



**BENDER
ROSENTHAL
INCORPORATED**

**Relocation Impact Statement
and Last Resort Housing Plan
for the
SR-99/120 Project**

Prepared for

City of Manteca

Submitted by

Bender Rosenthal, Inc.

September 2018

To: Mr. Garry Horton, P.E.
Mark Thomas

Date: September 25, 2018

Federal Aid No.:

From: Brenda Schimpf
Project Manager
Bender Rosenthal Inc.

Project: SR-99/120Project

The purpose of this Relocation Impact Statement is to provide San Joaquin County, City of Manteca, Department of Transportation, local agencies and the public with information on the impact this project will have on residential and nonresidential occupants. Currently there are two alternatives being considered for the project, the No-Build Alternative and the Alternative 1 (Build Alternative) which will be the focus of this report. All displacees will be treated in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended, and Title 49 Code of Federal Regulations (CFR) Part 24.

Alternative 1 proposes to increase the single lane connectors from eastbound SR 120 to southbound SR 99 and from northbound SR 99 to westbound SR 120 to two lanes. Auxiliary lanes would be added to SR 120 from SR 99 to Main Street and along both directions of SR 99 from 0.3 miles north to 1.8 miles south of the Austin overcrossing. The existing Austin overcrossing would be removed and replaced with a structure that spans the added connector ramp lanes. The new structure would also span the UPRR tracks. A new connection from Austin Road to Moffat Boulevard would be constructed to reconnect Austin Road across the UPRR tracks using the existing at-grade crossing at East Woodward Avenue. The northbound entrance and the southbound exit ramps from SR 99 and Austin Road would be braided to eliminate the merge/ weave conflicts with the freeway connector traffic.

The key design features are:

- Widen the eastbound SR 120 to southbound SR 99 connector ramp from one-lane to two-lanes;
- Widen the northbound SR 99 to westbound SR 120 connector ramp from one-lane to two-lanes;
- Add an auxiliary lane in the existing median in each direction of SR 120 from Main Street to SR 99;
- Add an auxiliary lane in each direction on SR 99 from SR 120 to approximately 1.7 miles south of the Austin Road overhead by shifting the median to the east and away from the UPRR right-of-way;
- Remove the Austin Road overcrossing and replace with a longer 4-lane structure spanning SR 99 and UPRR;
- Convert the entrance ramp from Austin Road to northbound SR 99 and to westbound SR 120 to a loop ramp that will provide separate traffic movements for SR 99 and SR 120;
- Replace the southbound exit ramp from SR 99 to Austin Road with a grade separated braided ramp to eliminate the weaving with SR 120 merging traffic;

- Add a new connecting road from Austin Road to East Woodward Avenue and Moffat Boulevard and modify the existing UPRR gated crossing at East Woodward Avenue to conform to the new connector road;
- Relocate the northbound SR 99 exit ramp to Austin Road to accommodate the loop on ramp;
- Relocate the SR 99 frontage road for approximately 0.8 miles.

Impacted Parcels. Six potential displacees (five residential and one commercial) would result from the construction of Alternative 1 (see attached map). Two parcels are full acquisitions and will require off-site relocation. Three partial acquisitions will impact the residences resulting in the possibility of relocating on the property remainder or to an off-site relocation. One commercial property operating as a propane dealer is impacted by the construction of the freeway on-ramp that will eliminate the access and result in a full acquisition. The residential parcels are currently occupied by the property owners and anticipated to be that way at the time of displacement.

