

North County Corridor New State Route 108 Project

Cities of Oakdale, Modesto and Riverbank, Stanislaus County, CA

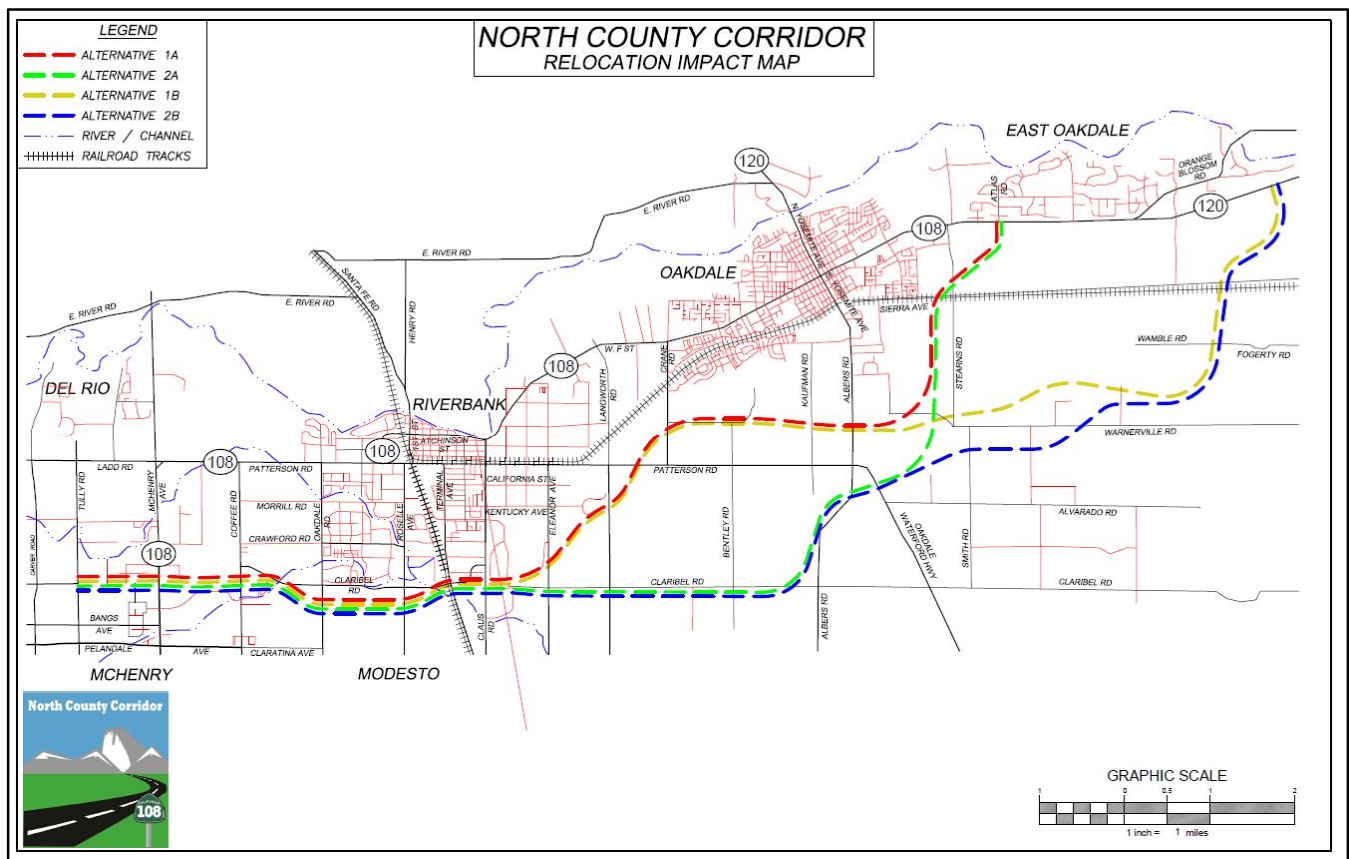
STANISLAUS COUNTY, CALIFORNIA

DISTRICT 10 – STA – 108

(SR-108 [PM 27.5/44.5], SR-219 [PM 3.7/4.8], SR-120 [PM 6.9-11.6])

EA: 10-0S8000 & Project ID: 1000000263

Draft Relocation Impact Report



January 2016



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Summary of Relocation Impact Report

The *Draft Relocation Impact Report* (DRIR) will identify the displacement impacts of the proposed North County Corridor New State Route 108 Project (Project) on the Cities of Modesto, Oakdale, Riverbank, and unincorporated areas of Stanislaus County. The purpose of the DRIR is to identify the characteristics of the displacee population, and to discuss mitigation measures to meet the relocation needs of every residential, commercial, and personal property displacee.

The magnitude of the proposed Project is considerable among all four build alternatives under consideration (1A, 1B, 2A, 2B). Relocation impacts to a significant number of occupants, across a wide range of residential and commercial property types are anticipated, and would require the full spectrum of assistance available under governing relocation regulations, guidelines, and ordinances.

Research indicates that the availability of replacement sites is sufficient to relocate the displaced occupants into the replacement areas of the Cities of Modesto, Riverbank, Oakdale, and Ceres, as well as the communities of Salida and Empire. The replacement area characteristics are discussed, as well as, the need for a relocation phasing and planning to avoid an influx of displacees into the housing market.

It is anticipated that low-income households, elderly households, households with disabilities, households with language needs, and Section 8 households would be affected by the proposed Project. Addressing the special needs of affected households early in relocation planning process is a critical component of the DRIR and relocation planning process.

It is anticipated that some households will experience challenges in qualifying for replacement housing. Advance replacement housing payments may be necessary to assist displacees in qualifying for leases or loans. Assistance under the provisions of Last Resort Housing is anticipated to play a key role in the proposed Project's ability to provide displacees with comparable replacement housing.

The proposed Project poses significant impacts to a wide range of business uses, including retail, restaurant, automotive, office, and consumer services. The majority of these businesses would be considered small businesses, which would require cost-effective smaller replacement sites with proximity to established customer bases.

Larger businesses, including manufacturing, industrial, and primarily agricultural farms would be affected. Several of these larger non-residential displacements, including agricultural farms, may be potential candidates for extensive advisory services. Relocation timeframes of 18 to 36 months should be anticipated for larger establishments, depending on the complexity of relocations and availability of replacement sites.

It would be critical to address complex business relocation issues early on in the process, including mitigation of such issues as: Replacement site requirements, trade fixtures and

equipment, tenant improvements/modifications, and personal property/real property issues. The DRIR discusses requirements that may become long lead items, such as special permits or zoning requirements.

An important factor in planning the relocation of affected occupants is to gather detailed information in the form of personal interviews. Interviews with affected occupants have not occurred in the preparation of the DRIR, but are anticipated to occur in the preparation of the *Final Relocation Impact Report (FRIR)*. Once the final alternative is selected a FRIR will be prepared and will provide greater detail of the individual relocation plan for residences and businesses.

Funding for this phase of the project is being provided by the State Transportation Improvement Program along with regional development impact fees. The North County Corridor Transportation Expressway Authority is seeking state funding that was once part of the Oakdale Bypass Project.

The DRIR was prepared in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and with consideration to the updates brought on by MAP-21 (Moving Ahead for Progress in the 21st Century), as well as the California Department of Transportation's (CALTRANS) Right-of-Way policies and procedures. The relocation of displaced occupants may also be subject to Federal, State, and/or local relocation regulations and housing ordinances.

The undersigned has completed this report of the above-referenced project and recommends approval of the report.

Micole Alfaro, Senior Consultant

The undersigned has reviewed and approved this report.

Chanin McKeighen, Senior Right-of-Way Manager

1.0 Summary and Project Data

1.1. Purpose of Study

The purpose of this study is to provide the California Department of Transportation (Caltrans), local agencies, and the public with information on the effect the proposed new state route project would have on the residential and non-residential occupants within the proposed project alignments. Specifically, this report is concerned with potential problems that may be caused by the displacement of existing structures and their occupants.

1.2. Limits and Purpose of Project

The purpose of the project is to reduce existing and future traffic congestion in northern Stanislaus County, enhance traffic safety on existing SR-108, support the efficient movement of goods, and improve interregional travel.

The proposed project is located in Caltrans District 10 within portions of the Oakdale, Riverbank, and Modesto communities, Stanislaus County, California. The North County Corridor New State Route (SR) 108 Project will connect SR-219 near Modesto, CA to SR-120 near Oakdale, CA. The proposed project consists of four Build Alternatives (1A, 1B, 2A, and 2B) and the No-Build Alternative.

The western terminus of all alternatives is at the SR-219 (Kiernan Avenue)/Tully Road intersection. The alternatives proceed to the vicinity of the Claus Road/Claribel Road intersection, where Segment 2 begins and the alternatives separate into two different alignments (A and B). In Segment 2, Alternatives 1A and 1B veer northeast near the Claus Road/Claribel Road intersection and pass through the southern boundary of Oakdale, and Alternatives 2A and 2B continue easterly along Claribel Road and turn northeastward past the intersection of Claribel Road/Bentley Road. Each of the alternatives then breaks into two possible alignments to their eastern terminus in Segment 3, just past the Oakdale-Waterford Highway. The eastern terminus of Alternatives 1A and 2A end along SR-108/120 just east of the City of Oakdale boundary. Alternatives 1B and 2B end farther east of the Alternatives 1A and 2A terminus, along SR-108/120 in the vicinity of Lancaster Road. The purpose of the project is to reduce existing and future traffic congestion in northern Stanislaus County, enhance traffic safety on existing SR-108, support the efficient movement of goods, and improve interregional travel.

The proposed project improvements include:

- At grade intersections;
- Grade separation structures at major roadway and railway crossings;
- Structures at various waterway crossings, such Modesto Irrigation District (MID) and Oakdale Irrigation District (OID) canals;
- County and City roadway improvements at various locations; and,

- New freeway/expressway controlled access travel lanes.

The four alternatives would consist of two to three 12-foot-wide through lanes with 5-foot to 10-foot-wide left and right shoulders in each direction. The east-bound and west-bound alignments would be separated by a 46 to 70-foot-wide median, including the 5-foot to 19-foot-wide shoulders and 26-foot to 60-foot-wide graded, unpaved median area. Drainage swales would be located along either side of the new roadway.

As the proposed roadway would function as a freeway/expressway with controlled access, new and realigned local access roads are needed to provide continued access to existing properties. This would involve construction of a discontinuous local roadway system which would provide a 12-foot-wide through lane and a 8-foot-wide shoulder, in each direction. Up to a 12-foot-wide area would be provided between the right-of-way limit and the edge of pavement to allow for drainage ditches. Where required, turn lanes would provide connections to cross roads. Each of the four build alternatives includes these proposed local access roads which are delineated on.

Elevated roadways, separated grade crossings, single point urban interchanges, signalized intersections, and roundabouts would be needed for each of the four alternatives. A Class 2 bike lane would also be constructed within the road shoulder from Claus Road to the eastern terminus at State-Route 108/120.

Various utilities exist throughout the project area that would need to be relocated. These include electric, telephone, water, sewer, and irrigation lines. At the time of this report, the exact locations to which the impacted utilities would be relocated is unknown, but relocation would take place within the currently defined project area.

Permanent right-of-way and temporary construction easements would also be required for the proposed project.

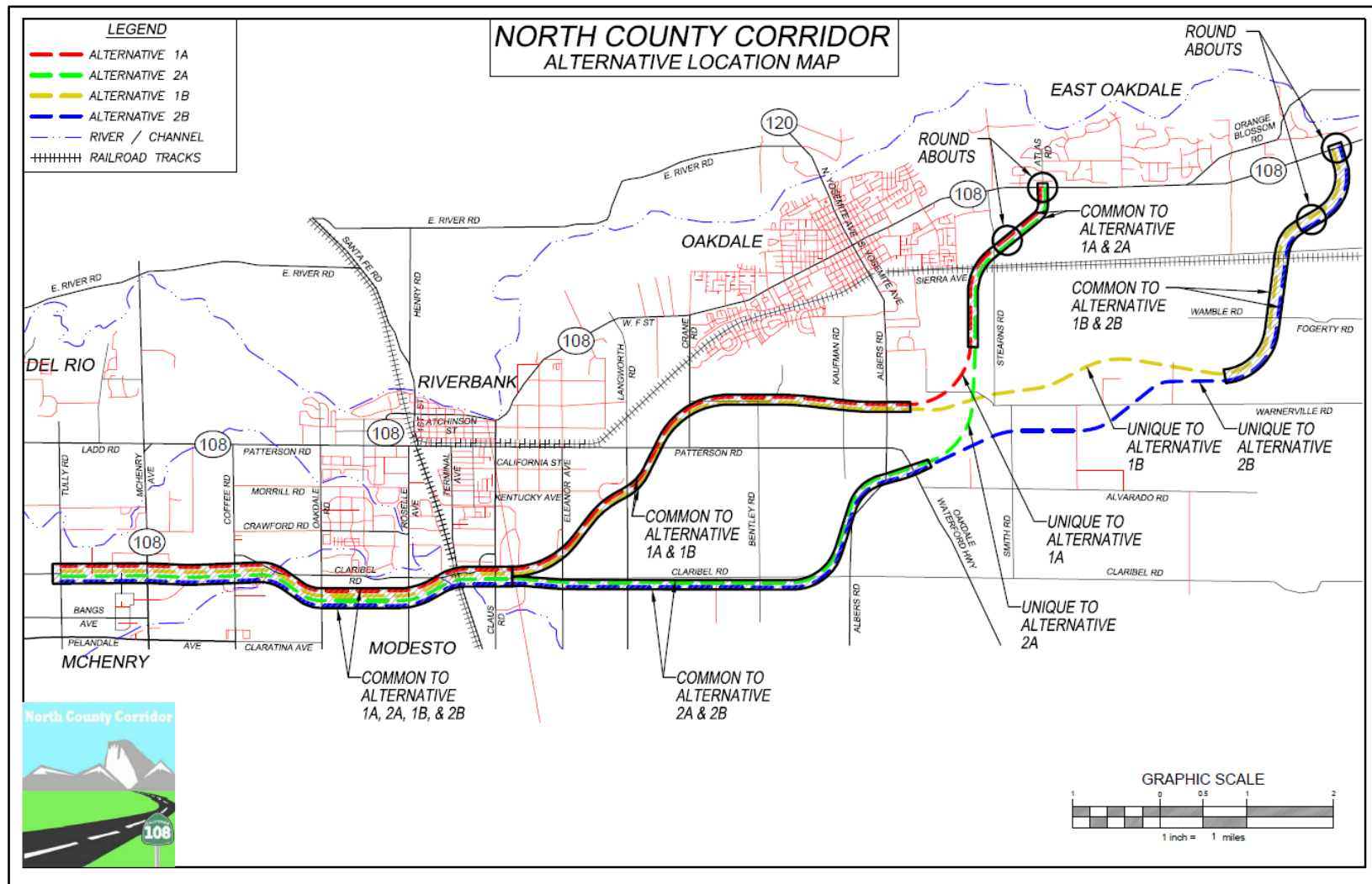


Figure 1 – Alternative Location Map

1.3 Purpose and Need

The purpose of the project is to reduce existing and future traffic congestion in northern Stanislaus County, enhance traffic safety on existing SR-108, and support the efficient movement of goods as follows:

- Reduce traffic congestion and accommodate future traffic on existing SR-108 and surrounding transportation network in Stanislaus County and the Cities of Modesto, Riverbank, and Oakdale;
- Enhance traffic safety on existing SR-108 through the communities of Riverbank and Oakdale and Modesto by reducing average daily traffic volumes (particularly truck traffic);
- Support efficient movement of goods by providing a new east-west transportation facility that will reduce the number of conflict areas with non-motorized traffic, increase the average operating speeds, and improve travel time reliability; and
- Improve interregional travel by reducing travel times for long distance commuters, recreational traffic, and interregional goods movement.

The current action is needed because:

- Traffic congestion on existing SR-108 will continue to worsen due to projected traffic volume increases;
- Existing accident rates on existing SR-108 are well above the statewide averages for similar facilities;
- Traffic congestion on existing truck routes will continue to inhibit the efficient movement of goods; and
- Existing SR-108 is part of the interregional system and interregional circulation will become increasingly constrained as travel times on existing SR-108 increase substantially with planned residential and employment growth.

1.4 Description of Alignments Studied

Four roadway alignment alternatives (Alternatives 1A, 1B, 2A, and 2B) are under consideration, along with a “No Build” alternative during this project study.

1. No-Build Alternative

No alternations to the existing facilities leaving SR-108 in existing conditions.

2. Build Alternatives (Summary Description)

For the purposes of this study the project alignment has been divided into two main segments as shown in Figure 2. Segment 1 is located between Tully Road and Claus

Road extending approximately 5.5 miles in length and is common to all the build alternatives. Segment 2 is located between Claus Road and the SR-120 varying 9-12 miles in length. Alternatives 1A and 1B located with Segment 2 are generally located north of Alternatives 2A and 2B and connect to SR-120 near the Atlas Road intersection approximately 2 miles east of Oakdale. Alternatives 2A and 2B located with Segment 2 connect to SR-120 approximately 2 miles east of the Orange Blossom Road intersection. A more detailed description is as follows:

Alternative 1A

Generally is an east/west facility commencing at the Tully Road to Claus Road with undercrossings proposed at McHenry Avenue, Coffee Road, Oakdale Road, and Roselle Avenue, and standard intersections at grade at Tully Road and Claus Road. From Claus Road to Crane Road, the facility generally travels northeasterly/southwesterly with proposed overcrossings at Eleanor Avenue, Langworth Road, and Patterson Road. From Crane Road to Albers Road, the proposed facility becomes an east/west facility with a proposed overcrossing at Kaufman Road. From Albers Road to the termination at SR-108/SR-120, the proposed facility generally travels northeasterly/southwesterly with proposed overcrossings at Sierra Railroad and S. Stearns Road, and traffic circles just northeast of the S. Stearns Road overcrossing and at the SR-120 connection.

