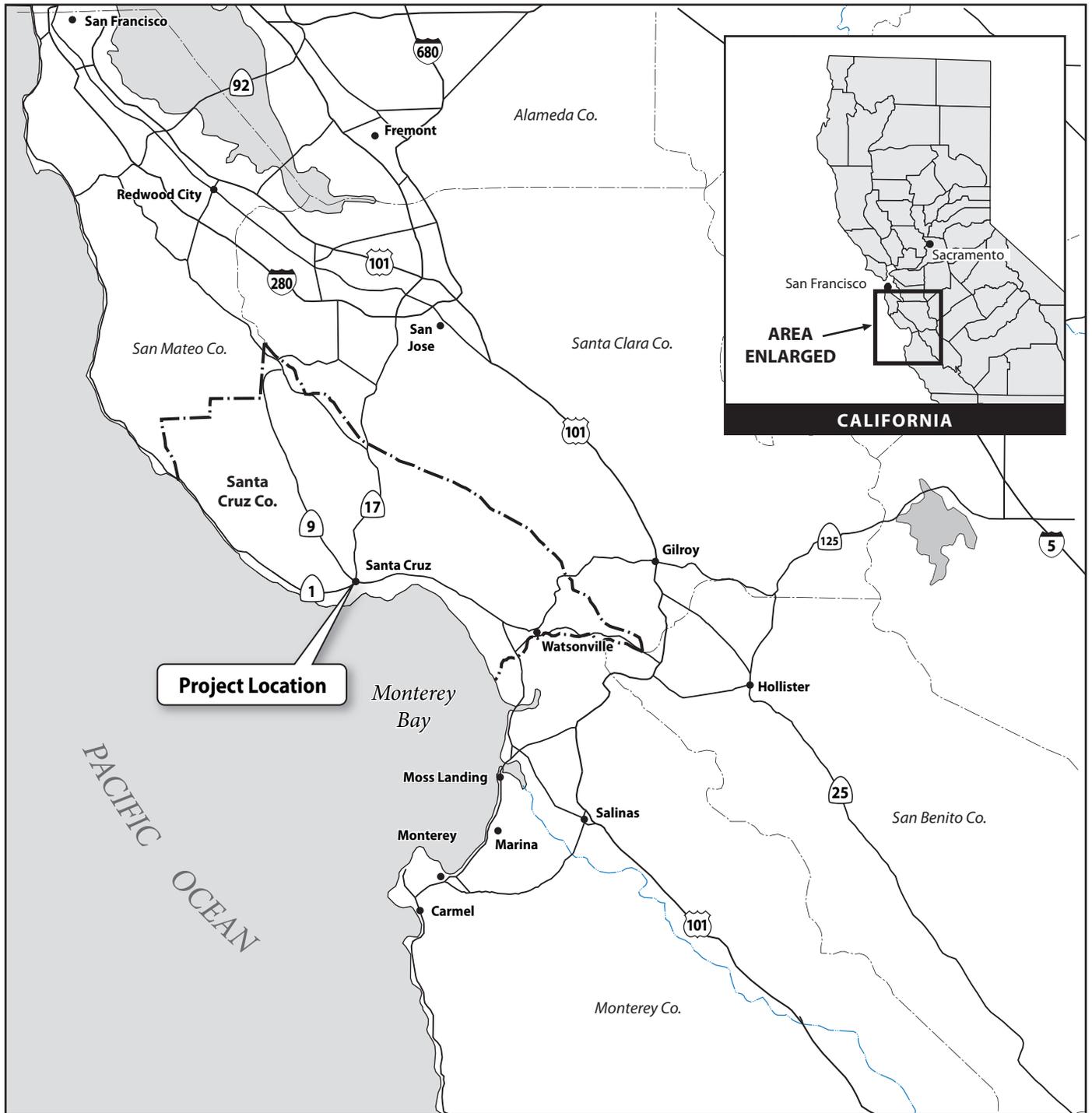
- One single-family residential unit at 744 River Street (Assessor's Parcel Number [APN] 008-172-08-000): This parcel is required for the proposed intersection widening.
- Central Home Supply business (APN 008-163-06-000): The road widening would result in loss of unofficial parking in front of Central Home Supply, a landscaping