Parcel APN	Acquisition Type
228-060-16	Potential Full Residential Acquisition
228-060-15	Potential Full Residential Acquisition
228-060-19	Potential Full Residential Acquisition
228-060-24	Potential Full Residential Acquisition
224-050-16	Potential Full Residential Acquisition
228-060-17	Potential Full Commercial Acquisition

Demographics. According to the Department of Finance census dated January 1, 2018, the City of Manteca has a population of 81,345 and San Joaquin County has a population of 758,744. Since 2010 the City of Manteca has experienced a population increase of 17.8%. Manteca's population and demographics consist of the following:

Population Estimates for Manteca and San Joaquin County					
COUNTY/CITY	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/2018
Manteca	73,266	75,211	77,360	79,349	81,345
San Joaquin County	712,134	723,856	735,319	747,263	758,744

Source: Department of Finance

	City of Manteca According to 2000	Affected Occupants of the Project Area
White Persons	43.5%	0%
Black or African American Persons	18.9%	42%
Persons of Hispanic or Latino Origin	32.2%	58%
Other	-	0%

This report acknowledges that Bender Rosenthal Inc. has sufficient resources in terms of experienced staff to complete the above described relocations in accordance with guiding policies and procedures as detailed above, and that qualified consultants, licensed under a broker are available to provide support with completing relocations.

Current Market. A summary of the available homes in surrounding area shows an ample supply of residential properties available for the displacees. Currently there are 72 active 3-5-bedroom homes available on the market to accommodate the five residential displacees. No determination has been made as to the direct comparability of these homes to the affected residences by the Project. That determination will be made based on a closer examination of both the affected property and the available replacement sites.

MLS Statistics - Single Family Residential Market-Manteca						
3 Beds						
	Bedrooms	Bathrooms	Square Feet	List Price	Selling Price	DOM/CDOM
Median	3	2	1,547.00	\$ 370,000	\$ 370,000	14/15
Maximum	3	3	3,431.00	\$ 3,500,000	\$ 715,000	1157/1157
Number of Active Listings:						66
Number Sold Since Jan-2018:						360
4 Beds						
	Bedrooms	Bathrooms	Square Feet	List Price	Selling Price	DOM/CDOM
Median	4	3	2,128.00	\$ 439,000	\$ 439,900	15/16
Maximum	4	5	4,535.00	\$ 2,400,000	\$ 849,900	363/364
Number of Active Listings:						48
Number Sold Since Jan-2018:						251
5 Beds						
	Bedrooms	Bathrooms	Square Feet	List Price	Selling Price	DOM/CDOM
Median	5	3	2,743.00	\$ 479,500	\$ 470,000	16/17
Maximum	5	5	4,045.00	\$ 2,488,900	\$ 650,000	221/333
Number of Active Listings:						22
Number Sold Since Jan-2018:						72

Source: Multiple Listing Service (MLS)

A search of the local commercial real estate market shows a moderate level of properties available to accommodate the propane business. Currently there are 44 active commercial properties for sale and 17 additional available for lease.

Source: LoopNet and CoStar

Project Assurances. The City and Agency are committed to providing relocation assistance to each residential tenant occupant who was in legal occupancy for 90 days prior to the City's first written offer to the property owner and to the residential owner occupant who has occupied the property as their primary residence for at least 180 days prior to the City's first written offer. In addition, it is the intent of the Agency that all activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended and detailed below:

- All persons displaced as a result of an acquisition by the City, with or without Agency funding, shall receive fair and equitable treatment.
- No project occupant will suffer disproportionate damages as a result of a project proposed for the public's benefit.
- No eligible residential occupant will be required to move unless adequate replacement housing is available to the displaced person, regardless of race, color, religion, sex, or national origin. No eligible occupant will be displaced without 90 days' notice and unless "comparable" replacement housing can be located and is available. "Comparable" housing includes standards such as: decent, safe, and sanitary (as defined in § 6008(d) of the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in section 6008, subdivision (c)(5) of the Guidelines.
- No residential tenant occupant will be required to relocate unless comparable, affordable replacement housing is available within the greater search area. "Affordable" is defined as rent payments that are within the financial means of a displaced person or not more than 30% of the household's adjusted gross monthly income. [CCR, Title 25, Section 6008(c)(5)].
- A Relocation Advisor will work with each occupant throughout the relocation process.
- Within 60 days of the City's first written offer to purchase the property, the Relocation Advisor will provide each project occupant with (1) a Relocation Assistance Handbook which will explain all relocation assistance available to the occupant, and (2) a Letter of Entitlement which explains the specific assistance options available to the occupant. A calculation of any monetary assistance will be included in each Letter of Entitlement for residential occupants.
- No eligible occupant will receive a 90-Day Notice to Vacate or be required to relocate without first receiving a Letter of Entitlement for Relocation Assistance, a Relocation Assistance Handbook, and referrals to available replacement sites.
- Relocation assistance payments will be made in a timely manner. Payments for the households will be based on the Agency's Housing Valuation Survey and "spend to get" requirements.
- Benefits and payments as required by the California Relocation Assistance Act of 1970, as amended (California Government Code, Section 7260), and by the California Department of Housing and Community Development Guidelines promulgated thereto (California Code of Regulations, Title 25, Chapter 6) will be provided to all displaced occupants.
- The City or Agency's appraisal, acquisition, and relocation assistance programs are adequate to provide orderly and timely relocation of all persons to be displaced.
- The City or Agency will have the necessary funds to pay all required moving costs, replacement housing payments, and other relocation benefits, including Last Resort Housing payments. All relocation benefits will be offered and administered by the Agency.