Alternative 1B

Generally is an east/west facility commencing at the Tully Road to Claus Road with undercrossings proposed at McHenry Avenue, Coffee Road, Oakdale Road, and Roselle Avenue, and standard intersections at grade at Tully Road and Claus Road. From Claus Road to Crane Road, the facility generally travels northeasterly/southwesterly with proposed overcrossings at Eleanor Avenue, Langworth Road, and Patterson Road. From Crane Road to Smith Road, the proposed facility becomes an east/west facility with proposed overcrossings at Kaufman Road and standard intersections at grade at Albers Road and S. Stearns Road. From Smith Road to the termination at SR-108/SR-120, the proposed facility generally travels northeasterly/southwesterly with proposed overcrossings at Fogerty Road and Sierra Railroad, and traffic circles just northeast of the S. Stearns Road overcrossing and at the SR-120 connection.

Alternative 2A

Generally is an east/west facility commencing at the Tully Road to Bentley Road with undercrossings proposed at McHenry Avenue, Coffee Road, Oakdale Road, and Roselle Avenue, overcrossings proposed at Eleanor Avenue and Langworth Road, and standard intersections at grade at Tully Road, Claus Road, and Bentley Road. From Bentley Road to SR-108/SR-120, the facility generally travels northeasterly/southwesterly with proposed overcrossings at Oakdale-Waterford Highway, Sierra Railroad and S. Stearns Road, a standard intersection at grade at Albers Road, and traffic circles just northeast of the Sierra Railroad overcrossing and at the SR-120 connection.

Alternative 2B

Generally is an east/west facility commencing at the Tully Road to Bentley Road with undercrossings proposed at McHenry Avenue, Coffee Road, Oakdale Road, and Roselle

Avenue, overcrossings proposed at Eleanor Avenue and Langworth Road, and standard intersections at grade at Tully Road, Claus Road, and Bentley Road. From Bentley Road to SR-108/SR-120, the facility generally travels northeasterly/southwesterly with proposed overcrossings at Oakdale-Waterford Highway and Sierra Railroad, a standard intersection at grade at Albers Road and Smith Road, and traffic circles just northeast of the Sierra Railroad overcrossing and at the SR-120 connection.

3. Common Design Features of the Build Alternatives

The build alternatives generally consist of a four lane divided freeway/expressway facility with as needed acceleration and deceleration lanes at proposed connector facilities. Segment 1 is common to all build alternatives. Segment 2 consists of portions common between 1A / 1B, 1A / 2A, 1B / 2B, and 2A / 2B combinations and more clearly identified in the descriptions listed below and shown on Figure 2. All Build Alternatives generally share a northeast / southwest direction beginning at Tully Road and terminating at SR-108/SR-120 with having intersection at grade at Tully Road, Claus Road, and Albers Road and two traffic circles prior to connecting to the SR-120.

Segment 1

All alternatives provide Caltrans Type F-1 high interchanges at the McHenry Avenue, Coffee Road, Oakdale Road and Roselle Road overcrossings with conventional Signalized intersections at the Tully Road and Claus Road intersections. Proposed Widening improvements consistent with the local jurisdictional agency ultimate design Requirements occur at each of the above mentioned connector facilities. As needed improvements to Claribel Road occur to improve circulation from McHenry Avenue to Claus Road.

Segments 2 and 3

Generally Segment 2 commences at the Claus Road intersection and terminates at SR-108/SR-120 with portions common to multiple alternatives as described below:

Common to Alternative 1A and 1B

The portion of the proposed facility from Clause Road to Albers Road traveling generally northeast / southwest is common to both Alternative 1A and 1B.

Common to Alternative 1A and 2A

The portion of the proposed facility from just north of the S. Stearns Road connector to SR-108/SR-120 traveling generally north / south is common to both Alternative 1A and 2A.

Common to Alternative 2A and 2B

The portion of the proposed facility from Claus Road to Oakdale-Waterford Highway traveling generally east / west is common to both Alternative 2A and 2B.

Common to Alternative 1B and 2B

The portion of the proposed facility southwest of the Fogarty Road connector to SR-108/SR-120 traveling generally east / west is common to both Alternative 2A and 2B.

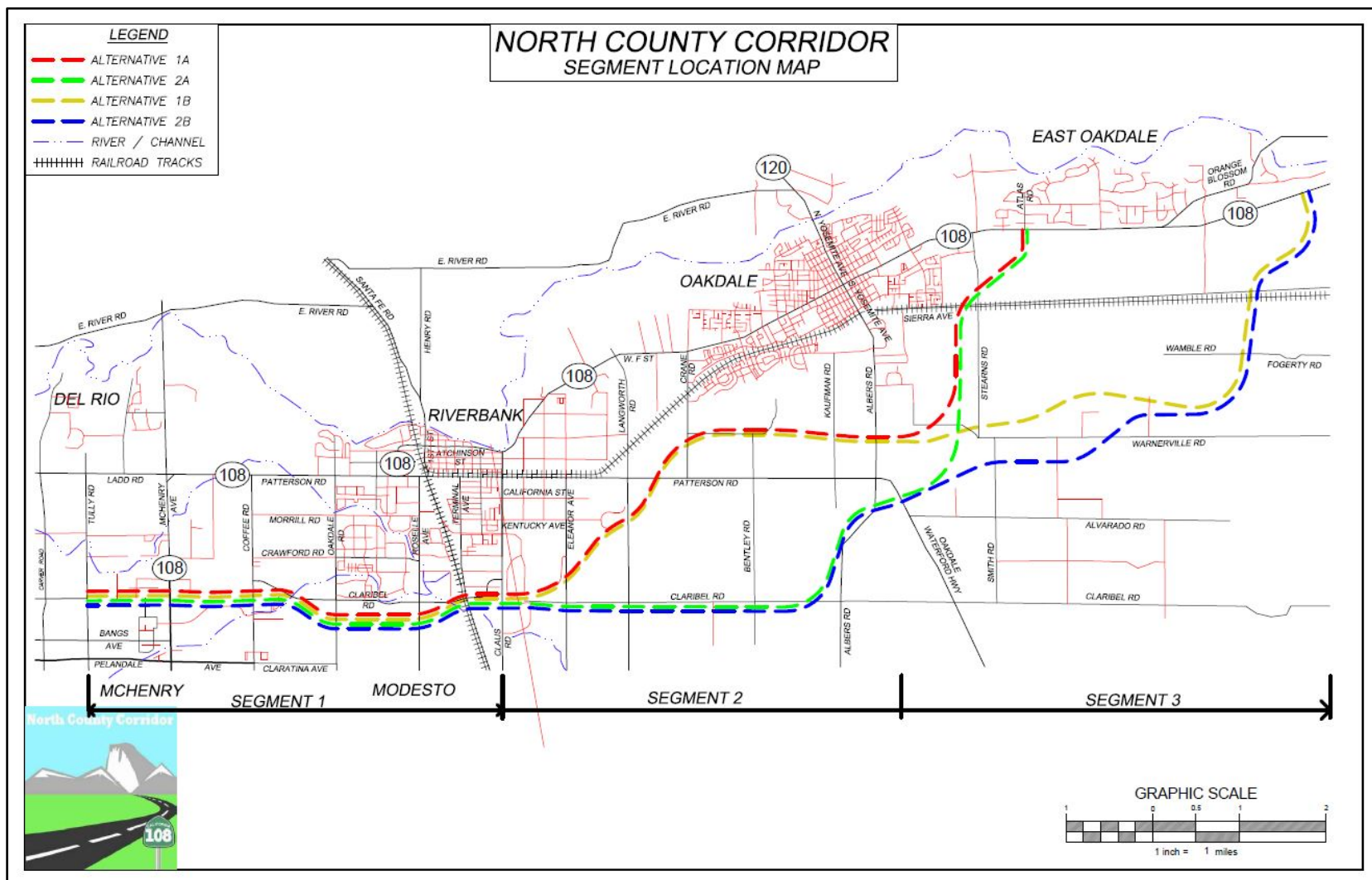


Figure 2 – Segment Location Map

4. Unique Design Features of the Build Alternatives

Alternative 1A

The section of the proposed facility that is unique to Alternative 1A is as follows: From Albers Rd, just north of the Albers Rd/Patterson Rd intersection, traveling west / east approximately 0.75 miles, then traveling south / north approximately 1 mile and ending just southwest of the Sierra Rd/Stearns Rd intersection.

Alternative 1B

The section of the proposed facility that is unique to Alternative 1B is as follows: From Albers Rd, just north of the Albers Rd/Patterson Rd intersection, traveling southwest / northeast approximately 4.25 miles and ending just northwest of the Warnerville Rd/Emery Rd intersection.

Alternative 2A

The section of the proposed facility that is unique to Alternative 2A is as follows: From the Albers Rd/ Oakdale-Waterford Hwy intersection traveling generally southwest / northeast approximately 1.25 miles, then traveling south / north approximately 0.75 miles and ending just southwest of the Sierra Rd/Stearns Rd intersection.

Alternative 2B

The section of the proposed facility that is unique to Alternative 2B is as follows: From the Albers Rd/ Oakdale-Waterford Hwy intersection traveling generally southwest / northeast approximately 4 miles and ending just northwest of the Warnerville Rd/Emery Rd intersection.

Is there a “core” corridor common to all alternates? ☒ Yes ☐ No

The “core” corridor common to the four alternatives occurs in Segment 1, which extends from SR-219/Kiernan Avenue/Tully Road, approximately five miles to Claus Road north of the City of Modesto.

1.5 Basis of Findings

The data sources used in this report are secondary in nature, and are listed in Chapter o – 6.0 References and Preparers section of this document. Information gathered for this report is based on review of Geographic Information System (GIS) maps, and private and public information sources, as provided in the list of Appendices. In the FRIR stage, primary data sources in the form of in-person interviews may be conducted to provide more detailed displacement data.

1.6 Description of Displacement Area

The displacement area encompasses the areas/cities of Modesto, Riverbank and Oakdale, and areas of unincorporated Stanislaus County. The west end of the corridor commences at the intersection of SR-219/Kiernan Avenue and Tully Road on the northern border of the City of Modesto and continues east through southern Riverbank along Claribel Road, and continues northerly through the east portion of the City of Oakdale, connecting to the SR-108/SR-120. (See Figures 3, 4, 5 & 6).

