
APPENDIX J
RELOCATION IMPACT ASSESSMENT

RELOCATION IMPACT MEMORANDUM

10-EX-3 (REV 12/2005)

(Form #)

State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

M e m o r a n d u m

To: DISTRICT PROJECT MANAGER
DISTRICT PROJECT ENGINEER
DISTRICT ENVIRONMENTAL BRANCH CHIEF

Date: August 17, 2022

File:

From: Department of Transportation – San Bernardino Region/District 8
Right of Way Relocation Assistance

Subject: State Route 66/Foothill Boulevard Improvement Project - Relocation Impact Memorandum

The purpose of this Relocation Impact Memorandum is to evaluate the impact to owners, tenants, businesses or persons in possession of real property to be acquired for the development of the proposed Foothill Boulevard Street Improvements Project.

Project Description

The California Department of Transportation proposes to improve the existing roadway of State Route 66 (SR-66)/Foothill Boulevard in the County of San Bernardino, in the City of Fontana, California. The project consists of widening the segment of SR-66/Foothill Boulevard between Hemlock Avenue on the west and Almeria Avenue on the east. The proposed project would consist of: (1) widening approximately 4,700 feet of Foothill Boulevard from Hemlock Avenue to Almeria Avenue from four lanes to six lanes, (2) construction of Class II bike lanes, (3) a raised landscaped median, (4) widening approximately 260 feet of Beech Avenue, south of Foothill Boulevard, and (5) replacement of the historic Malaga Bridge with a new single-span steel truss bridge; and relocation of the existing bridge on the project site.

Project site acquisition would involve partial takes of 42 parcels, most of which would be 9 to 10 feet wide abutting the existing roadway right-of-way. Acquisitions on parcels on the south side of Foothill Boulevard west of Beech Avenue consisting of commercial uses, vacant land, and a water tank would range from 30 to 44 feet wide from the right-of-way frontage.

One partial acquisition of a property (APN 1110-161-14) at the northwest corner of Beech Avenue would require demolition of existing buildings and another partial acquisition of a property (APN 232-031-28) would require relocation of an existing business and demolition of a building. Construction of improvements to Foothill Boulevard are anticipated to begin in spring 2023 and expected to require approximately 12 months for completion.

Analysis of Relocation Impacts

The potential impacts on residential and nonresidential/commercial property were determined from the San Bernardino County parcel map and a field review of the site.

Site acquisition associated with the proposed project would not require demolition of any residences or relocation of residents.

Site acquisition would require demolition and removal of existing nonresidential/commercial buildings on two parcels, as described below. Refer to **Attachment A: Displacement Area Map**, which shows the location of the affected commercial properties.

- One commercial building at 15305 Foothill Boulevard, APN 0232-031-028. The building is one story; approximately 1,500 square feet in footprint; and houses a home goods store.
- Three small buildings located at the northwest corner of Beech Avenue and Foothill Boulevard; no address, APN 1110-161-14. Each of these buildings are approximately the size of a 20-foot freight

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container. The buildings appear to be accessory buildings (such as storage) appurtenant to some other nearby land use. It is unknown whether the buildings are in use or vacant. These buildings are not anticipated to house employment-generating land use.

Real estate research was conducted to determine the availability of suitable replacement retail property comparable to the displaced properties in the City of Fontana.¹ The parameters of this analysis included a size range of 1,500 to 3,000 square feet and location in the City of Fontana. The existing market value of the displaced properties is unknown, therefore, similar size and location were considered in search of the replacement properties. Refer to **Attachment B: Replacement Area Map** that shows two suitable properties that were identified. The first property is located at 8885-8891 Sierra Avenue: a three-unit retail building currently occupied by a psychic, a barbershop, and a restaurant. The building is 2,544 square feet with an offering price of \$1.4 million. The building is surrounded by an oil change business to the south and retail use to the north and is approximately 100 feet north of Merrill Avenue, an arterial street.

The second property is in the community of Bloomington at 18235 Valley Boulevard: a one-unit commercial and residential property that formerly housed a building materials/supply business. Three buildings are onsite: the front (northerly) building is a retail room and the middle building is a residence. The use of the rear (southerly) building is unknown but may have been storage based on its location and small size. The three buildings total 2,400 square feet; the listing price for the property is \$1.1 million. The property is surrounded by retail use to the east and a mobile home park to the west. The property is approximately 850 feet east of Locust Avenue, a two-lane roadway.

Additionally, the real estate research indicated that currently, there are ample retail and industrial commercial properties in the City of Fontana similar to the displacement property that are available for lease.² Therefore, it was determined that adequate commercial properties are available in the vicinity of the project area to meet the needs of and relocate the displaced businesses from the impacted area.