**Table 1 Proposed Right-of-Way Acquisition and
Temporary Construction Easements**

APN No.	Property Owner	Land Use	Square Footage			Comments
			Required for Road Right-of-Way	Excess on Full Property Acquisitions ¹	Temporary Construction Easement	
Northwest Quadrant of SR 1/9 Intersection						
008-171-33-000	City of Santa Cruz	Homeless Services Center	741	0	1,751	
Northeast Quadrant of SR 1/9 Intersection						
008-163-06-000	Santee	Central Home Supply Business (landscaping and building supply)	30,709	24,879	0	Entire parcel is not needed for roadway right-of-way. A number of options will be evaluated during final design. Full acquisition of this parcel is assumed for this analysis.
008-172-16-000	Santee	Materials Storage for Central Home Supply	3,253	3,253	0	Parcel not needed for roadway right-of-way. However, full acquisition is assumed since the owner of this parcel also owns APN 008-163-06-000.
008-172-08-000	Santee	Residence at 744 River Street	23,013	15,850	0	
008-163-07-000	State of California	Undeveloped	8,579	0	1,397	
Southeast Quadrant of SR 1/9 Intersection						
008-174-01-000	City of Santa Cruz	Undeveloped	2,278	0	0	
008-174-06-000	City of Santa Cruz	Undeveloped	845	0	0	
008-174-09-000	Tedesco	Gateway Plaza Shopping Center	1,387	0	6,012	
008-601-02-000	SPG Associates	Gateway Plaza Shopping Center	47	0	988	
008-601-04-000	Gateway Plaza Associates	Gateway Plaza Shopping Center	650	0	1,499	

Shaded parcels indicate full acquisition is required.

¹ Square footage that is not directly needed for the proposed roadway right-of-way.



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Figure 1
Regional and Project Location