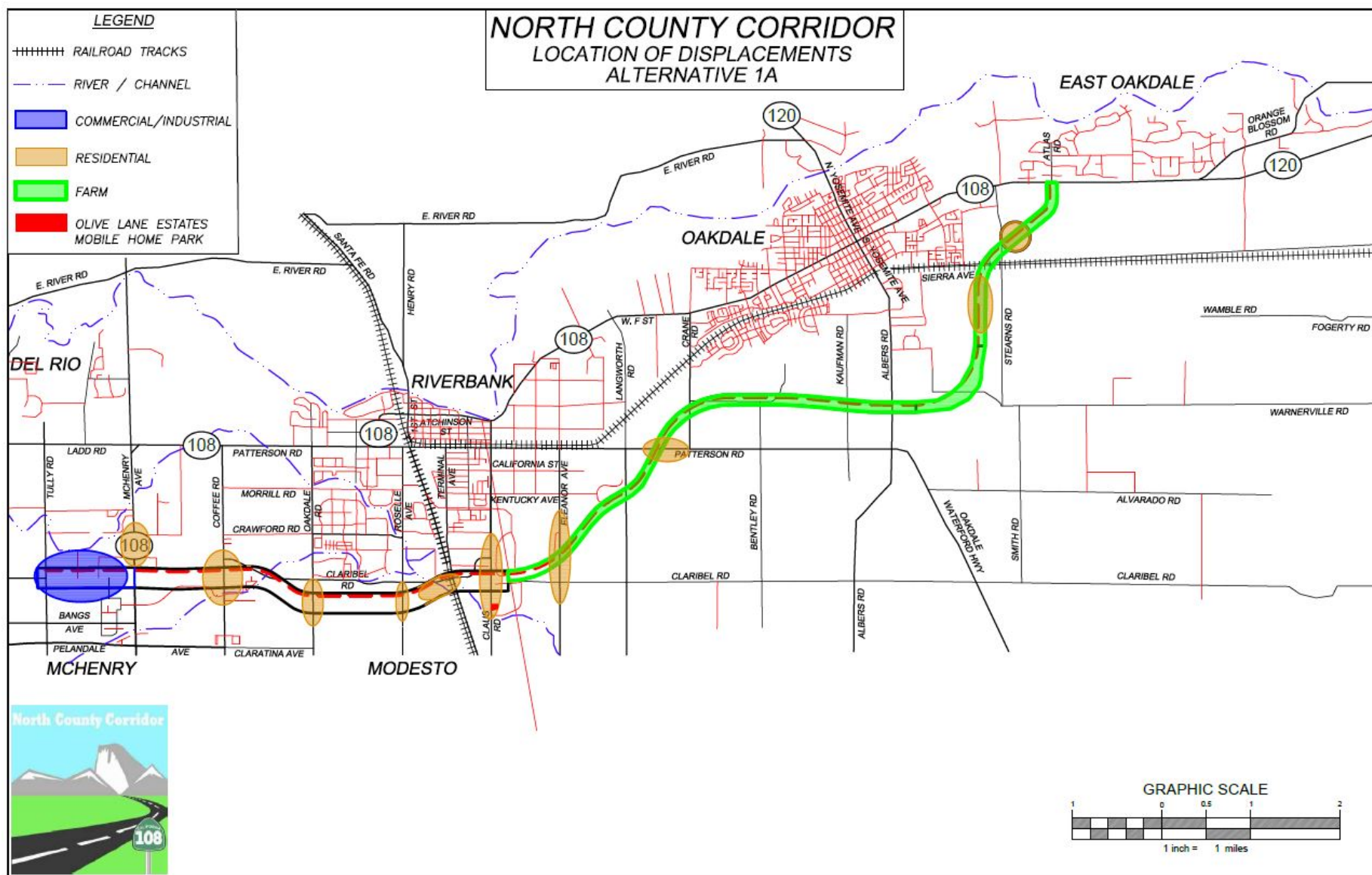


FIGURE 3 - ALTERNATIVE 1A DISPLACEMENTS

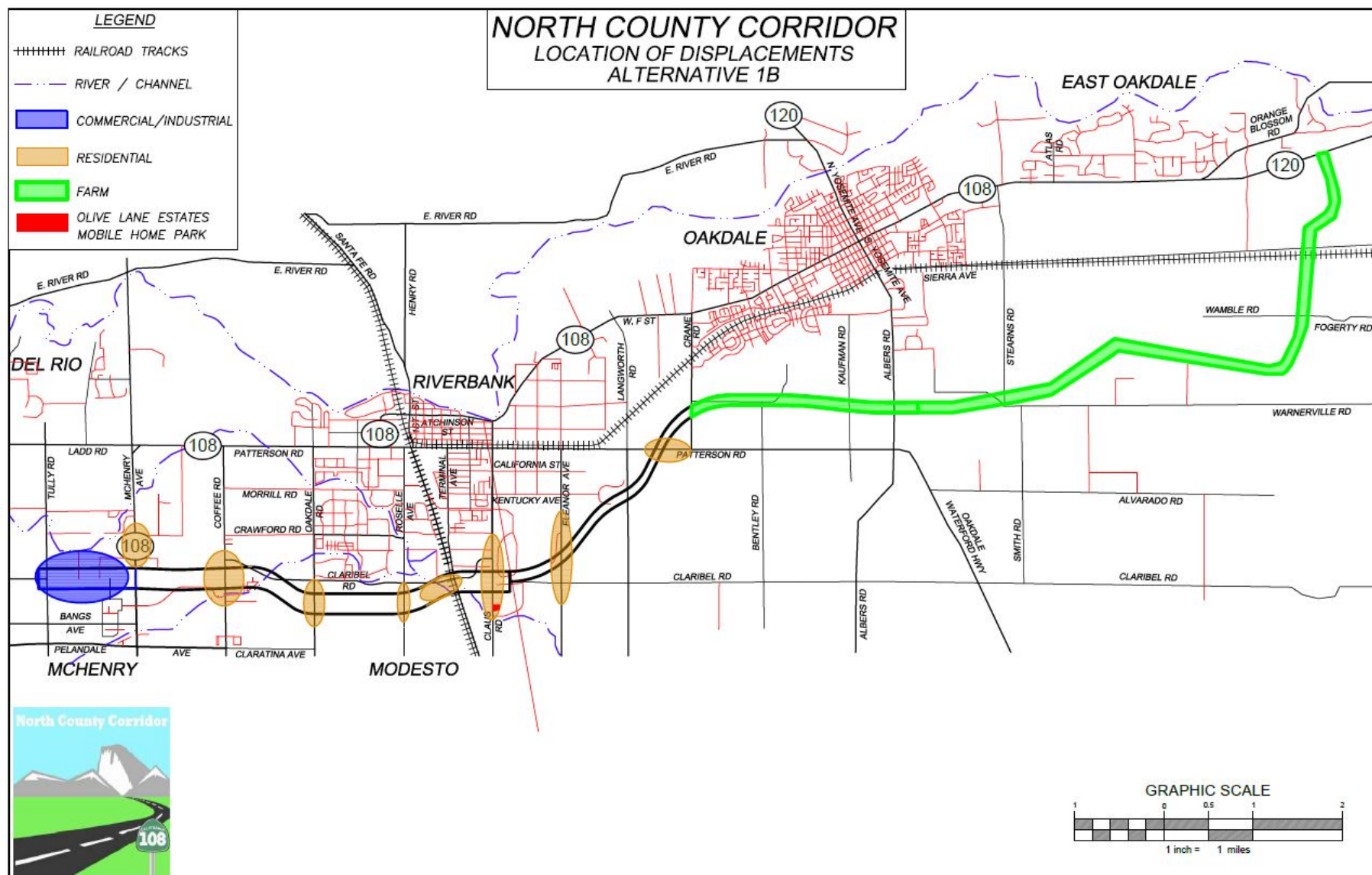


FIGURE 4 – ALTERNATIVE 1B DISPLACEMENTS

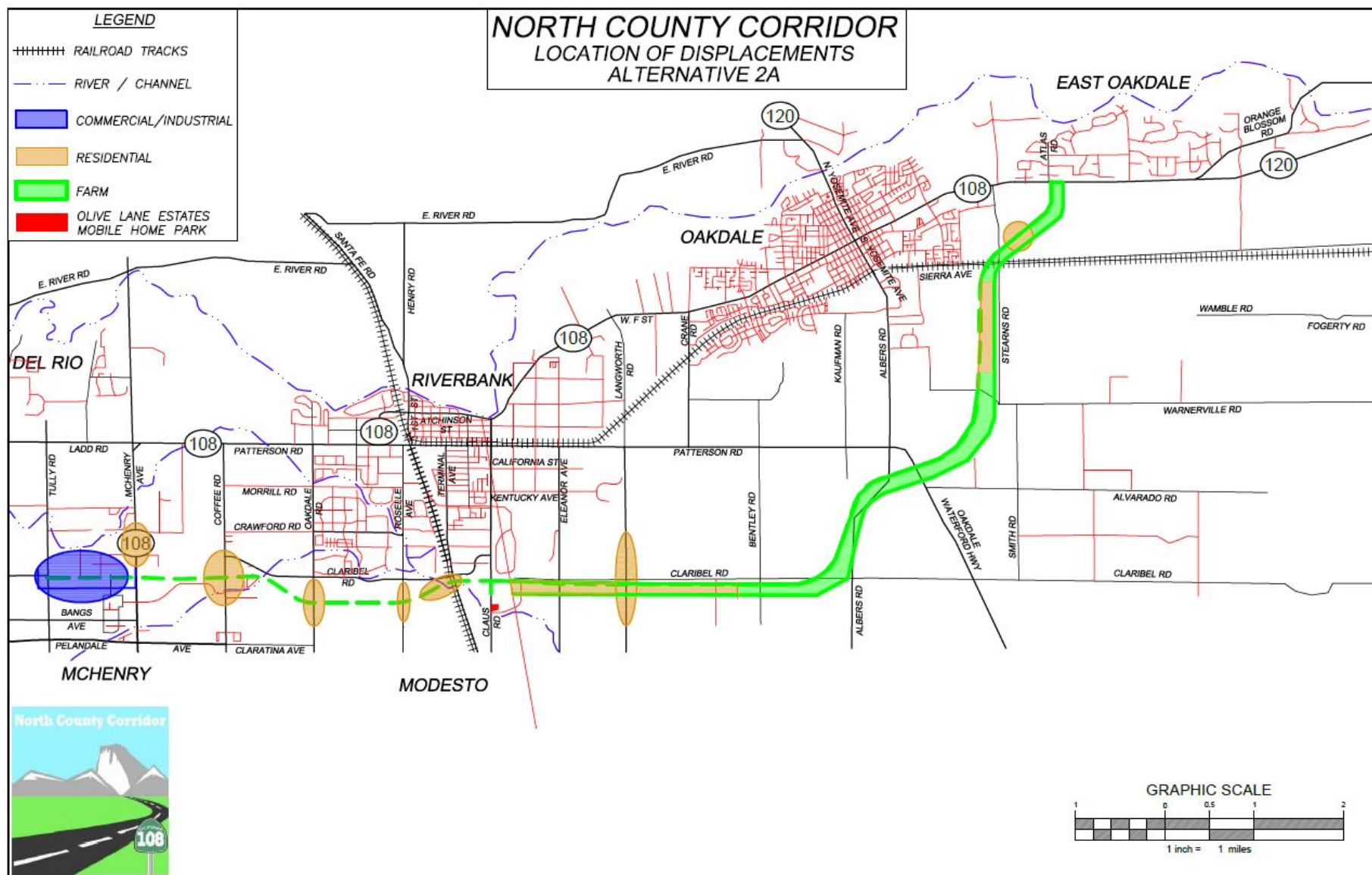


FIGURE 5 – ALTERNATIVE 2A DISPLACEMENTS

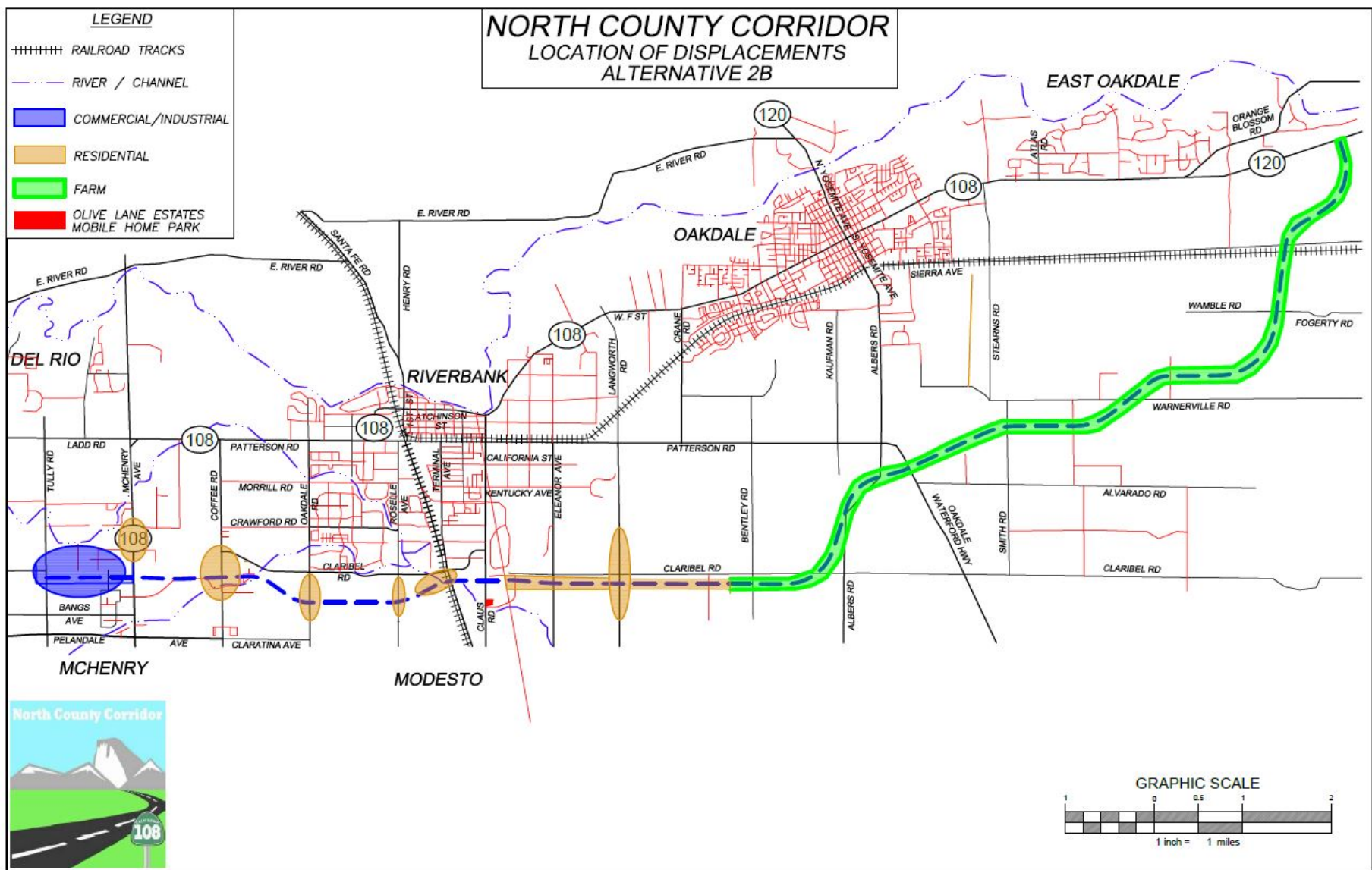


FIGURE 6 – ALTERNATIVE 2B DISPLACEMENTS

While the displacement area is predominantly agricultural, it encompasses a wide range of residential and commercial occupancy types including: single family residential residences (SFR's), multiple family residences, mobile homes, and commercial uses including industrial, commercial, retail, and farmland. A description of the displacement area general occupancy characteristics, neighborhood, amenities, access, and facilities are provided (by Segment) below.

The displacement area within the western portion of the alignment (Segment 1) along Kiernan Avenue extends from Tully Road approximately five miles to the vicinity of Claus Road in the City of Riverbank. The area includes a mix of commercial, industrial and retail property uses, including large industrial/warehouses in the vicinity of Penticost Drive, commercial-retail and industrial uses in the vicinity of McHenry Avenue, residential uses in the vicinity of Coffee Road, retail uses in the vicinity of Oakdale Road, and primarily agricultural toward Claus Road.

In between these commercial and residential areas, the displacement area primarily consists of farmland, large industrial yards, and vacant land areas. Access is provided by a network of two lane highways such as Claribel Road, Coffee Road, Oakdale Road, Roselle Avenue, and existing McHenry Avenue/SR-108, which functions as the primary west/east “main street” traversing through the downtown areas of Modesto, Oakdale, and Riverbank.

Retail centers located along Kiernan Avenue, between Stratos Way and McHenry Avenue provide amenities in the area, including an auto sales lot, a casino, and a gas station. SFR's are located between McHenry Avenue and Coffee Road. Mobile homes that may be affected are located at Olive Lane Mobile Estates, south of the intersection of Claribel Rd and Claus Rd (See Appendix B).

The middle portion of the proposed alignments (Segment 2) is located in the vicinity of Claribel Road/Claus Road in the City of Riverbank, and extends northerly approximately six miles to the vicinity of Albers Road/Oakdale Waterford Highway near the City of Oakdale. While there are various alignments under consideration within Segment 2, the area is predominantly farmland, and includes some residential and industrial/agricultural uses.

The neighborhood primarily consists of a sparsely populated local agricultural community. Access is primarily provided by a network of two lane highways such as Claribel Road, Claus Road, Patterson Road and Albers Road. Access to regional travel and SR-108, which provides services to Modesto, Oakdale, and Riverbank, is provided by Claribel Road, Claus Road, and Patterson Road.

The displacement area within the eastern portion of the proposed alignment (Segment 3) extends from the vicinity of Albers Road/Oakdale Waterford Highway near the City of Oakdale, approximately six miles to the vicinity of SR-120 approximately six miles east of the City of Oakdale, depending upon the alignment selected.

While there are various alignments under consideration within Segment 3, the area is predominantly farmland, but includes some residential uses including SFR's, and industrial/agricultural uses. The area may consist of mixed-use properties including SFR's located within farmland. Access is provided by a network of two lane highways such as Stearns Road, Warnerville Road, and Sierra Road. Access to regional travel is provided through SR-108, which provides services to Modesto, Oakdale, and Riverbank.

1.7 Estimated Displacement Units for Alternatives 1A, 1B, 2A, and 2B

Residential

In Table 1 below, the occupancy types (owner/tenant) of the estimated residential displacement units by alternative are provided in five categories: Owner Occupants of SFR's, Tenant Occupants of Single-Family Residences, Occupants of Multiple-Unit Residences, Owner Occupants of Mobile Homes, and Tenant Occupants of Mobile Homes.

The table also provides the total of residential displacements and ratio of owner/tenant impacts. The statistics for the number of persons per household are based on preliminary information, as provided by the U.S. Census data for the Cities of Modesto, Oakdale, and Riverbank. The actual numbers of affected occupants would be identified at the time of residential interviews and disclosed in the FRIR.

Table 1: Estimated Residential Displacement Units by Alternative

	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Owner Occupants of Single-Family Residences	35	33	41	38
Tenant Occupants of Single-Family Residences	37	35	47	36
Occupants of Multiple-Unit Residences	30	30	32	32
Owner Occupants of Mobile Homes	0	0	0	0
Tenant Occupants of Mobile Homes	22	16	16	8
Total Residential Units	124	114	136	114
Owner/Tenant Impact Ratio	72% Tenant 28% Owner	71% Tenant 29% Owner	70% Tenant 30% Owner	67% Tenant 33% Owner
Total Persons (average #/household)	2.87 / 356	2.87 / 327	2.87 / 390	2.87 / 327

* Source data based on information gathered from GIS maps, U.S. Census Data, and websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

Non-Residential Displacements

In Table 2 below, non-residential displacements are organized into four categories: commercial, industrial/ manufacturing, nonprofit organizations, and agricultural/farms. "Industrial" includes such uses as: warehouses, manufacturing operations, storage yards, and similar business uses. "Commercial" includes such uses as: restaurants, retail stores, auto-related services, professional services, gas stations, and similar businesses.

"Agricultural/Farms" would be displaced by all four build alternatives. Impacts to farmlands are discussed in more detail in Section 2.3. Table 2 outlines the non-residential displacement uses by build alternative, and reflects similar distribution of impacts across the non-residential uses among the four build alternatives, with the exception of agricultural/farms, which varies by alternative.

The existence of any special uses, such as non-profit organizations would be verified at the time of non-residential interviews. Several churches would be affected and are included in the Commercial Business impact totals. Certain uses such as churches, restaurants, gas stations, and auto uses may require extensive relocation advisory services.

Table 2: Non-Residential Displacements

	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Commercial Businesses	21	21	21	21
Industrial/Manufacturing Businesses	5	5	5	5
Nonprofit Organizations	0	0	0	0
Agricultural/Farms	10	7	16	12
Total	36	33	42	38

* Source data based on information gathered from GIS maps, and websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

Personal Property Only

In some cases, displacement impacts do not occur to occupants, but to their personal property only. A personal property only displacement involves a person who is not required to move from a dwelling or place of business, but is required to move his/her personal property from real property due to the impact. The displacement impacts to personal property will be identified at the time of field surveys and occupant interviews.

Examples of personal property only moves may be:

- Personal property that is located on a portion of property that is being acquired, but the business or residence will not be taken and can still operate after the acquisition;
- Personal property that is located in a mini-storage facility that will be acquired or relocated;
- Personal property that is stored on vacant land that is to be acquired.

It is assumed that personal property required to be moved as a result of the project will be relocated to a comparable replacement site. For example, personal property relocated from a mini-storage unit will be moved into another mini-storage unit and property relocated from the yard area of a partially acquired parcel, will be moved to an area of the parcel that is not being acquired.

1.8 Type of Residential Displacement Improvements

Table 3 provides the various types of residential displacements impacted by the proposed Project. “Single-Family Residences” include any stand-alone, detached homes typically accommodating one family or one household. Multi-family residences have been separated into two categories. “Multi-Family Residences (4 or more units)” represent apartment buildings or condominiums.

“Multi-Family Residences (2 or 3 units)” represent duplexes or triplex units. Information on “Sleeping Rooms/Shared Quarters,” defined as an individual or individuals occupying a dormitory style dwelling with shared use of common facilities and utilities, would be identified at the time of residential interviews.

Table 3: Residential Displacements

	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Single-Family Residences	72	68	88	74
Duplex/Triplex (2 or 3 units)	0	0	2	2
Apartments (4 or more units)	30	30	30	30
Sleeping Rooms/Shared Quarters	0	0	0	0
Mobile Homes	22	16	16	8
Total	124	114	136	114

* Source data based on information gathered from GIS maps, and websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

Summary of Findings

A summary of the estimated number of business and residential displacements for Alternatives 1A, 1B, 2A, and 2B is provided in Table 4. Additionally, the estimated number of “other” displacements for each of the four alternatives is provided. These “other” displacements can include cellular towers, billboards and personal property stored in a storage facility. While no impacts to billboards were identified, a storage facility, located at 4709 Claus Rd., and cell tower, located on Tully Rd. on the west end of the corridor, are impacted by all four alternatives under consideration. Based on currently available mapping, it is estimated that 100 individual storage units are permanently impacted. It is assumed that each unit is its own personal property displacement.

Table 4: Total Displacements

	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Estimated total of non-residential displacements	36	33	42	38
Estimated total of residential displacements	124	114	136	114
Estimated total of personal property displacements	100	100	100	100
Estimated total of cell tower displacements	1	1	1	1

* Source data based on information gathered from GIS maps, and websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

Sometimes a project may require persons to be displaced from their dwellings for only a short period of time. Although temporarily displaced persons do not receive the same relocation assistance as persons permanently displaced, they do have certain rights and protections. It is assumed that temporary displacements will not be necessary; however this will be better understood once the project’s FRIR is completed.

1.9 Adequate Relocation Resources

Based on an analysis of the displacement and replacement data provided in Section II, Displacement Area Characteristics, and Section III Replacement Area Characteristics, adequate relocation resources exist within the replacement areas for the following occupancy types, residential owners, residential tenants, businesses, nonprofit organizations, and agriculture.

1. Replacement areas studied:

The replacement areas studied are the Cities of Modesto, Oakdale, Riverbank and Ceres, as well as the communities of Salida and Empire as shown in Appendix C, Replacement Area Map. Further information on the replacement areas chosen is provided in Section IV. Relocation Resources.

Are the displacement neighborhood and relocation areas generally comparable in terms of amenities, public utilities, accessibility to public services, transportation and public facilities? ☒ Yes ☐ No

The replacement areas of the Cities of Modesto, Oakdale, and Riverbank are located in the same project neighborhoods as the displacement areas. The relocation areas and displacement neighborhoods access the same public amenities, utilities, public services, transportation, and public facilities.

While the replacement areas of the Ceres, Salida and Empire are located outside of the project areas, they are within the greater Modesto area. Research indicates that these areas are comparable in terms of public facilities, services, and amenities.