RECOMMENDED FOR APPROVAL:

Brenda Schimpf

BRENDA SCHIMPF, PMP, RE Broker
Project Manager Bender Rosenthal Inc.

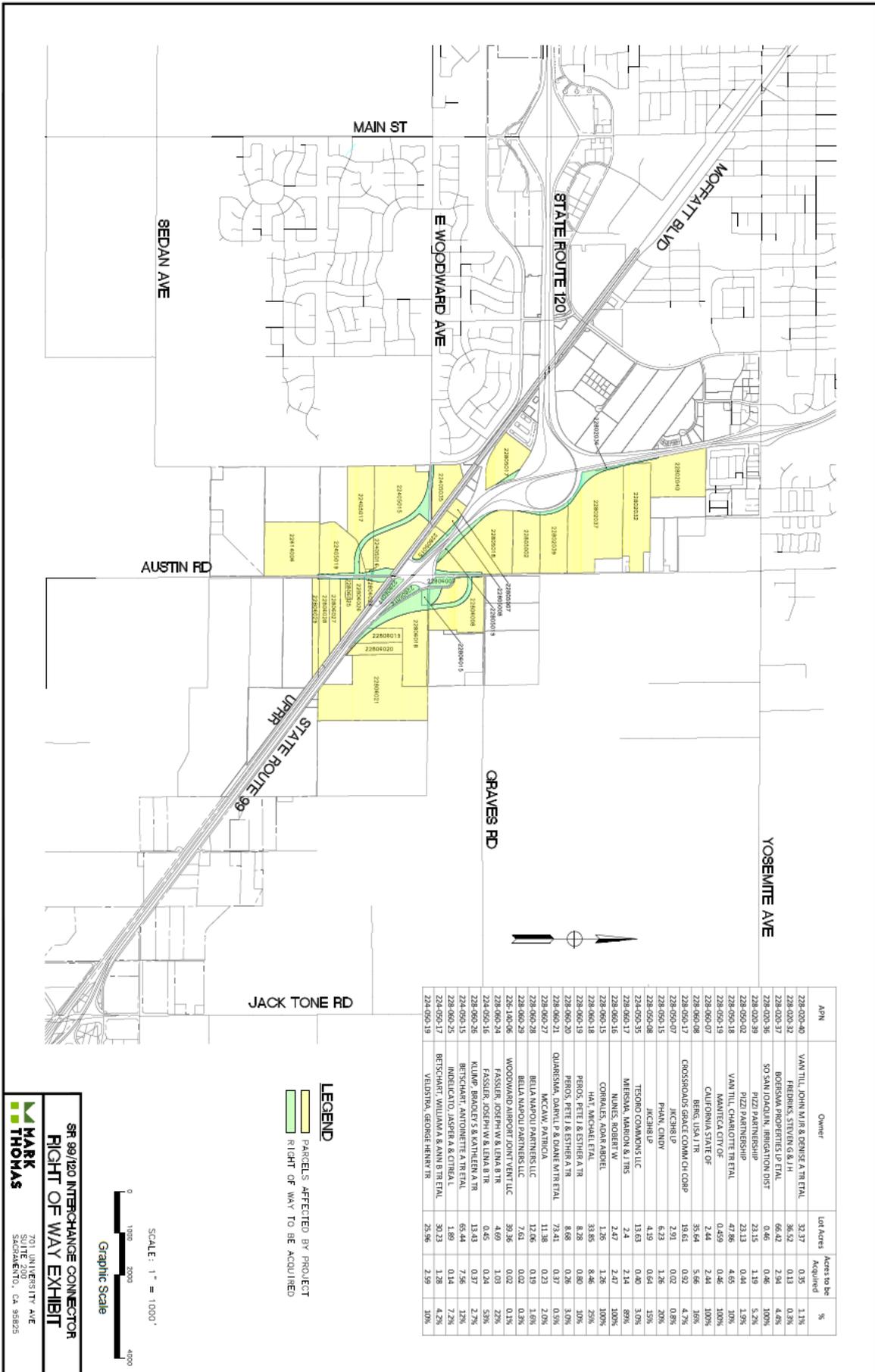
APPROVED:

Garry W Horton

GARRY HORTON, P.E.
Mark Thomas

10/10/18

Date



APN	Owner	Lot Acres	Acres to be Acquired	%
228-003-40	VANI TILL, JOHN, MTR & DENISE A TR ETAL	32.37	0.35	1.1%
228-003-32	FREEMAN, STEVEN G & J H	36.52	0.13	0.3%
228-003-17	BOGGS, PROPERTIES B ETAL	66.42	2.24	4.6%
228-003-36	50 SHAN, HAZEL, HAZELTON DIST	23.16	1.16	5.0%
228-003-28	PIZZI PARTNERSHIP	23.13	0.44	1.9%
228-003-18	VANI TILL, CHARLOTTE TR ETAL	47.86	4.65	10%
228-003-19	MANATECA CITY OF	0.69	0.46	100%
228-003-07	CALIFORNIA STATE OF	2.44	2.44	100%
228-003-08	BRIG, LISA LTR	35.64	5.66	16%
228-003-12	CROSSROADS GRACE COMM CH CORP	19.61	0.92	4.7%
228-003-17	JCCPRLP	2.91	0.02	0.8%
228-003-15	PHAN, CINDY	6.23	1.26	20%
228-003-35	JCCPRLP	13.63	0.64	5%
228-003-17	TESORO COMMONS LLC	2.47	2.14	89%
228-003-16	MERSMAN, MARION & J TRS	2.4	2.14	89%
228-003-15	NUNES, ROBERT W	1.26	1.26	100%
228-003-18	CORRALES, ADAR ABDEL	33.85	8.46	25%
228-003-19	HAI, MICHAEL ETAL	8.68	0.80	10%
228-003-20	PERIOS, PETE J & ESTHER A TR	79.41	0.26	0.3%
228-003-21	QUARSKA, DANIEL P & DIANE M TR ETAL	11.38	0.37	3.3%
228-003-27	MCCAW, PATRICIA	12.06	0.23	2.0%
228-003-28	BELLA NAPOLI PARTNERS LLC	7.61	0.19	2.5%
228-003-29	WOODWARD AIRPORT JOINT VENT LLC	39.36	0.02	0.1%
228-003-24	FASSLER, JOSEPH W & LENA B TR	4.69	1.03	22%
228-003-16	FASSLER, JOSEPH W & LENA B TR	0.45	0.24	53%
228-003-26	KUMP, BRADLEY S & KATHLEEN A TR	13.43	0.37	2.7%
228-003-15	BRISCHART, ANTOINETTE A TR ETAL	69.44	7.56	11%
228-003-25	INDOLICATO, JASPER A & CTRIAL	1.89	0.14	7.2%
228-003-17	BRISCHART, WILLIAM A & ANN B TR ETAL	30.23	1.28	4.2%
224-003-19	VELUSTAL, GEORGE HERBERT TR	25.96	2.59	10%

**SR 99/120 INTERCHANGE CONNECTOR
RIGHT OF WAY EXHIBIT**

MARK THOMAS
701 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825