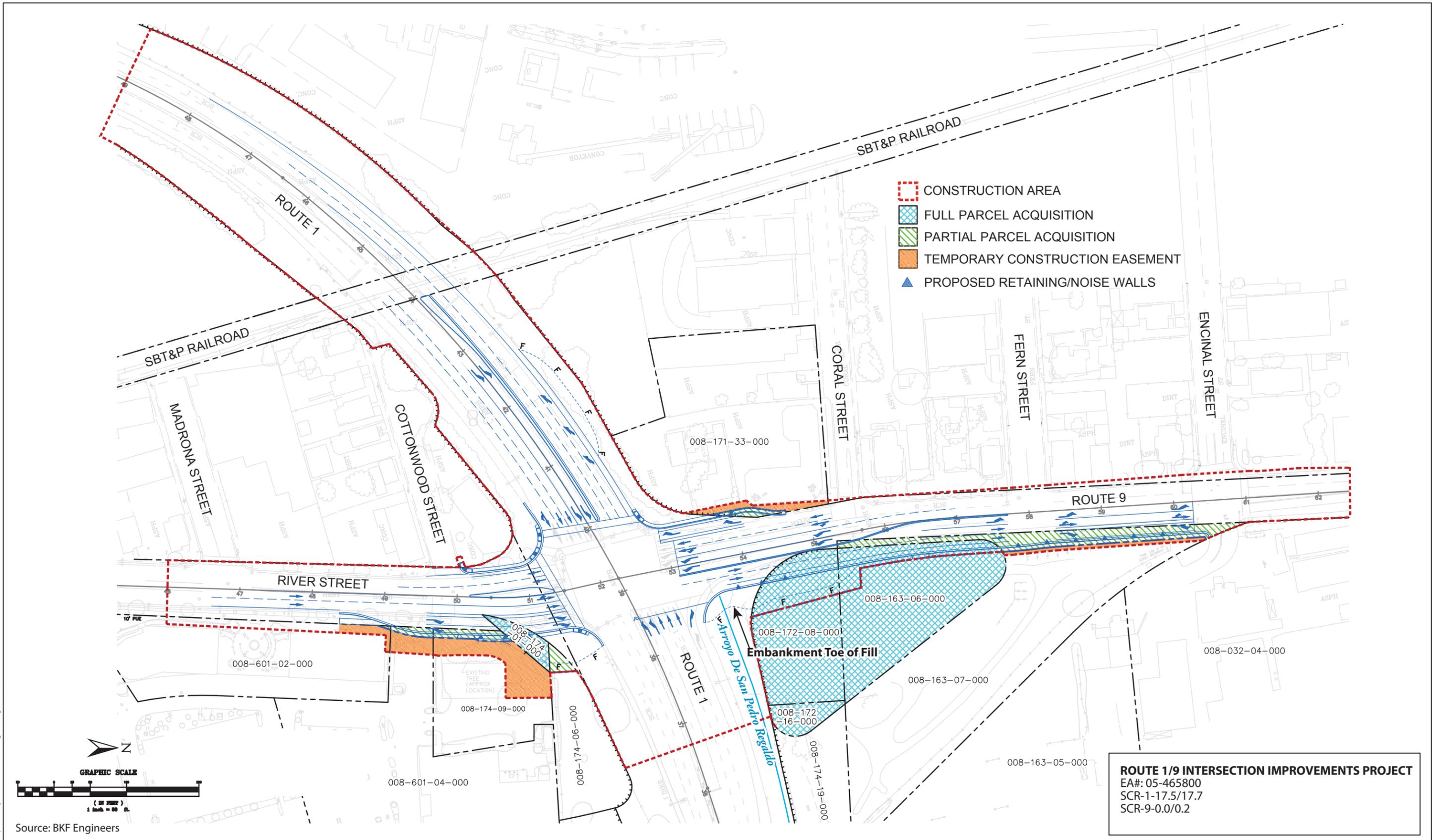


Figure 2
Plan View

RELOCATION IMPACT MEMORANDUM

(Form #)

and building supply business, and would displace a portion of the Central Home Supply's showroom. The disposition of this property will be determined during final design.

For the purposes of the environmental review process, it is assumed that full acquisition of this parcel will be required since this is a worst-case assumption.

- Another parcel owned and used by Central Home Supply for material storage (APN 008-172-16-000): Since full acquisition of the parcel that houses the Central Home Supply buildings may be required, full acquisition of APN 008-172-16-000, also owned by the property owner of Central Home Supply and APN 008-172-08-000, is assumed.
- One vacant parcel owned by the City of Santa Cruz (APN 008-174-01-000): This parcel is needed for the intersection widening.

Of the four parcels to be acquired, the residential unit that houses renters and the parcel with the Central Home Supply business would require relocation. This Relocation Impact Memorandum is being prepared should the City acquire these parcels. The City intends to coordinate with the owners to determine their preference.

Typically, it is reasonable to assume that displaced persons would seek replacement housing that is similar in location, cost, and character to the homes they would be leaving behind. This would indicate that residents of the displaced home would seek an affordable single-family home for rent on a city lot within the part of Santa Cruz containing the displacement area. City of Santa Cruz data indicate that the rental vacancy rate for 2010 was 5.6% (Alamos pers. comm.), and 2010 census data report a 7.1% vacancy rate for the City of Santa Cruz (Association of Monterey Bay Area Governments 2011).

An April 28, 2011 online review of rental website (www.apartmenthunterz.com) showed that houses were available for rent in the 95060 zip code area. A May 16, 2011 review of classified advertisements in the Santa Cruz Sentinel showed 34 apartments, units in multiplex buildings, condos/townhouses, and houses available for rent within a 10-mile radius of zip code area 95060 (Santa Cruz Sentinel 2011). Of these, two were studios, 13 were 1-bedroom units, 15 were 2-bedroom units, 3 were 3-bedroom units, and one was a 4-bedroom unit. Nine units were single-family houses. Prices ranged from \$2495/month for a 2-bedroom, 2-bath beachfront condominium to \$650/month for a studio house in Boulder Creek (Santa Cruz Sentinel 2011). There appears to be ample replacement single-family rental housing on the market similar to the displacement property to relocate the residents of the renter-occupied home potentially displaced by the project.

The City of Santa Cruz also offers a First Time Homebuyer Program, which is designed to fill the gap between what a first time homebuyer can borrow from a mortgage lender and the purchase price of the home (Daly pers. comm.). This could assist the potentially displaced renters in purchasing housing equivalent to the home that is being displaced by the project.

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A May 16, 2011 online review of the retail rental website (www.loopnet.com) showed that five retail properties and three vacant land properties were available for sale in the 95060 zip code area. In addition, a May 16, 2011 review of classified advertisements in the Santa Cruz Sentinel showed six commercial properties available for lease and one lot available for sale within 10-miles radius of zip code 95060 (Santa Cruz Sentinel 2011). Thus, there appears to be ample replacement resources on the market to relocate the business potentially displaced by the project.

Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as a result of the acquisition of the real property, or required to relocate as a result of a written notice from the California Department of Transportation from the real property required for a transportation project is eligible for "Relocation Assistance." 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.

Right of Way Agent

APPROVED:

Senior Right of Way Agent

RELOCATION IMPACT MEMORANDUM

10-EX-3 (REV 02/2005)

(Form #)

Proposed Improvements at Route 1/9 Intersection

Although both Route 1 and Route 9 are generally considered north-south thoroughfares, in the project area, Route 1 runs east-west orientation and Route 9 runs north-south. Thus, travel lanes on Route 1 are referred to as running in an “eastbound” or “westbound” direction, and travel lanes on Route 9 are referred to as running in a “northbound” or “southbound” direction.

Route 9 (north of the route 1/9 intersection)

Northbound Route 9

- Add a second northbound through lane and an 8-foot shoulder on northbound Route 9, from Route 1 to Fern Street, to receive vehicular and bicycle traffic from both the new left-turn lane on Route 1 and the converted shared left/through lane from northbound River Street.
- Add a 4-foot through bike lane, 12-foot right turn lane, and 4-foot shoulder on northbound Route 9, between Fern Street and Encinal Street, to accommodate bicycle through traffic, and vehicular traffic turning into the Tannery Arts Center.
- Replace channelizers with a 2-foot raised concrete median along Route 9 from Route 1 to Fern Street.

Southbound Route 9

- Add a new shared through/left turn lane on southbound Route 9 to permit a triple left onto eastbound Route 1 and two through (receiving) lanes to southbound River Street.
- Add a 4-foot through bike lane to accommodate bicycle through traffic.

River Street (south of the Route 1/9 intersection)

Northbound River Street

- Revise the left turn lane to provide a shared through/left turn lane, so two lanes turn onto westbound Route 1.
- Extend the queuing length for the two right turn lanes onto eastbound Route 1.

Southbound River Street

- Realign the two lanes to receive traffic from the two through lanes on southbound Route 9.

Route 1 (west of Route 1/9 intersection)

Eastbound Route 1

- Add a left turn lane on eastbound Route 1 so that two lanes turn onto northbound Route 9.
- Remove the existing traffic signal mast arm and “pork chop” island between the right turn lane and through lane. A new signal mast arm will be installed at the curb return at the southwest corner of the intersection of Route 1/River Street, just south of the handicap ramps.
- Reconstruct the median, from the Route 1/9 intersection to the SCBT&P railroad tracks, to accommodate the additional left turn lane.

Westbound Route 1

- Minor widening and striping realignment of westbound Route 1 due to widening associated with the second left turn lane along eastbound Route 1.

Route 1 (east of Route 1/9 intersection)

Eastbound Route 1

- Minor modification to the median nose to accommodate Route 1/9 intersection improvements, including receiving the triple left-turn movement from southbound Route 9.

Westbound Route 1

There are no improvements proposed on westbound Route 1 east of the Route 1/9 intersection

Printed References

Association of Monterey Bay Area Governments. 2010. 2010 Census Data Housing Units, Households, and Vacant Units: 2000 and 2010. April. Available: <http://www.ambag.org/reports/census_tables.html>. Accessed: May 16, 2011.

Caltrans (California Department of Transportation). 2005. Relocation Assistance. Chapter 10 in Caltrans Right of Way Manual. Revised November, 2009. Available: <<http://www.dot.ca.gov/hq/row/rowman/manual/ch10.pdf>>. Accessed: May 16, 2011.

Santa Cruz Sentinel. 2011. Homefinder.com. Available: <<http://santacruzsentinel.kaango.com/ads/search?search=&latlong=37.010531%2C-122.117826&fq=iscommercial%3A%22false%22&where=95060&allmarket=1&distance>>

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(Form #)

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www.apartmenthunterz.com/search/results>.

Personal Communications

Alamos, Lupita. City of Santa Cruz, Planning and Community Development. May 4,
2011—E-mail to Debra Loh regarding rental vacancy rate in City of Santa Cruz for 2010.
Daly, Norm, Housing Programs Coordinator and Wharf Property Manager, City of Santa
Cruz Economic Development and Redevelopment, May 4, 2011, E-mail to Debra Loh
regarding the City's First Time Homebuyer Program