Are the relocation resources affordable to displacees, given the use of Replacement housing and rental assistance payments? ☒ Yes ☐ No

Displacees who have met eligibility requirements are provided relocation assistance payments and advisory assistance in accordance with the Uniform Act (URA) and the proposed Project's Relocation Assistance Program. Relocation assistance may include replacement housing payments, payments for moving expenses, and non-recurring closing costs associated with purchasing replacement housing.

Under the Relocation Assistance Program, advisory assistance and referrals to comparable replacement sites are provided which are Decent, Safe, and Sanitary (DS&S). Part of the DS&S requirements include providing replacement sites that are functionally equivalent to the displacement dwelling, and within the financial means of the displaced person.

A replacement dwelling rented by a displaced person is considered to be within his or her financial means if, after receiving rental assistance under this part, the person's monthly rent and estimated average monthly utility costs for the replacement dwelling do not exceed the person's base monthly rental for the displacement dwelling.

A displaced residential tenant or owner occupant may be entitled to a Replacement Housing Payment in the form of rental assistance payment up to \$7,200, or for owner-occupants, a replacement housing payment of up to \$31,000. Additional assistance may be provided under the provisions of the Last Resort Housing Program.

Homeowners may qualify to receive a purchase price differential payment, reimbursement for non-recurring costs incidental to the purchase of a replacement property, and an interest differential if the replacement dwelling loan interest rate is higher than the interest rate for the displacement dwelling, subject to eligibility requirements.

Tenants may qualify for a Rental Assistance Payment (RAP) if the cost to rent a comparable replacement dwelling is greater than the displacement dwelling rent. Alternatively, an eligible tenant may elect to use the RAP for down payment assistance to purchase a replacement dwelling and/or to pay non-recurring closing costs associated with the purchase of replacement property.

The average range of lease prices surveyed in the replacement area is estimated from \$585-\$1,675 for multi-family residential housing units and \$600-\$4,300 for single-family residential units. It is anticipated that these replacement resources will be affordable and within the financial means of displaced persons, given the relocation assistance in the form of replacement housing payments.

Relocation assistance benefits and services will be provided equitably to all residential and business displacees without regard to race, color, religion, age, national origins, and disability as specified under Title VI of the Civil Rights Act of 1964. The specific availability of different types of residential dwellings is discussed in Tables 10 through 17 in Section 3.1 of this report.

Are there public or private projects in the proposed project area that will displace other families or create competing housing needs in the area? ☐ Yes ☒ No

Based on a review of local and regional public and private projects, there are no projects in the area that would displace other families or create competing housing needs in the area.

Is the Relocation Assistance Program adequate to successfully relocate displacees? ☒ Yes ☐ No

While the Relocation Assistance Program is adequate to successfully relocate displacees, there are significant relocation problems associated with the proposed Project that must be addressed, such as the limited replacement housing resources within the project area, the relocation needs of the low income households, and the special needs of the elderly and disabled population.

A relocation phasing plan may need to be implemented to avoid an influx of displacees into the housing market. Assistance under the provisions of Last Resort Housing is anticipated to play a key role in the proposed Project's ability to provide displacees with comparable replacement housing. The special needs of the elderly and disabled population would require extensive advisory assistance services. Adequate replacement resources have been identified in the neighboring City of Ceres. This replacement area is similar in terms of public facilities, services, and amenities.

Non-residential displacees may make claims to displacement impacts that are non-compensable under the Relocation Assistance Program, such as: Loss of profits, loss of visibility, loss of clientele, loss of trained employees, and other non-compensable losses.

Timely relocation assistance and referrals to suitable replacement sites will play a critical role in mitigating the potential for any such losses. Due to scope of non-residential displacements, claims for non-compensable impacts are anticipated.

Are there special/significant relocation problems associated with the North County Corridor New State Route 108 Project? ☒ Yes ☐ No

There are significant relocation problems associated with the North County Corridor New State Route 108 Project. First, there is shortage of available residential replacement housing resources in the replacement areas of the Cities of Modesto, Oakdale, and Riverbank. As shown in Table 3 the proposed Project may displace as many as 136 residential units. Research indicates that there are insufficient numbers of available residential units for lease and for sale within these local replacement areas.

In addition to implementing an expanded replacement area to include the communities Ceres, Salida and Empire, which would provide sufficient replacement resources, the project team would need to implement a phased relocation process to avoid a competitive housing market among displacees, and an influx of renters and buyers into the real estate market. A relocation timeframe of 18- to 36-months would provide owners and tenants adequate time to identify and secure comparable replacement housing.

Second, a project of this scope and complexity could produce a strain on local community and Agency resources, such as public services and planning departments, if not properly planned. One of the goals of the DRIR is to provide data and an analysis on the scope and complexity of displacement impacts, to assist in reducing the impacts to residential and commercial occupants, where possible. This can be accomplished through advanced relocation planning and in the implementation of mitigation strategies throughout the relocation process.

Through mitigation planning, and in working in conjunction with business and property owners prior to and throughout the appraisal process, impacts to commercial and multi-family occupants can often be mitigated. On select parcels, a site planner could work in conjunction with the appraisal team to assist in redesigning and reconfiguring existing operations such as: ingress/egress, parking requirements, and other modifications to existing structures.

Business owner involvement is sought to better understand operational constraints and to facilitate a proactive approach toward salvaging existing operations. In this process, City code and setback requirements are addressed, with the assistance of a parcel mitigation team composed of project stakeholders, City and County officials, City Planning, Police and Fire Departments, and other key players.

Where possible, advanced approvals from the mitigation team are secured to provide owner assurance of the viability of mitigation strategies presented. Many businesses and multi-family residences have been preserved at their current site by incorporating this advanced planning into the appraisal report, and subsequent owner offer package.

Is the Last Resort Housing Program required to relocate some households being displaced? ☒ Yes ☐ No

The Relocation Assistance Program provides that no residential occupant will be displaced without providing functionally equivalent replacement housing to displacees, which is within their financial means. Given the current housing market, in order to provide comparable housing to displacees within their financial means, relocation payments exceeding the statutory limits of \$7,200 (for renters) and \$31,000 (for owners) are anticipated.

Such payments are made available under the provisions of the Last Resort Housing Program. Relocation payments under the provisions of the Last Resort Housing Program may be less anticipated for owner occupants, who consist of approximately 28-33% of residential displacees, than for tenant occupants, who consist of approximately 67-72% percent.

Will construction of replacement housing under the Last Resort Program be used? ☐ Yes ☒ No

The construction of replacement housing is not warranted for the proposed Project, since sufficient resources exist to relocate residential displacees into comparable replacement housing within the replacement areas. Please refer to Section III, Replacement Area Characteristics for an in-depth discussion of residential replacement resources.

The construction of replacement housing is considered when either (a) there is an insufficient supply of adequate, decent, safe, sanitary, comparable, and functionally equivalent replacement housing available, or (b) it is expeditious from a program management perspective to do so. At this time, neither of these options is a concern, and therefore the construction of replacement housing is not anticipated.

2.0 Displacement Area Characteristics – Detailed Analysis

2.1 Summary of Residential Displacements

To review, 124 residential units would be displaced by Alternative 1A, 114 residential units by Alternative 1B, 136 residential units by Alternative 2A, and 114 residential units by Alternative 2B. Based on an analysis of the displacement and replacement data, adequate relocation resources exist within the replacement areas of the Cities of Modesto, Riverbank, Oakdale and Ceres.

The relocation areas and displacement neighborhoods of the Cities of Modesto, Riverbank, and Oakdale access the same public amenities, utilities, public services, transportation, and public facilities. While the replacement area of the City of Ceres is located outside of the project areas, research indicates that this area is comparable in terms of public facilities, services, and amenities.

The relocation resources are affordable and within the financial means of displacees given the use of replacement housing and rental assistance payments. Displacees are provided relocation assistance payments, including moving payments, and advisory assistance in accordance with the URA and the proposed Project's Relocation Assistance Program. Additional assistance may be provided under the provisions of the Last Resort Housing Program.

While the Relocation Assistance Program is adequate to successfully relocate displacees, there are significant relocation problems associated with the proposed Project that must be addressed, such as the limited replacement housing resources within the project area, the relocation needs of the low income households, and the special needs of the elderly and disabled population.

In addition, timely relocation assistance and referrals to suitable replacement sites will play a critical role in mitigating the potential for any losses claimed by businesses which are not compensated by the Relocation Assistance Program. A project of this scope and complexity could produce a strain on local community and Agency resources if not properly planned. Proper planning can be accomplished through advanced relocation planning and in the implementation of mitigation strategies throughout the relocation process.

2.2 Description of Business and Nonprofit Displacement Area

1. Number of Businesses Directly Impacted by the Project

Business displacements are noted in the following tables and analyzed from various perspectives. Table 5 provides the types of businesses displaced by alternative. Note the absence of government, construction, and nonprofit organizations among the four build alternatives. The existence of these uses would be identified during field surveys and occupant interviews. Also note the even distribution of impacts among the build alternatives in the manufacturing, retail, and service sectors. The majority of these impacts occur at the western portion of the alignment, in the common corridor areas.

Table 5: Number of Businesses Directly Impacted by the Project

Type of Business	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Construction	0	0	0	0
Manufacturing	5	5	5	5
Retail	8	8	8	8
Government	0	0	0	0
Nonprofit	0	0	0	0
Service	13	13	13	13
Total Businesses	26	26	26	26

* Source data based on information gathered from websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

2. Age of Business

Table 6 provides information on the length of business occupancies. While secondary sources were used to gather this preliminary data, information on the age of business occupancies may provide greater understanding of the stability of businesses in the displacement area. Research indicates an even distribution of displaced businesses with ages in the categories of 4-7 years, 8-15 years, and over 15 years among the four build alternatives.

Table 6: Age of Displaced Businesses Directly Impacted by the Project

Age of Displaced Business	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
1–3 Years	0	0	0	0
4–7 Years	6	6	6	6
8–15 Years	6	6	6	6
Over 15 Years	14	14	14	14

* Source data based on information gathered websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

3. Estimated Number of Employees

Table 7 provides the number of potential business employees affected by displaced businesses among the four build alternatives. The majority of impacts would occur to small employers—those businesses with a staff of up to 20 employees. The majority of affected businesses are in the retail and service sectors. No businesses with 100 employees or more would be affected.

Table 7: Estimated Number of Employees Impacted by the Project

Estimated Number of Employees	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
1–20	23	23	23	23
21–100	3	3	3	3
101–500	0	0	0	0
Over 500	0	0	0	0

* Source data based on information gathered from websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

4. The number of businesses affected by the project that are assumed to be minority owned.

While the number of affected businesses that are minority owned are unknown at this time, based on U.S. Census data, a portion of the businesses affected are anticipated to be minority owned. According to the latest U.S. Census data (2007 Survey of Business Owners), there are a total of 1,254 firms in the City of Riverbank, 21.5% are Hispanic-owned firms, 34.1% are Woman-owned firms. There are a total of 1,829 total firms in the City of Oakdale, although no information is provided. There a total of 13,309 firms in the City of Modesto, 3.6% are Black-owned firms, 0.7% are American Indian, and Alaska Native-owned firms, 8.9% are Asian-owned firms, 13% are Hispanic-owned firms, 30.5% are Woman-owned firms.

5. Number of the different types of facilities

Table 8 provides the types of business facilities displaced by alternative. Single-structure business operations are the most affected under all four build alternatives; industrial park facilities are affected, and are the largest facility type in the displacement area; Mixed Residential facilities are affected. Strip Commercial, Small-Center, and Regional Center facilities would not be affected. Any Low Rent Area facilities would be identified during field surveys. Note the even distribution of impacts to facility types among the four build alternatives.

Table 8: Number of Different Business Facility Types

Type of Business Facility	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Strip Commercial	0	0	0	0
Small Shop-Center	0	0	0	0
Regional Center	0	0	0	0
Single Structure	7	7	7	7
Mixed Residential	2	2	2	2
Industrial Park	6	6	6	6
Low Rent Area	0	0	0	0
Total Businesses	0	0	0	0

* Source data based on information gathered from websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

2.3 Agricultural Impact

Based on preliminary research, various types of agriculture are anticipated to be affected by all four build alternatives under consideration, as shown in Table 9 below. Due to the frequency of mixed use properties (farmland and residential) in the displacement area, it is anticipated that businesses, residential owners and tenants, and employees working on a farmland would be displaced.

While the exact nature of the agriculture impacts will not be identified until the field survey and interview phases, it is anticipated that critical structures such as irrigation lines would be disrupted, as well as, other facilities vital to farm activities. Partial impacts to these facilities have the potential to render affected commercial farms as fully displaced.

It is anticipated that these impacts would occur to prime farmland. The U.S. Department of Agriculture defines prime farmland as having an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks.

The California Land Conservation Act, known commonly as the Williamson Act, has helped preserve agricultural and open space lands since 1965. Under the program, local governments and landowners have entered into voluntary contracts that restrict enrolled lands to agricultural uses for periods of 10 to 20 years. The program creates resource planning and economic benefits to the participating landowners, who receive property tax assessments that are much lower than normal.

The recent economic recession has had severe impacts on both State and local government budgets. As a result, legislation has been created which allows local governments to re-capture a portion of the foregone property tax revenue by decreasing the duration of Land Conservation Act contracts. This alternative funding option is available until January 1, 2016. Stanislaus County is one of a several counties participating in this alternative.

Public agencies may acquire Land Conservation Act contracted land for a wide range of public improvements; including transportation improvements, schools, wildlife habitat, water resource infrastructure, and public open space. It is assumed that the project will affect land that is enrolled, as well as land that is not enrolled, in the Williamson Act program.

The agricultural impacts to row crops under each of the build alternatives, is provided in Table 9. The greatest impacts to farmland would occur on Alternatives 2A and 2B.

Table 9: Type of Agriculture

Type of Agriculture	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Row Crops	2	2	3	2
Trees	5	3	7	5
Livestock	1	1	1	1
Other	2	1	5	4

* Source data based on information gathered from websites: NiteOwl.com, RealQuest.com, Google Earth, Loopnet.com, Manta.com and Google.com.

3.0 Replacement Area Characteristics

3.1 Replacement Area

The displacement and replacement areas of the Cities of Modesto, Oakdale, and Riverbank are located adjacent to the proposed corridor, which commences (at the west end) at the intersection of SR-219/Kiernan Ave and Tully Rd on the northern border of the City of Modesto and continues easterly through southern Riverbank along Claribel Road, continuing through southern Oakdale, and terminates east of Oakdale, connecting to the SR-108/SR-120.

The replacement area of Ceres is located approximately 8 miles south of the displacement area at the western end of the proposed alignment and approximately 15 miles southwest of the displacement area at the eastern end, depending upon the alternative selected. The replacement area of Empire is located approximately 7 miles southeast of the displacement area at the western end of the proposed alignment and approximately 12 miles southwest of the displacement area at the eastern end, depending upon the alternative selected. The replacement area of Salida is located approximately 4 miles west of the displacement areas on the western end of the proposed alignment and approximately 17 miles southwest of the displacement areas on the eastern end of the proposed alignment, depending upon the alternative selected.

A replacement housing research survey was performed during the months of July through September 2014 to determine the market availability of “for sale” and “for rent” properties in the replacement areas. Standard property listing websites (Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com, GoSection8.com) were used to identify replacement sties. The quantities listed in Table 10 reflect the types of properties available at the time of the search. These numbers represent the potential quantities of available replacement sites. They do not ensure future availability at the time of actual displacement.

Table 10: Availability of Housing Units (July-September 2014)

Housing Type	Number of Units Found by City			
	Modesto	Oakdale	Riverbank	Ceres
Single-Family Residences	135	20	16	56
Multi-Family Residences	73	7	2	56
Condominiums	62	0	0	0
Mobile Homes	20	1	1	4
Total Housing Units per City	290	28	19	116
Total Housing Units	453			

Source Data for Table 10 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com, GoSection8.com

Research indicates that an adequate supply of housing resources will be available assuming the relocation process is phased or segmented and residents are relocated over a period of several months. More details on relocation phasing are discussed in Chapter 5.0 Relocation Problems and Programs, Section I.A.5, Lack of Availability. A Replacement Area Map is shown in Appendix C.

Mobile Homes

The replacement housing survey for mobile homes for sale identified 15 two-bedroom, 8 three-bedroom and 3 four-bedroom units located in the replacement areas. The availability and cost of mobile homes for sale in the replacement areas is summarized in Table 11. Listing details, including the locations of available units are shown in Appendix T.

Table 11: Availability and Cost of Mobile Homes for Sale

	Number of Bedrooms		
	Two	Three	Four
# Found	15	8	3
Price Range	\$9,900-\$129,000	\$12,000-\$79,950	\$24,000-\$64,000
Median Price	\$30,000	\$28,000	\$49,970

Source Data for Table 10 based on information obtained from: Zillow.com

Multi-Family Rental Housing

The replacement housing survey for multi-family rental housing identified 111 available studio, one-, two-, three-, and four-bedroom units located in the replacement areas. The availability and cost of multi-family rental housing in the replacement areas are summarized in Table 12. Listing details, including the locations of available units are shown in Appendix D.

Table 12: Availability and Cost of Multi-Family Rental Housing

	Number of Bedrooms				
	Studio	One	Two	Three	Four
# Found	3	25	50	28	5
Rent Range	\$585-\$600	\$434-\$795	\$595-\$1025	\$850-\$1470	\$1,200-\$1,395
Median Rent	\$595	\$620	\$785	\$1,045	\$1,350

Source Data for Table 10 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com.

Single-Family Rental Housing

The replacement housing survey identified 82 available one-, two-, three-, four- and five-bedroom single-family rental units located in the replacement areas. The availability and cost of single-family rental housing are summarized in Table 13. Listing details, including the locations of the available units are shown in Appendix E.