It has been determined that there would be 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. 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

c: Region/District RW DDC
Region/District P&M

¹ Loopnet.com, August 11, 2022.

² Loopnet.com, Crexi.com, August 16, 2022.
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Attachment A – Displacement Area Map



**Foothill Boulevard
Malaga Bridge Improvements**

Legend

- Project Boundary
- APN: 111016114, 023203128
- Parcel Boundaries

Key Map

0 187.5 375 Feet
 0 50 100 Meters

Scale: 1:600

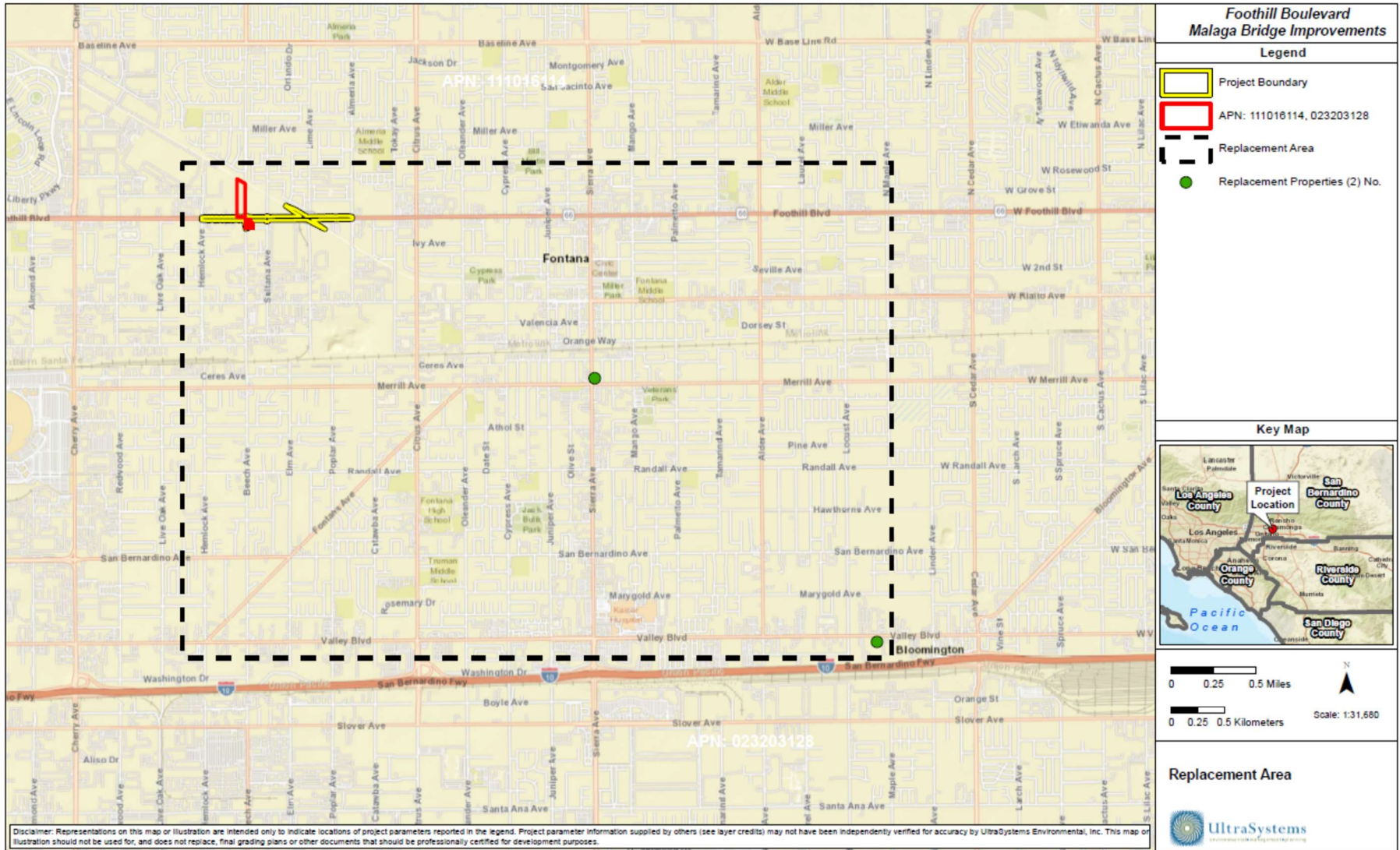
Relocation Impact Memorandum

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Attachment B – Replacement Area Map



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