Table 13: Availability and Cost of Single-Family Rental Housing

	Number of Bedrooms				
	One	Two	Three	Four	Five
# Found	3	17	49	11	2
Rent Range	\$600-\$725	\$775-\$1,095	\$850-\$2,000	\$1,200-\$2,200	\$1,450-\$1,695
Median Rent	\$700	\$900	\$1,090	\$1,485	n/a

Source Data for Table 11 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com.

Section 8 Rental Housing

Section 8 Rental Assistance, also known as the Housing Choice Voucher Program, is a program funded by the Department of Housing and Urban Development (HUD). The program assists very low income families, the elderly and persons with disabilities pay rent for decent, safe and sanitary housing.

There are no confirmed Section 8 housing residents within the project area to date. The presence and possible displacement of Section 8 households will be better understood once the project's FRIR is completed. A replacement housing survey identified 8 available Section 8 units in the replacement areas as of July 2014. A summary of available units is shown in Table 14. A detailed listing of available units is provided in Appendix F.

Table 14: Availability and Cost of Section 8 Rental Housing

	Number of Bedrooms	
	One	Two
# Found	4	4
Rent Range	\$595-\$680	\$695-\$800
Median Rent	\$620	\$747

Source Data for Table 12 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com, GoSection8.com.

Single-Family Homes for Sale

The replacement housing survey identified 145 available detached single-family homes for sale in the replacement areas. Survey details are shown in Table 15. A list of single-family homes for sale, including homes ranging from two to six bedrooms, is shown in Appendix G.

Table 15: Availability and Cost of Detached Single-Family Homes for Sale

	Number of Bedrooms			
	Two	Three	Four	Five, Six or Seven
# Found	15	80	39	11
Price Range	\$112,000-\$339,900	\$95,000-\$699,000	\$92,000-\$479,000	\$245,000-\$535,000
Median Price	\$145,000	\$235,000	\$299,000	\$375,000

Source Data for Table 13 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com.

Residential Income Properties for Sale

As residential income properties (owner occupied or non-owner occupied) may be affected by the proposed project, a survey of available residential income properties for sale was conducted. A total of 19 multi-family properties for sale were identified in the replacement areas. Table 16 provides the availability and cost of residential income properties for sale. Appendix H provides a detailed listing of residential income properties for sale.

Table 16: Availability and Cost of Residential Income Properties for Sale

	Number of Units			
	Two and Three	Four to Eight	Nine to Twenty	More than 20
# Found	10	6	3	0
Price Range	\$145,000-\$354,950	\$239,900-\$895,000	\$499,000-\$950,000	\$0
Median Price	\$255,000	\$475,000	\$569,000	\$0

Source Data for Table 14 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com.

Condominiums for Sale

Although impacts to condominium owners will not be known until field surveys, a survey of available condominiums for sale was conducted. As indicated in Table 17, 62 condominium units are currently available in the replacement areas. A detailed listing of available condominiums is provided in Appendix I.

Table 17: Availability and Cost of Condominiums for Sale

	Number of Bedrooms		
	One	Two	Three
# Found	2	41	19
Price Range	\$54,900-\$58,650	\$72,900-\$280,000	\$88,888-\$449,950
Median Price	n/a	\$110,000	\$180,000

Source Data for Table 15 based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com.

6. Vacancy rate expressed as a percent

- Single-Family Residences: 41% for rent, 59% for sale
- Multiple-Family Units: 100% for rent
- Mobile Homes: Information on available mobile homes for sale and rent to be gathered during field surveys.

Source Data based on information obtained from: Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com in July 2014.

7. **Housing characteristics (Average age, condition, type)**

The types of housing impacted by the proposed Project include Single-Family Residences, Multiple-Family Units, Duplex/Triplexes, and Mobile Homes. The average age of housing impacted by the proposed Project is 35-40 years. The general condition of housing impacted by the project is average with some deferred maintenance.

8. **Average prices of typical single-family houses**

As detailed in Table 15, Availability and Cost of Detached Single-Family Homes for Sale, the average prices of typical single-family homes in the replacement area is \$112,000-\$339,900 for two bedroom houses; \$95,000-\$595,000 for three bedroom houses; \$92,000-\$475,000 for four bedroom houses; and \$245,000-\$537,000 for 5+ bedroom houses. Available homes in the replacement area are anticipated to meet DS&S requirements. DS&S inspections would take place prior to occupancies.

3.2 **Business and Nonprofit Replacement**

1. **Number of business sites that will be available for rent or purchase**

A survey of the availability of commercial sites by use type was performed. Table 18 details the availability of commercial units for lease and purchase in the replacement areas. Detailed lists of available commercial sites for lease and purchase are shown in Appendices J and K.

Table 18: Availability of Commercial Lease and For Purchase Properties

Use	Number of business sites
Construction	12
Manufacturing	78
Retail	156
Government	N/A
Nonprofit	N/A
Service	165
Farmland	3
Total	414

Source Data for Table 16 based on information obtained from LoopNet.com, and Craigslist.com.

A list of available farmland properties for sale is provided as Appendix U.

2. **Discuss difficulties businesses may encounter in finding replacement property because of:**

Replacement Site Requirements

Displaced businesses most often have specific replacement site requirements depending upon the type of use and local, state, or federal laws governing the use. A business's use (restaurant, retail, industrial) would trigger various replacement site requirements imposed by City planning departments, and the requirements of other City services such as the fire department. Businesses may experience difficulties securing a suitable replacement site due

to such factors as zoning requirements, land use ordinances, variances, and/or conditional use permits.

The proposed alternatives affect a host of different types of businesses that would require a wide range of replacement site requirements. Research indicates that most of the affected businesses would be classified as small businesses in terms of the number of employees and service oriented. These businesses would most likely require cost effective replacement sites with proximity to established customer bases.

The key element of successful business relocation is the claimant interview. During the interview, relocation agents have the opportunity to learn a great deal about the business operation, replacement site requirements, concerns, and anticipated move challenges. Careful listing, effective communication, and thorough follow up with the claimant and associated professional such as general contractors, real estate brokers, architects, space planners, and moving companies would assist in ensuring a smooth relocation.

Lease Rates or Purchase Price

Businesses often experience difficulties in securing suitable replacement suites due to lease rates or purchase prices. The average age of businesses affected by the proposed Project ranges from 4-15 years, which means that they have become accustomed to, or have become dependent upon particular lease terms, or perhaps have been an owner-occupant and are suddenly facing the prospect of their property being acquired. Or perhaps their current landlord provided lease terms that simply could not be duplicated at a replacement site under current market conditions.

During the time of their occupancy, the real estate market may have experienced much change. While the leases of business tenants typically include some sort of escalations to account for such factors as inflation, displaced businesses often experience “price shock” when re-entering the open market. Information on lease rates or purchase prices is obtained during business interviews, which is information is used during the replacement site search and referral process.

Lease rates and purchase prices are subject to uncontrollable market factors, and it is not uncommon for businesses to indicate that there are limited or no options for replacement sites due to market prices, or concerns about overhead costs, particularly for struggling businesses. Businesses may require the assistance of local brokers who can provide the assistance in negotiating favorable lease terms. If the terms are not favorable, or if a business cannot continue due to said difficulties, claims for non-compensable losses, such as loss of goodwill might result.

Financial Capacity of Business to Accomplish Move

One of the first questions a business owner will ask is, “what assistance is available to help accomplish the move?” That is a good indication that there would need to be early planning and close coordination with move contractors, and providing assistance in obtaining the

services of the contractors to help a business accomplish a move. The majority of businesses affected by the propose Project are classified as small businesses. Small businesses may not have the financial capacity to accomplish a move. This is one of the issues discussed during the business interview.

Early identification of a business's capacity to accomplish a move is important since it will impact the planning process for that particular business. In some cases, an advance relocation payment may be necessary to facilitate a move. A business may not have the financial capacity to conduct modifications and/or replacement site modifications to meet the requirements of planning departments or other requirements. Moving assistance, as well as, Reestablishment of up to a maximum of \$40,000 can be provided in assisting a business in conducting modifications and becoming reestablished at a suitable replacement site.

Special Services that may be Needed to Assist Businesses

In some cases, businesses may experience problems that require further consideration from a displacing Agency. Such consideration may include granting additional time when possible to identify suitable replacement sites, in completing modifications at a replacement site, or in allowing a business to rent back from the acquiring Agency until such time as a property is required.

In other cases, businesses may require referrals to contractors or other professionals to facilitate a move. Assistance may be provided in contacting specialists such as architects or space planners, or consultants who may represent businesses in applying for variances, or in obtaining Conditional Use Permits (C.U.P.'s) and licenses that may be required by local, state, and federal Agencies.

Such contractors may be able to assist businesses in mitigating such concerns as: number of available of parking spaces, height clearances, availability and number of dock high or ground level roll up doors, and capacity of utilities. As some businesses may not have the financial capacity to accomplish a move, advanced payments of eligible moving and related expenses may be necessary.

Applications for variances and requests for rezoning are a daunting and time consuming process. A lengthy move, especially in the current financial and economic environment, could force a company out of business. While a business is not likely to receive zoning concessions from City planning review boards, a business may be able to enter into new zones which allow their particular use.

An extended downtime increases the probability that a business would sustain substantial losses of customers, employees, and income, forcing it to make claims for loss of business goodwill, etc. against the displacing Agency. Proper planning and the use of reestablishment and moving payments may decrease the likelihood of these events.

The business would be subject to development standards depending upon the use type. While businesses are not likely to receive reduced C.U.P. costs, costs associated with

replacement site feasibility studies or obtaining replacement site permits and licenses would be eligible under the Relocation Assistance Program.

In some cases, a business may require construction of replacement site; such capital improvements are not allowable under the Relocation Assistance Program. Some assistance may be provided for such improvement costs in the event that there are no replacement site options, although the DRIR has identified sufficient replacement site resources among the various kinds of use types.

A business may require information regarding loans to help fund their business or modifications at the replacement location. Referrals to lenders or such government Agency's as the Small Business Administration may be necessary to assist a move. Such advisory assistance is provided under the Relocation Assistance Program.

Moving small businesses can affect their bottom line sooner and have a more detrimental effect on the small business than on a larger business (presumably with larger capital reserves). For these reasons, it is important to provide a small business with timely, viable replacement site referrals, and be provided competent assistance in planning and executing its move carefully and efficiently.

There are a variety of other considerations depending upon the type of business that may be impacted by the proposed Project. It would be important to work with the appropriate services to assess the complexity of the move, identify steps necessary to mitigate negative effects of the move, and locate such planners, designers, movers and general contractors to provide those mitigation services that are reasonable and necessary. Businesses with special relocation needs have not been identified to date.

3. *Discuss issues the employees may have if the business relocates as planned:*

Even if a business is relocated as planned, its employees may still encounter challenges commuting to a replacement location. Some employees rely on public transportation to commute to and from the workplace and may need to adjust their personal or family schedules and routines depending upon bus routes and schedules.

Due to the challenges that people may face with unemployment and increased fuel and living costs, a major job relocation could prove challenging for some employees. Some businesses may decide to relocate 20 miles away to support business operations. While this may be an option that may need to be considered, employees may experience greater financial strain as a result.

If there is a change in business operations, employees may need to be trained in other areas or may not have the ability to perform new work functions, forcing them to seek employment elsewhere. Alternative solutions and meetings with property and/or business owners may be needed to be considered to preserve the business operation onsite if possible.

Solutions to these challenges include early noticing and access to affected businesses, and incorporating advanced move planning strategies with the proposed Project and municipalities of Modesto, Riverbank, and Oakdale. Upon implementation of field surveys and interviews, these issues will be identified and addressed as appropriate.

4. *Discuss issues the employees may have if the business cannot relocate as planned:*

If a business is interrupted during project construction, its employees may experience temporary layoffs or decide to seek employment in a different industry or with a competitor. If the business cannot relocate and must close down as a result of not being able to identify and secure a suitable replacement site, its employees would experience job losses and may need to be trained in another industry.

3.3 Residential Replacement

1. *Section 8:*

There are no confirmed Section 8 housing residents that have been identified in the displacement area. The occupancy of Section 8 housing residences is anticipated to be identified during field surveys and occupant interviews. Due to the scope of displacements, Section 8 housing impacts are anticipated.

2. *Replacement neighborhood is homogeneous to displacement area:*

The replacement neighborhood is homogenous to the displacement area in terms of condition, demographics, services, facilities, access, and amenities.

3. *General condition of displacement neighborhood:*

The condition of the displacement neighborhood is average.

4. *Condition of units being displaced:*

The condition of the displaced units is average.

5. *Compared to condition of units in replacement area?*

The condition of the units in the replacement area is average.

6. *Maximum Number of mobile homes directly affected by project?* 22

7. *Maximum Number of mobile homes directly affected by project – within a mobile home park?* 6

8. *Maximum Number of mobile homes directly affected by project – not in a mobile home park?* 16

3.4 Comparative Data

Table 19 provides a summary of comparative data for the project and replacement areas. Many similarities exist between these areas, including housing vacancy factors, owner/tenant occupancy ratios, persons per household and median housing values. Research indicates that replacement housing resources for affected tenants and owners are available in the immediate project and replacement areas.

Table 19: Comparative Data for Project and Replacement Areas

Type	Alternative 1A	Alternative 1B	Alternative 2A	Alternative 2B
Total Housing Units displaced by	124	114	136	114
Percent Owner Occupied	28%	29%	30%	33%
Percent Renter Occupied	72%	71%	70%	67%
Total Housing Units Vacant	9	8	10	8
Estimated number of affected occupants	356	327	390	327
Vacancy Rate	7.20%			
Persons Per Household	2.87			
Median Housing Value	\$208,000			
Type	Replacement Area			
Total Housing Units available in the Replacement Area, including SFR's for sale and rent, MFR's for rent, Condos for sale and Mobile Homes	453			
Housing Units For Sale	252			
Housing Units For Rent	201			
Median Housing Value	\$235,000			

Source Data for Table 17 based on preliminary information obtained from the U.S. Census, Zillow.com, ApartmentHunterz.com, MLS.com, Trulia.com. TBD information will be determined during field surveys. Median Housing Values represent a range of the replacement areas of Modesto, Riverbank, and Oakdale. Rental Vacancy Rate based U.S. Census data obtained for City of Modesto.

4.0 Relocation Resources

4.1 Adequate Resources

Research indicates that adequate resources, including such factors as, availability, funding, staffing, and time, exist for all residential and non-residential displacees. In particular, the availability of replacement site resources is critical to the relocation process from planning to implementation. Displaced residential households must be provided assistance in relocating to comparable replacement housing, and displaced non-residential occupants must be provided assistance in relocating to suitable replacement sites.

The methods of relocating various types of residential and non-residential occupants, whether tenant or owner occupied, are similar in that all occupancy types are subject to the same relocation standards as provided by the URA. While the URA sets uniform standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms, various forms of advisory assistance are provided based on occupancy type, residential or commercial, tenant or owner occupied, and based on individual needs and preferences.

The advisory assistance program for individuals and businesses assists by addressing the needs and preferences of displacees regarding the details of a move, explaining displacee rights and assistance, and providing assistance in the form of monetary benefits for which displaced individuals and businesses are eligible. Additionally, advisory assistance includes providing information on available replacement sites, including purchase and rental costs, and coordinating with landlords, property managers, and other real estate professionals in securing replacement properties.

Part of the advisory assistance program involves personal interviews. Personal interviews are instrumental in identifying residential household characteristics such as number of occupants, length of occupancy, any special needs or accommodations, language needs, and space requirements. In addition, personal interviews with non-residential displacees are instrumental in identifying such issues as, the need for special permits, zoning requirements, replacement site requirements, and other move requirements depending upon the business use.

Information gathered from personal interviews is used in determining relocation needs and preferences, and in determining the scope of assistance provided. In the event it becomes necessary to make an offer to acquire property, known as The Initiation of Negotiations (ION), occupants of property are provided a Notice of Eligibility for Relocation Assistance (NOE). The NOE establishes relocation assistance eligibility, and provides specific information on the relocation assistance entitlements. Non-residential displacees are provided NOE's at the time of the ION.

For residential displacees, based on information provided in occupant interviews, and based on individual needs and preferences, a Replacement Housing Valuation is performed to assess the scope of assistance necessary to obtain comparable replacement housing. This information is provided in the form of the NOE. The NOE includes referrals to available comparable replacement sites. On-going advisory services are provided to residential displacees until comparable

replacement housing is secured. Advisory services are provided to non-residential displacees until established at a suitable replacement site.

The monetary benefits of the program for residential occupants include three types of payments available to eligible individuals displaced from their primary place of residence: (1) a Replacement Housing Payment (RHP) to assist with the cost of either purchasing or renting a replacement dwelling, (2) payment of closing or incidental costs associated with purchasing a replacement home (for owners), and (3) a moving payment to assist with the relocation of personal property.

For business displacements, the URA allows for two broad categories of payments: (1) an actual move payment derived from a commercial bid process for the disconnection, move and reconnection of personal property, machinery and equipment and a reestablishment payment not to exceed \$25,000 for specified expenses actually incurred through the reestablishment of the business, or (2) a fixed payment option *in lieu* of the actual move and reestablishment payments that is based upon tax returns or income statements with a minimum payment of \$1,000 and a maximum of \$40,000.

4.2 Replacement Areas Chosen

Replacement areas are generally defined as the immediate local vicinities where residential and business displacees are likely to secure replacement sites. Generally, if the replacement resources of the immediate area permit, residential displacees prefer to remain within proximity to local schools and established familial and cultural settings, while businesses prefer to relocate as close as possible to existing customer bases or service areas.

The replacement areas chosen and used as a basis for relocation resources are the Cities of Modesto, Oakdale, Riverbank, and Ceres, as well as the communities of Salida and Empire, as shown in Appendix C, Replacement Area Map. While the replacement area was originally planned for the adjacent project neighborhoods, including the Cities of Modesto, Oakdale and Riverbank, the replacement area was expanded to include Ceres, Salida and Empire to provide more adequate replacement resources.

The City of Ceres is located approximately 8 miles from the displacement area at the eastern end of the proposed alignment; approximately 15 miles from the displacement area at the eastern portion of the proposed alignment, depending upon the alternative selected. The community of Empire is located approximately 7 miles from the displacement area at the western end of the proposed alignment; approximately 12 miles from the displacement area at the eastern portion of the proposed alignment, depending upon the alternative selected. The community of Salida is located approximately 4 miles from the displacement area at the eastern end of the proposed alignment; approximately 17 miles from the displacement area at the eastern portion of the proposed alignment, depending upon the alternative selected.

The most important criterion for defining the replacement area is homogeneity of type (single family and/or multifamily) and price range of the housing. Other important information to consider are the characteristics of the resident population of an area including tenure, location, income level, age of structure, employment type, and availability of transportation. Analysis of these replacement areas indicates homogeneity of type and housing market prices, as provided in Appendix G.

4.3 Market Availability

Market availability is expected to remain adequate through the time of displacement.

Explain:

Research indicates that while home prices have steadily increased since 2012. When house prices go up, home affordability goes down. Significantly fewer homes in the Stanislaus area are affordable for median-income families this year than at any time in the past five years, just-released statistics show. Market affordability not availability would be the primary issue.

Less than 59 percent of homes sold in the County in January, February and March were affordable for the typical Stanislaus family, according to the National Association of Home Builders/Wells Fargo Housing Opportunity Index. While home values continue to increase, market factors point toward an improving real estate climate for potential buyers.

Yet while these market indicators do provide ample support to conclude that market availability should be expected throughout the relocation process, the relocation program will have an impact on the supply of available housing, requiring the implementation of a phased or segmented approach to relocating affected tenants and owners.

5.0 Relocation Problems and Programs

5.1 Relocation Problems

1. Elderly Households

Due to the scope of residential displacements, it is anticipated that elderly households would be affected (households with persons over 65 years of age) by the proposed Project. Information obtained during personal interviews would identify individual special needs, and address such factors as medical conditions, access to local public transportation, and proximity to health care providers or public services.

Certain health conditions may require modification to replacement housing to comply with the Americans with Disabilities Act (ADA) of 1990. Partnering with local nonprofit and governmental agencies such as specialized moving companies, relocation planners, senior housing agencies, and social services organizations can assist the move process.

Often it is necessary to obtain assistance from extended family and/or social services during the relocation process. Communication with family members can provide a better understanding of the displacee's particular needs and preferences. The cost of housing may be a burden for elderly occupants who may be on fixed incomes. A commitment to increased relocation advisory assistance services and relocation timelines should be anticipated.

2. Low Income (30 Percent) Households

Research provided by the U.S. Census 2008-2012 American Community Survey 5-Year Estimates indicates that low-income households would be affected by the proposed Project. Low income households typically require additional relocation assistance payments under the provisions of Last Resort Housing, and assistance in locating replacement housing due to financial constraints.

This concern must be addressed by exploring low income housing options, by thoughtful approaches to complicated credit issues, and by performing due diligence throughout the interview process to ensure displacees' financial situations are well understood. An advanced replacement housing payment policy may need to be adopted to encourage potential landlords to consider accepting displacees despite poor credit or to mitigate challenging qualification requirements.

3. Last Resort Housing Construction

Last Resort Housing guidelines are instituted at the federal and state levels to ensure that displacees who are suffering a hardship or unusual circumstances can successfully relocate from a public project. One of the means by which this goal is accomplished is when an Agency to constructs DS&S replacement housing where an insufficiency of such housing exists.

The Agency may also choose to do this as a cost mitigation measure to offset an unusually high relocation expenditure situation. As shown in replacement housing sections of the DRIR, an abundant inventory of replacement dwellings in the replacement areas provides reasonable assurance that all residential displacees of the proposed Project can be absorbed into these areas.

4. Marginal Business

Displacement data indicates that the majority of impacted businesses are small businesses with 20 or less employees. These smaller businesses often have fewer financial and human resources with which to facilitate relocation, which may result in additional downtime and disruption of business operations. This may be reduced by providing displacees with referrals to alternative financial resources beyond relocation benefits and advance payments.

5. Lack of Availability

While replacement data indicates an adequate availability of residential and commercial properties, the proposed Project would create a competitive environment for replacement housing once the relocation process is under way. The replacement housing research provided in this report indicates that 267 replacement housing units of various types are available.

Since the project proposes to displace up to 139 residents, a phased relocation plan, or relocation by geographic segment, should be implemented to lessen the strain on available housing. The project team would need to provide a feasible project schedule to implement a protracted displacement program, a displacement by geographic segment approach, or a combination of the two.

For commercial displacees, the impact of the national economic climate has created a great surplus of available business sites in all sectors of the commercial market, including retail, office, and industrial products. Sources also indicate that local businesses are going to great lengths to reestablish existing operations at new sites because of increased lease incentives offered by landlords suffering from high vacancy rates.

6. Minorities

Research provided by the U.S. Census, 2008-2012 American Community Survey 5-Year Estimates indicates that a significant number of affected households speak a language other than English at home. The Agency's role in providing high-quality translation services in both the relocation program for property owner and tenant interactions will be a necessity.

Additionally, translation of all relevant Project documents within these programs will be required as part of the early stages of Project implementation. This will likely require the services of a full time translation consultant throughout the relocation phase of the Project. Appropriate training of relocation agents in relevant cultural factors will also assist displacees in understanding the relocation assistance and benefits.

7. Overcrowded Residence

It is probable that overcrowded residences would be affected within the displacement area. Overcrowded households have special replacement housing needs. Specifically, the relocation agent must be careful to ensure that referrals to replacement dwellings have an adequate number of bedrooms per applicable occupancy codes.

Overcrowded households may require larger replacement housing payments due to upgrades in the number of bedrooms to meet DS&S standards. Replacement dwellings are considered DS&S when they provide adequate space to accommodate all occupants. Appropriate budget considerations must be given to this issue in order to provide DS&S, comparable and functionally equivalent replacement dwellings to displaced overcrowded households.

8. Handicapped Households

Due to the scope of displacement impacts, it is likely that handicapped individuals would be affected by the proposed Project. Working in compliance with the ADA is essential in providing and/or constructing, appropriate living facilities that can accommodate functions of access/egress into and within the home, in addition to providing functional restrooms, and other necessary modifications.

Households with disabilities may need to be provided replacement housing options with proximity to public transportation, medical, and shopping facilities, and may require extensive planning and longer lead times to transition into replacement housing, and the project schedule should reflect this. The necessary accommodations may be covered under the provisions of the Last Resort Housing Program.

9. Minority Business

Based on U.S. Census data, it is anticipated that the proposed Project would potentially displace minority owned businesses. Minority businesses may experience relocation challenges due a potential need to be located within proximity to specific customer bases.

Advanced relocation payment policies may need to be implemented to facilitate the relocation of businesses that may require timely moves due to any such replacement site considerations. To assist the relocations of minority owned businesses, it would be essential to have an in-depth understanding of the unique commercial market factors in the area.

10. Other Relocation Factors

The administration of the Relocation Assistance Program should include advanced relocation planning coordination, as needed. For senior citizens and the disabled persons being displaced, an adjustment to new neighborhoods will require additional care during the relocation process and longer lead times due to health constraints, structural retrofitting, and other factors.

Certain population groups such as senior citizens, low-income households, and non-English-speaking residents often have strong community ties and are dependent on primary social relationships and important support networks that can be severed upon relocation. To

prepare for this, advanced relocation planning prior to meeting with potential displacees can be of great assistance.

As an example, coordinating with multiple local assisted living facilities and investigating the financial components of these programs can provide more detailed relocation options for displacees that may not have this information readily available.

Additionally, coordination with the local Section 8 Housing Authority representatives and researching the availability of vouchers for displacees may provide viable replacement options for displacees facing immediate financial hardship. Finally, creating a separate, dedicated team for the implementation of the Relocation Assistance Program can allow for a more focused approach to the pressing relocation needs of the proposed Project.

5.2 Housing Impact

This project will not significantly affect the local housing stock for the community.

Based on information provided in Table 17, Comparative Data for Project and Replacement Areas, the total housing stock within the proposed Project area would not be adversely affected as a result of the proposed Project. However, there are comparable housing *availability* constraints that would need to be addressed by the project team that would require a staged or phased relocation approach as enumerated in Section I.A.5, Lack of Availability.

5.3 Conclusion

The Draft Relocation Impact Report has taken the first step in identifying the displacement impacts of the proposed Project on the Cities of Modesto, Oakdale, Riverbank, and unincorporated areas of Stanislaus County. The proposed Project poses significant challenges to affected residential and non-residential displacees.

The special needs of the displacee population, including low-income households, elderly households, disabled households, and businesses, may present challenges that would require careful planning and mitigation. The Relocation Assistance Program provides the necessary assistance to mitigate the relocation problems associated with the proposed Project.

The magnitude of the proposed Project is considerable among all four build alternatives under consideration (1A, 1B, 2A, 2B). Alternative 2A would have the largest impact on the residential sectors of the proposed Project including 136 total displacements, while Alternatives 1B and 2B would have the least amount of impact including 114 total displacements.

Alternative 2A would also have the largest impact on the non-residential and farmland sectors of the proposed Project including 42 total displacements, while Alternative 1B would have the least amount of impact including 33 total displacements. Alternative 1A presents the largest impact to mobile homes, which are anticipated to be displaced by all four build alternatives under consideration.

Research indicates that adequate replacement resources exist in the replacement areas of the Cities of Modesto, Riverbank, Oakdale and Ceres, along with the communities of Salida and Empire. The replacement area was expanded into the areas of Ceres, Salida and Empire due to a limited number of replacement site resources initially identified in the project area.

As households are anticipated to experience challenges qualifying for replacement housing, advance replacement housing payments may be necessary to assist displacees in the qualification process. Assistance under the provisions of Last Resort Housing is anticipated to play a key role in providing displacees with comparable replacement housing.

If the Agency moves forward with the proposed Project, a comparatively low replacement housing supply in the project areas would require a phased relocation plan to avoid an excessively competitive replacement housing market for displacees. Relocation planning might begin by prioritizing the special needs of affected households.

The implementation of the strategies outlined in the DRIR would be critical in the successful relocation of residents and businesses displaced by the proposed Project. Further research, analysis, and discussion would take place in the preparation of a FRIR.

6.0 References and Preparers

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6.2 Persons Contacted

No persons were contact in the preparation of the DRIR report.

6.3 Preparers

Overland, Pacific & Cutler, Inc.

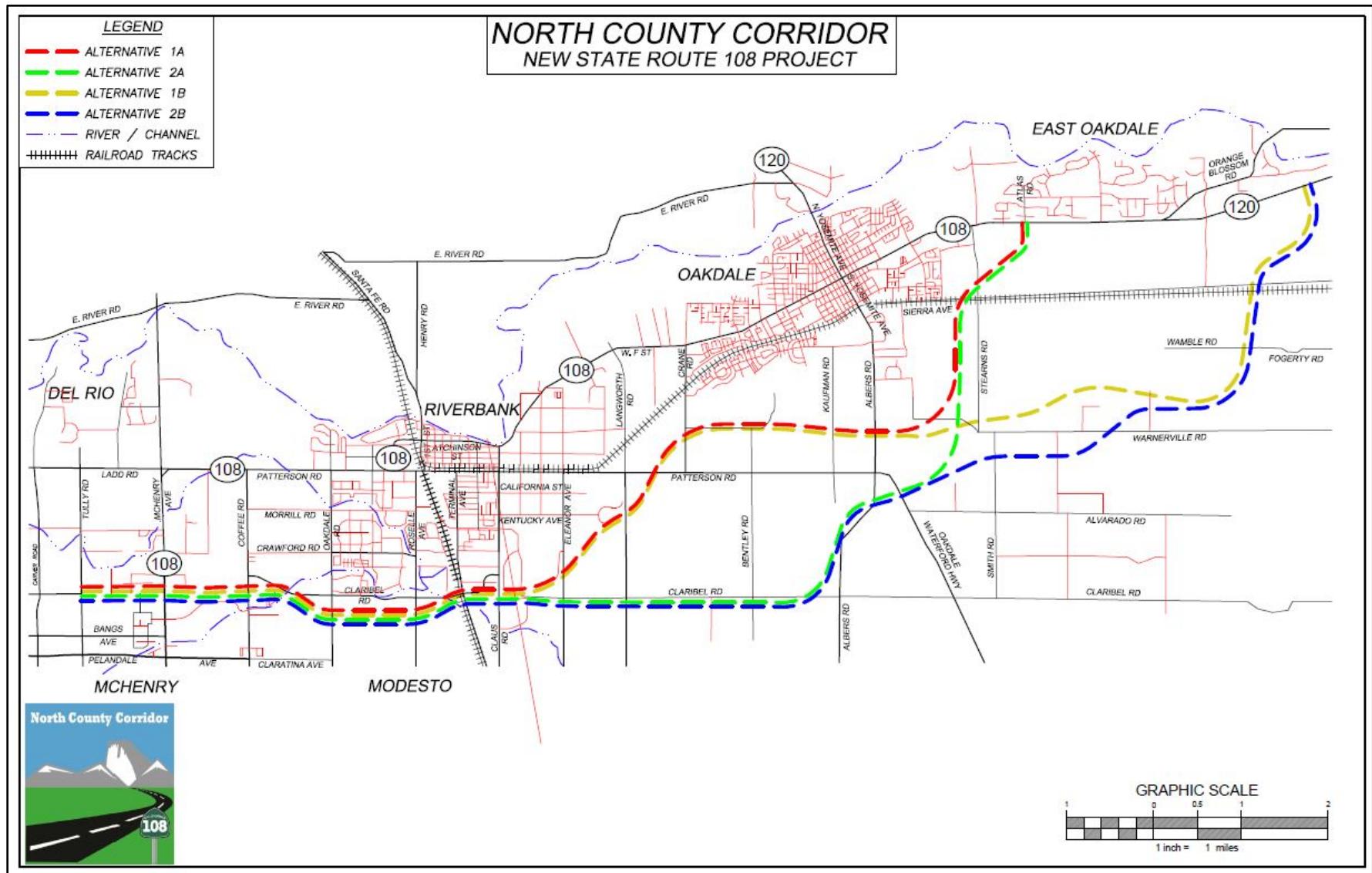
Micole Alfaro, Senior Agent, 5 years experience in right-of-way acquisition and relocation for residential and commercial projects.

Contribution: Author

Alfredo Jacquez, Senior Analyst, 8 years experience in right-of-way acquisition and relocation for residential and commercial projects; cost estimation and design coordination.

Contribution: Co-author.

Appendix A – Project Map

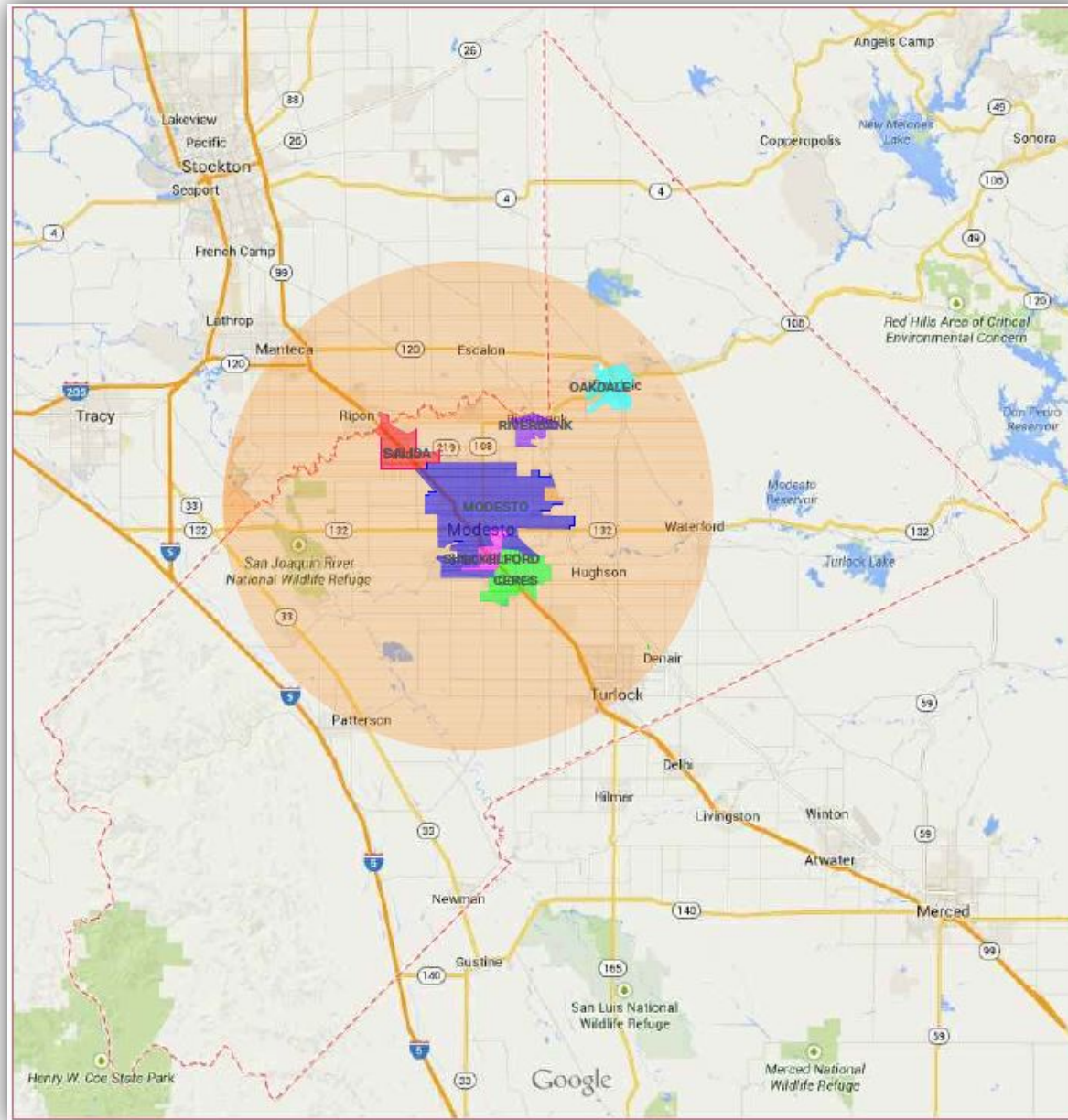


Appendix B – Map of Impacted Mobile Home Park



Appendix C – Replacement Area Map

Appendix C – Replacement Area Map



North County Corridor New State Route 108 Project – Draft Relocation Impact Report – C

Appendix D – Multi-Family Rentals

Available Multi Family Rentals – July/September 2014					
No	Address	City	Beds	Baths	Rent
1	2701 Topeka Street	Riverbank	1	1	\$434
2	L Street at Eleventh Street	Modesto	1	1	\$500
3	3120 Pelandale	Modesto	1	1	\$535
4	150 E Orangeburg Avenue	Modesto	1	1	\$540
5	1801 Coffee Road, #106	Modesto	1	1	\$550
6	1941 Darrah St Apt 3	Ceres	1	1	\$550
7	1947 Darrah St Apt 2	Ceres	1	1	\$550
8	1937 Darrah Street	Ceres	1	1	\$565
9	621 Fifteenth Street at G Street	Modesto	Studio	Studio	\$585
10	1413 Ensenada Drive, #2	Modesto	Studio	Studio	\$595
11	3000 Coffee Road	Modesto	1	1	\$595
12	1956 Darrah St	Ceres	2	1	\$595
13	1956 Darrah Street	Ceres	2	1	\$595
14	Fourteenth Street	Modesto	1	1	\$600
15	2100 Wylie Drive	Modesto	Studio	Studio	\$600
16	1943 Darrah St Apt 4	Ceres	1	1	\$600
17	419 South Church Avenue	Oakdale	2	1	\$615
18	1625 Timothy Avenue	Modesto	1	1	\$615
19	Gilbert at Birdwell	Oakdale	1	1	\$625
20	1235 Carver Road	Modesto	2	1	\$625
21	1625 Richland Avenue	Ceres	1	1	\$635
22	301 Standiford Avenue	Modesto	1	1	\$636
23	601 West Granger Avenue	Modesto	1	1	\$640
24	425 South Third Avenue, #E	Oakdale	2	1	\$650
25	933 Hackberry	Modesto	1	1	\$650
26	1921 Althoff Court	Modesto	2	1	\$650
27	470 East A Street	Oakdale	1	1	\$651
28	451 East I Street	Oakdale	2	1	\$675
29	123 Fairview Avenue	Modesto	1	1	\$690

Available Multi Family Rentals – July/September 2014					
No	Address	City	Beds	Baths	Rent
30	204 Warren Way	Modesto	1	1	\$695
31	812 Sutter Avenue	Modesto	2	1	\$695
32	1308 Ensenada	Modesto	1	1	\$695
33	1313 Celeste Drive	Modesto	1	1	\$695
34	2121 Palisade Avenue, #1	Modesto	2	1	\$695
35	2100 Coffee Road, #099	Modesto	1	1	\$695
36	2800 Don Pedro Road	Ceres	1	1	\$695
37	428 Leon Avenue	Modesto	2	1	\$700
38	606 Downey, #2	Modesto	2	1	\$700
39	3001 10 th St Apt 28	Ceres	2	2	\$700
40	1301 Richland Avenue	Modesto	2	1	\$720
41	534 North Orange Avenue	Modesto	1	1	\$725
42	1301 Richland Avenue	Modesto	2	2	\$745
43	2717 Roeding Road	Ceres	2	1	\$745
44	219 Kingston Lane	Modesto	2	1	\$750
45	1619 Tully Road	Modesto	2	1	\$750
46	2405 Vera Cruz Drive, #D	Modesto	2	1	\$750
47	2503 Miller Avenue	Modesto	2	1	\$750
48	3427 10 Street	Ceres	2	1	\$750
49	1625 Richland Avenue	Ceres	2	1	\$765
50	301 Standiford Avenue, #080	Modesto	2	1	\$766
51	150 Drake Avenue	Modesto	2	1	\$775
52	408 Corson Avenue	Modesto	2	1	\$775
53	2117 Celeste Drive	Modesto	2	1	\$775
54	5901 Newbrook Drive, #140	Riverbank	2	2	\$775
55	3939 Central Avenue, #136	Ceres	2	1	\$775
56	1329 Rose Avenue	Modesto	2	2	\$795
57	2513 Plumeria Ct	Ceres	2	1	\$795
58	2425 Don Pedro	Ceres	2	1	\$795

Available Multi Family Rentals – July/September 2014					
No	Address	City	Beds	Baths	Rent
59	2513 Plumeria Court	Ceres	2	1	\$795
60	1749 Richland Ave	Ceres	2	1	\$800
61	2501 Prescott Road	Modesto	2	1	\$815
62	140 Mark Randy Place	Modesto	2	2	\$825
63	3001 Hahn Drive	Modesto	2	1	\$835
64	3400 Sullivan Court, #179	Modesto	2	2	\$845
65	2108 Laurel Avenue	Ceres	2	1	\$845
66	512 Pirinen Lane	Modesto	2	1.5	\$850
67	1231 Inyo Avenue	Modesto	3	2	\$850
68	3301 Lord Avenue	Modesto	2	1	\$850
69	2298 Laurel Circle	Ceres	2	1	\$875
70	Morgan at Service Road	Ceres	2	1.5	\$875
71	Tranquil at Morgan	Ceres	2	1.5	\$875
72	Tranquil at Morgan	Ceres	2	2	\$875
73	521 D Street	Modesto	3	1	\$885
74	908 West Morris Avenue	Modesto	2	1	\$895
75	1757 Richland Avenue #1-40	Ceres	3	2	\$895
76	425 Corson	Modesto	3	1	\$900
77	Sequoia at Central	Ceres	3	1	\$900
78	1313 Celeste Drive	Modesto	2	2	\$905
79	2217 Sharon Way	Modesto	2	2	\$925
80	1625 Richland Avenue	Ceres	3	2	\$925
81	2513 Liberty	Modesto	3	2	\$950
82	2640 El Pasado Drive	Modesto	3	2	\$950
83	1213 Norwegian Avenue	Modesto	3	2	\$975
84	1923 Glendridge Drive	Ceres	3	2	\$975
85	1701 Norfold Way	Ceres	2	2	\$995
86	Burney Street at Fifteenth Street, #1	Modesto	2	1	\$999
87	309 Capistrano Drive	Modesto	2	2	\$1,000

Available Multi Family Rentals – July/September 2014					
No	Address	City	Beds	Baths	Rent
88	San Pedro Avenue at Morgan	Ceres	2	1	\$1,025
89	2200 Coffee Road	Modesto	3	2	\$1,045
90	1529 Daisy Tree	Ceres	3	2	\$1,095
91	2132 Mount Vernon Drive, #E	Modesto	3	2	\$1,100
92	3925 Scenic Drive, #147	Modesto	3	2	\$1,100
93	3409 Heather Lane	Ceres	3	1	\$1,100
94	1547 Bridgewater Drive	Ceres	3	2	\$1,100
95	1716 Evans Road	Ceres	3	2	\$1,100
96	1812 Weathervane Lane	Ceres	3	2	\$1,100
97	3209 Moonview	Ceres	3	2	\$1,100
98	4065 Dale Road	Modesto	3	2.5	\$1,125
99	3519 Whitehaven Avenue	Ceres	3	2.5	\$1,195
100	840 Azores Lane	Ceres	4	2	\$1,200
101	Charlotteville Dr at Rhone Dr	Ceres	3	2	\$1,200
102	1953 Hollister	Ceres	4	2	\$1,250
103	1801 Groveton Way,	Modesto	3	2	\$1,275
104	3511 Whitehaven Avenue	Ceres	3	2.5	\$1,295
105	3669 Macadamia Lane	Ceres	3	2	\$1,299
106	1639 Molly Lane	Ceres	3	2	\$1,300
107	3054 Castle Rock Court	Ceres	4	2.5	\$1,350
108	3771 Armando Court	Ceres	4	2.5	\$1,395
109	2913 Ambleside Way	Ceres	4	3	\$1,395
110	2929 Floyd Ave, #284	Modesto	3	2	\$1,435
111	2929 Floyd Avenue	Modesto	3	2	\$1,470

Appendix E – Single-Family Rentals

Available Single Family Rental Units – July/September 2014					
No	Address	City, Zip	Bedrooms	Baths	Rent
1	Leon Avenue at Tuolumne Boulevard	Modesto	1		\$600
2	1511 East Street	Modesto	1		\$700
3	539 Terminal Ave	Modesto	1		\$725
4	3655 California Ave	Riverbank	2		\$725
5	Pinkston Avenue	Oakdale	2		\$775
6	408 Corson Avenue	Modesto	2	1	\$775
7	226 Camellia Way	Modesto	2	1	\$775
8	363 South 2nd Avenue	Oakdale	2		\$800
9	201 College Avenue	Modesto	2		\$800
10	2756 Barcelona Drive	Modesto	2		\$845
11	1231 Inyo Avenue	Modesto	3		\$850
12	1617 Teresa Street	Modesto	3	1.5	\$875
13	908 West Morris Avenue	Modesto	2	1	\$895
14	409 Moccasin Court	Modesto	3		\$895
15	Shaddox at Carpenter	Modesto	2		\$900
16	1505 Picardy Drive	Modesto	2		\$900
17	Scotch Pine Drive at Pine Tree Lane	Modesto	3		\$925
18	217 E Morris Avenue	Modesto	2		\$935
19	2640 El Pasado Drive	Modesto	3	2	\$945
20	1620 East Orangeburg Avenue	Modesto	3		\$950
21	2016 Zeeland Court	Modesto	2		\$950
22	2108 Rasmussen Avenue	Modesto	3		\$950
23	334 Camellia Way	Modesto	2		\$950
24	412 Ryan Avenue	Modesto	3		\$950
25	2712 Joyce	Modesto	3		\$965
26	3521 Portabello Drive	Modesto	2		\$975
27	El Vista at Encina	Modesto	3		\$975
28	2312 Viola Street	Modesto	3	1	\$975

Available Single Family Rental Units – July/September 2014					
No	Address	City, Zip	Bedrooms	Baths	Rent
29	1409 Joni Avenue	Modesto	3		\$995
30	2020 Amsterdam Lane	Modesto	3		\$995
31	4124 East Orangeburg	Modesto	3		\$995
32	1717 Tulane Drive	Modesto	3		\$995
33	1701 Norfolk Way	Ceres	2	2	\$995
34	1832 Paul Avenue	Modesto	2		\$1,000
35	320 Laurel Avenue	Modesto	3		\$1,000
36	417 Kirbys Mill Drive	Modesto	3		\$1,000
37	1109 Eugene Avenue	Modesto	3		\$1,000
38	1708 Ellison Drive	Modesto	3		\$1,050
39	232 North McClure Road	Modesto	3	2	\$1,050
40	3201 Lisa Drive	Modesto	3		\$1,050
41	301 Avila Court	Modesto	3		\$1,050
42	1841 Ironside Drive	Modesto	3	2	\$1,075
43	1316 Banch Lane	Modesto	3		\$1,075
44	2308 Irvin Avenue	Modesto	3		\$1,075
45	321 Lelah Avenue	Modesto	3		\$1,080
46	2304 Southridge Drive	Modesto	3		\$1,095
47	2104 Gainsboro Place	Modesto	2		\$1,095
48	605 Fall River Drive	Modesto	3	2	\$1,095
49	1529 Daisy Tree	Ceres	3	2	\$1,095
50	2809 Andalusia way	Modesto	3		\$1,100
51	Kidd Court at October	Modesto	3	2	\$1,100
52	3409 Heather Ln	Ceres	3	2	\$1,100
53	1716 Evans Rd	Ceres	3	2	\$1,100
54	2506 Newport Drive	Modesto	3	2	\$1,150
55	1216 Shady Grove Lane	Modesto	3	2	\$1,150
56	1436 Christiansen Drive	Modesto	4	2	\$1,200
57	2130 Goldstone Way	Riverbank	3		\$1,250

Available Single Family Rental Units – July/September 2014					
No	Address	City, Zip	Bedrooms	Baths	Rent
58	804 Sonoma Avenue	Modesto	3	2	\$1,250
59	2308 Nancy Lane	Modesto	3	2	\$1,275
60	1500 Maplehill Road	Modesto	3	2	\$1,295
61	3721 Woodglen Drive	Modesto	3	2	\$1,295
62	3669 Macadamia Ln	Ceres	3	2	\$1,299
63	2108 Noelle Court	Modesto	3	3	\$1,325
64	5901 Webb Court	Riverbank	3		\$1,345
65	1609 South Poust Road	Modesto	4	2	\$1,350
66	Mable Avenue at Palmwood	Modesto	3	2	\$1,350
67	2462 Rio Gabriel Street	Riverbank	3		\$1,395
68	3401 Cassie Ln	Ceres	4	2.5	\$1,395
69	Rose Hill Lane and Homewood	Riverbank	3		\$1,399
70	2503 Rose Hill Lane	Riverbank	3		\$1,399
71	Valley View Drive & Cindy Drive	Oakdale	4		\$1,400
72	2636 Glow Road	Riverbank	4		\$1,450
73	2600 Alexia Way	Modesto	5	3	\$1,450
74	3500 Fallen Oak Drive	Modesto	4	2	\$1,475
75	9605 Pimley Drive	Oakdale	4		\$1,500
76	4721 Via Giardiano	Modesto	4	3.5	\$1,575
77	3805 Argonaut Drive	Modesto	5	2.5	\$1,695
78	4017 Ballen Court	Modesto	4	3	\$1,750
79	Tarpan & Albanian	Oakdale	3		\$1,800
80	10867 Rodden Road	Oakdale	3		\$2,000
81	510 Mustang Court	Oakdale	4		\$2,100
82	3305 Birmingham Drive	Modesto	4	2.5	\$2,200

Appendix F – Section 8 Rentals

Appendix F – Section 8 Rentals

Available Section 8 Rental Units – July 2014					
No	Address	City	Beds	Baths	Rent
1	1333 Leonard Avenue 14	Modesto	1	1	\$595
2	1430 Leonard Avenue 15	Modesto	1	1	\$610
3	1220 La Loma Avenue 11	Modesto	1	1	\$630
4	1225 Houser Lane	Modesto	1	1	\$680
5	812 Sutter Street A	Modesto	2	1	\$695
6	733 Maze Boulevard 15	Modesto	2	1	\$747
7	500 Gayle Avenue	Modesto	2	1	\$775
8	2221 Peppermint Drive A	Modesto	2	1	\$800

Appendix G – Single-Family Dwellings for Sale

Single Family Dwellings for Sale – July/September 2014					
No	Address	City	Bedrooms	Baths	Price
1	2907 Ward Avenue	Riverbank	4	2	\$92,000
2	432 Redberry Way	Modesto	3	2	\$95,000
3	3701 Colonial Drive #163	Modesto	2	1.5	\$112,000
4	605 Cameron Way	Modesto	3	2	\$115,000
5	2516 5 th St	Ceres	3	2	\$115,900
6	4808 Cameron Court	Modesto	3	2	\$116,500
7	2748 Barcelona Drive	Modesto	3	2	\$120,000
8	1329 Lucchesi Lane	Modesto	3	2	\$120,000
9	6615 Callander Avenue	Riverbank	3	1	\$120,000
10	1442 Ritsch Lane	Modesto	2	1	\$124,950
11	2841 Cordoba Ct	Ceres	3	2	\$125,000
12	2521 Mcadoo Avenue	Modesto	2	2	\$129,000
13	1613 Stone Leaf Court	Modesto	3	2	\$129,888
14	2425 Nancy Lane	Modesto	2	2	\$129,900
15	1804 Aloha Way	Modesto	3	1	\$130,000
16	2705 Sparks Way	Modesto	3	1	\$134,900
17	702 Downey Avenue	Modesto	2	1	\$134,950
18	2432 Kildare Lane	Modesto	3	2	\$135,000
19	1316 Grinnell Street	Modesto	2	1	\$140,000
20	1700 Boise Avenue	Modesto	4	2	\$149,000
21	1129 Comanche Court	Modesto	3	2	\$149,777
22	1310 Schulenberg Avenue	Modesto	2	2	\$149,900
23	2408 Lilac Ct	Ceres	2	1	\$149,950
24	1820 Norman Way	Modesto	3	2	\$157,950
25	505 Kimble Street	Modesto	2	1	\$159,900
26	1662 Margaret Way	Ceres	2	1	\$159,900
27	1833 Walpole Drive	Modesto	3	2	\$164,996
28	1717 Boothe Rd	Ceres	2	2	\$165,000
29	3909 Woodview Dr	Ceres	3	2	\$175,000

Single Family Dwellings for Sale – July/September 2014					
No	Address	City	Bedrooms	Baths	Price
31	1304 Beringer Court	Modesto	3	2	\$179,900
32	1713 Zona Bella Ln	Ceres	3	3	\$179,900
33	2560 Central Ave	Ceres	3	1	\$180,000
34	1862 Richard Way	Ceres	3	2.5	\$181,490
35	2301 Thomas St	Ceres	3	2	\$184,900
36	2309 Newport Drive	Modesto	3	2	\$184,996
37	1339 Cascade Avenue	Modesto	3	2	\$189,900
38	125 E Fairmont Avenue	Modesto	2	1	\$193,000
39	558 Laurel Avenue	Oakdale	3	2	\$194,000
40	1861 Preston Ct	Ceres	3	2.5	\$194,990
41	1860 Richard Way	Ceres	3	2.5	\$194,990
42	2024 Enfield Way	Modesto	4	2	\$195,000
43	1700 East Orangeburg Avenue	Modesto	3	2	\$197,000
44	3304 Perisburg Ln	Ceres	3	2.5	\$198,000
45	3416 Waynesboro Dr	Ceres	3	2	\$199,000
46	2300 Thomas St	Ceres	3	2	\$199,000
47	1547 Rose Ave	Ceres	3	2	\$199,950
48	2024 Goldstone Way	Riverbank	3	2	\$200,000
49	771 Willow Lake Way	Ceres	3	2	\$204,950
50	3533 Thomas More Way	Modesto	2	2	\$207,000
51	2804 Pridmore Avenue	Modesto	3	2	\$209,000
52	1722 Norwood Heights Ln	Ceres	3	2.5	\$209,900
53	1850 Richard Way	Ceres	4	2.5	\$209,990
54	208 Dove Court	Modesto	3	1.5	\$210,000
55	5842 Eighth Street	Riverbank	3	2	\$210,500
56	1928 Cota Way	Modesto	3	2	\$215,000
57	1125 Aristocrat Dr	Ceres	4	2	\$215,000
58	740 Bliss Rd	Ceres	4	1	\$215,000
59	2816 Malaga Way	Modesto	3	2	\$219,000

Appendix G – Single-Family Dwellings for Sale

Single Family Dwellings for Sale – July/September 2014					
No	Address	City	Bedrooms	Baths	Price
60	3520 Anniston Court	Modesto	4	2.5	\$219,000
61	3309 Waynesboro Court	Ceres	3	2.5	\$219,900
62	2000 Street Theresa Way	Modesto	4	2.5	\$220,000
63	1235 Sunrise Avenue	Modesto	4	2	\$222,000
64	1084 Hackett Rd	Ceres	4	2	\$223,000
65	3567 Fallview Ave	Ceres	4	2.5	\$224,900
66	320 High Point Court	Modesto	3	2.5	\$225,000
67	2333 Bolton Court	Modesto	3	2	\$225,000
68	2841 Dale Ave	Ceres	4	2	\$225,000
69	757 Azores Ln	Ceres	4	2	\$226,500
70	1126 Edith Ct	Ceres	4	2	\$227,900
71	2035 Moran Avenue	Modesto	3	2	\$229,000
72	5740 Parkview Court	Riverbank	4	2	\$229,000
73	1713 Doyle Ave	Ceres	3	2	\$229,000
74	1008 Ramona Avenue	Modesto	4	2	\$234,900
75	2705 Berwick Court	Modesto	3	2	\$234,999
76	1704 Briarwood Drive	Modesto	3	2	\$235,000
77	2713 Tricia Ct	Ceres	4	3	\$235,000
78	2837 Abel Court	Modesto	3	2	\$237,996
79	1616 Marazzi Ln	Ceres	4	3	\$239,000
80	1729 Don Pedro Rd	Ceres	3	2	\$239,900
81	928 S Cape Drive	Modesto	3	2	\$240,000
82	1828 Kienitz Avenue	Modesto	3	2	\$244,900
83	3005 Dovehouse Court	Modesto	6	4.5	\$245,000
84	3099 Cedar Springs Ct	Ceres	4	2	\$247,900
85	7007 Faith Home Rd	Ceres	3	2	\$249,000
86	4313 Dunes Court	Modesto	3	2	\$249,900
87	1425 Woodlane Avenue	Modesto	3	2	\$249,900
88	2017 Scenic Drive	Modesto	3	2	\$249,950

Single Family Dwellings for Sale – July/September 2014					
No	Address	City	Bedrooms	Baths	Price
89	1513 Tonopah Place	Modesto	3	2	\$249,950
90	1112 Fruitridge Court	Modesto	3	2	\$259,000
91	2017 Walnut Ave	Ceres	3	3	\$259,900
92	605 Bowen Avenue	Modesto	3	2	\$265,000
93	3701 Wichita Way	Modesto	4	3	\$265,000
94	1436 Don Pedro Rd	Ceres	4	2	\$265,000
95	3512 Lydia Lane	Modesto	3	2	\$269,900
96	3308 Blaker Rd	Ceres	3	3	\$269,900
97	522 View Point Avenue	Oakdale	3	2	\$269,950
98	912 Chateau Drive	Modesto	3	2	\$269,999
99	1628 Myrtlewood Dr	Ceres	3	2	\$274,500
100	807 Pine Street	Oakdale	4	3	\$275,000
101	3711 Skeena Ct	Ceres	5	3.5	\$279,900
102	3557 Waynesboro Dr	Ceres	3	2.5	\$279,900
103	3585 Larian Way	Ceres	3	2	\$285,000
104	5401 Medallion Court	Riverbank	4	3	\$289,000
105	1856 Silvio Way	Oakdale	3	2	\$289,900
106	3774 Armando Ct	Ceres	4	2.5	\$289,900
107	3648 Fallview Ave	Ceres	4	7	\$289,900
108	1242 Hasley Drive	Modesto	4	2.5	\$295,000
109	2805 Westchester Lane	Modesto	4	2.5	\$299,000
110	2771 Greger Street	Oakdale	3	2.5	\$299,900
111	1011 Sycamore Avenue	Modesto	2	2	\$299,950
112	3710 Pomegranate Ave	Ceres	3	3	\$299,950
113	3055 Sariya Way	Ceres	4	4	\$300,000
114	2316 Semillion Court	Oakdale	5	3	\$320,000
115	2440 Browns Court	Riverbank	5	3	\$324,900
116	1305 Harbour Town Lane	Modesto	3	3	\$324,996
117	1717 Seven Falls	Modesto	3	2.5	\$325,000

Appendix G – Single-Family Dwellings for Sale

Single Family Dwellings for Sale – July/September 2014					
No	Address	City	Bedrooms	Baths	Price
118	1728 Mark Mead Lane	Modesto	4	2.5	\$329,759
119	524 Wrangler Street	Oakdale	3	2	\$329,900
120	3542 Larian Way	Ceres	4	2	\$330,999
121	2224 Belsera Drive	Oakdale	2	2	\$339,900
122	3212 Sutton Drive	Riverbank	4	4	\$339,950
123	3000 Collingham Court	Modesto	5	3	\$359,000
124	3013 Omega Way	Modesto	4	2.5	\$364,900
125	2013 River Road	Modesto	7	4.5	\$375,000
126	404 West Rumble	Modesto	3	2.5	\$375,000
127	677 Stetson Drive	Oakdale	5	4	\$379,000
128	4124 Eastport Drive	Modesto	4	3	\$385,000
129	3557 Southern Oak Dr	Ceres	4	3	\$399,900
130	2624 Nob Hill Court	Modesto	4	3	\$409,000
131	3101 Ripple Court	Modesto	5	4	\$419,900
132	2556 Acapulco Way	Modesto	4	3.5	\$420,000
133	3910 Wild Oak Dr	Ceres	5	3	\$424,900
134	1005 Changason Way	Modesto	5	7	\$429,000
135	2716 Morgan Rd	Ceres	4	2.5	\$449,900
136	7705 Langworth Road	Oakdale	3	2	\$469,000
137	892 Vista Verano Court	Oakdale	3	3	\$474,000
138	3705 Vondel Circle	Modesto	4	3	\$475,000
139	2449 Faith Home Rd	Ceres	4	2.5	\$479,000
140	1640 Ohio Avenue	Modesto	6	2	\$535,000
141	1501 Magnolia Street	Oakdale	3	2	\$550,000
142	10606 Stone Road	Oakdale	3	2.5	\$555,000
143	3617 Chiburis Court	Modesto	3	3	\$565,000
144	4400 Mesa Drive	Riverbank	3	2	\$595,000
145	7224 Faith Home Rd	Ceres	3	2	\$699,000

Appendix H – Residential Income Properties for Sale

Available Residential Income Properties for Sale – July/September 2014					
No	Address	City	Units	Beds	Price
1	623 Leon Avenue	Modesto	2	3	\$145,000
2	2433 Laurel Ave	Ceres	3	2	\$174,900
3	1004 Gemini Court	Modesto	2	2	\$199,000
4	325 North First Avenue	Oakdale	3	1 each	\$199,000
5	3824 El Camino Ave	Ceres	5	3	\$239,900
6	2627 Don Pedro Rd	Ceres	2	6	\$255,000
7	2017-2013 Walnut Ave	Ceres	2	2	\$259,900
8	1944 Darrah St	Ceres	4	8	\$314,900
9	2029 Hollister St	Ceres	2	5	\$318,000
10	1254 San Pedro Ave	Ceres	2	4	\$345,950
11	444 South Second Avenue	Oakdale	4	2 each	\$349,950
12	1240 San Pedro Ave	Ceres	2	5	\$349,950
13	1226 San Pedro Ave	Ceres	2	4	\$354,950
14	1210 Eleventh Street	Modesto	20	Studios	\$499,000
15	416 Sixth Street	Modesto	14	1 each	\$569,000
16	3912 El Camino Ave	Ceres	6	9	\$598,990
17	3305 Central Ave	Ceres	7	14	\$699,900
18	2109 Arthur Way	Ceres	8	15	\$895,000
19	2523 5 th St	Ceres	11	11	\$950,000

Appendix I – Condominiums for Sale

Available Condominiums for Sale – July/September 2014					
No	Address	City	Bedrooms	Sq Ft	Price
1	805 Tully Rd, #3	Modesto	1	690	\$54,900
2	3701 Colonial Drive #23	Modesto	1	430	\$58,650
3	2700 Macdougall St, #2	Modesto	2	828	\$72,000
4	325 Standiford Ave, #15	Modesto	2	1,016	\$72,500
5	325 Standiford Ave, #37	Modesto	2	908	\$74,900
6	2901 Penny Ln, #B	Modesto	2	1,079	\$79,999
7	2700 Macdougall St, #4	Modesto	2	828	\$82,000
8	2700 Macdougall St, #3	Modesto	2	828	\$82,000
9	325 Standiford Avenue 37 #37	Modesto	2	908	\$84,900
10	325 Standiford Ave, #52	Modesto	2	1,016	\$84,900
11	2124 Mount Vernon Dr, #A	Modesto	2	1,224	\$85,000
12	2901 Penny Ln, #D	Modesto	2	1,182	\$87,500
13	565 Lincoln Ave	Modesto	3	1,301	\$88,888
14	215 Floyd Ave, #35	Modesto	2	908	\$89,000
15	4000 Fara Biundo Dr, #23	Modesto	2	912	\$89,000
16	1177 Norwegian Ave, #46	Modesto	2	1,076	\$89,900
17	1177 Norwegian Ave, #31	Modesto	2	1,136	\$95,000
18	573 Lincoln Ave, #D	Modesto	2	1,182	\$95,000
19	201 Woodrow Ave, #62	Modesto	2	816	\$95,000
20	560 Pirinen Ln, #B	Modesto	2	1,079	\$95,000
21	201 Woodrow Ave, #61	Modesto	2	816	\$99,000
22	2112 Mount Vernon Drive C #C	Modesto	3	1,354	\$99,900
23	2112 Mount Vernon Dr, #C	Modesto	3	1,354	\$99,900
24	1313 Floyd Ave, #120	Modesto	2	904	\$99,950
25	1313 Floyd Avenue 120 #120	Modesto	2	904	\$104,900
26	3701 Colonial Dr, #163	Modesto	2	978	\$109,000
27	2112 Mount Vernon Dr, #D	Modesto	3	1,386	\$109,900
28	3701 Colonial Dr, #161	Modesto	2	978	\$110,000
29	400 Fara Biumdo Dr, #43	Modesto	2	912	\$115,000

Available Condominiums for Sale – July/September 2014					
No	Address	City	Bedrooms	Sq Ft	Price
30	617 W Granger Ave, #95	Modesto	3	1,480	\$119,900
31	3400 Sullivan Ct, #122	Modesto	2	1,030	\$122,000
32	1200 Lakewood Ave, #43	Modesto	2	960	\$131,900
33	4009 Elmo Loop, #B	Modesto	2	1,064	\$132,000
34	3550 Fawndale Dr	Modesto	2	1,004	\$135,000
35	817 E Orangeburg Ave, #3	Modesto	3	1,326	\$137,000
36	3400 Sullivan Ct, #163	Modesto	2	1,008	\$139,950
37	3901 Dale Rd, #E	Modesto	2	1,020	\$139,950
38	817 E Orangeburg Ave, #11	Modesto	3	1,326	\$139,950
39	3553 Fountain Way	Modesto	2	1,144	\$142,500
40	1109 E Orangeburg, #2	Modesto	2	1,066	\$145,200
41	4085 Dale Rd, #F	Modesto	3	1,327	\$147,500
42	817 East Orangeburg Ave, #3	Modesto	3	1,326	\$150,000
43	3606 Sylvan Meadows Ct	Modesto	2	1,234	\$161,000
44	1101 Cedar Creek Dr, #3	Modesto	2	1,426	\$165,000
45	1110 Cedar Creek Dr, #2	Modesto	2	1,515	\$169,000
46	2852 Sherwood Ave, #B	Modesto	2	1,380	\$179,000
47	4049 Dale Rd, #D	Modesto	3	1,375	\$180,000
48	4049 Dale Rd, #C	Modesto	2	1,192	\$180,000
49	3623 Fawndale Dr	Modesto	2	1,406	\$185,000
50	260 W Rumble Rd, #D	Modesto	2	1,380	\$190,000
51	1107 Cedar Creek, #19	Modesto	3	1,859	\$199,000
52	1929 Edgebrook Dr, #D	Modesto	3	2,219	\$199,950
53	1107 Cedar Creek, #18	Modesto	3	1,858	\$225,000
54	1925 Edgebrook Dr, #A	Modesto	3	2,330	\$229,500
55	3600 Columbine Dr, #1	Modesto	2	1,695	\$235,000
56	1929 Edgebrook Dr, #C	Modesto	3	2,263	\$240,000
57	2704 Sherwood Ave, #C	Modesto	2	1,658	\$249,900
58	2333 Denbigh Dr	Modesto	3	1,373	\$249,950

Available Condominiums for Sale – July/September 2014					
No	Address	City	Bedrooms	Sq Ft	Price
59	3600 Columbine Dr, #11	Modesto	2	2,038	\$280,000
60	7317 Del Cielo Way	Modesto	3	1,891	\$385,000
61	7317 Del Cielo Way	Modesto	3	1,891	\$425,000
62	7324 Del Cielo Way	Modesto	3	1,872	\$449,950

Appendix J – Commercial Units for Lease

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
1	1009 McHenry Avenue	Modesto	Retail	2,000	Negotiable
2	1011 Needham Street	Modesto	Office	9,500	Negotiable
3	1101 Standiford Avenue	Modesto	Office - Building	1,105	Negotiable
4	1208 Floyd Avenue	Modesto	Office	5,000	Negotiable
5	1209 Woodrow Avenue	Modesto	Office - Building	1,752	Negotiable
6	1213 Coffee Road, Suite L	Modesto	Office - Medical	1,876	Negotiable
7	1214 West F Street	Oakdale	Retail	1,226	Negotiable
8	1320 Standiford Avenue	Modesto	Community Center	1,470	Negotiable
9	1400 Standiford Avenue	Modesto	Community Center	1,782	Negotiable
10	1401 J Street	Modesto	Retail	6,674	Negotiable
11	1473 East G Street	Oakdale	Office - Building	2,766	Negotiable
12	1552 Coffee Road	Modesto	Office	4,070	Negotiable
13	1700 Standiford Avenue	Modesto	Office	4,473	Negotiable
14	1717 Oakdale Road	Modesto	Retail	22,000	Negotiable
15	1801 H Street	Modesto	Anchor	42,120	Negotiable
16	2000 Briggsmore Avenue	Modesto	Retail	13,332	Negotiable
17	2000 Briggsmore Avenue	Modesto	Retail	8,634	Negotiable
18	2020 Standiford Avenue	Modesto	Retail – Pad (Land)	16,427	Negotiable
19	2057 Tully Road	Modesto	Retail/Center	10,226	Negotiable
20	2200 Lapham Drive	Modesto	Warehouse	68,000	Negotiable
21	2209 Coffee Road	Modesto	Office – Building/Medical	3,250	Negotiable
22	2401 McHenry Avenue	Modesto	Retail	34,560	Negotiable
23	2401 McHenry Avenue	Modesto	Retail	30,840	Negotiable
24	2503 East Hatch Road	Modesto	Office - Medical	4,500	Negotiable
25	2517 Yosemite Avenue	Modesto	Retail	10,100	Negotiable
26	2549 Yosemite Boulevard	Modesto	Retail	12,000	Negotiable
27	2801 McHenry Avenue	Modesto	Community Center	5,700	Negotiable
28	3133 McHenry Avenue	Modesto	Retail - Office/Medical	1,540	Negotiable

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
29	3300 Coffee Road	Modesto	Neighborhood Center	16,270	Negotiable
30	3300 Tully Road	Modesto	Office	724	Negotiable
31	3421 McHenry Avenue	Modesto	Retail - Restaurant	2,458	Negotiable
32	3421 Tully Road	Modesto	Office - Building	432	Negotiable
33	3430 Tully Road	Modesto	Neighborhood Center	1,552	Negotiable
34	3440-3456 McHenry Avenue	Modesto	Retail – Medical/Center	3,500	Negotiable
35	3460 Oakdale Road	Modesto	Retail	2,000	Negotiable
36	3525 Coffee Road	Modesto	Office	9,359	Negotiable
37	3800 McHenry Avenue	Modesto	Retail	552	Negotiable
38	3945 Coffee Road	Modesto	Office	2,400	Negotiable
39	3948 Sylvan Avenue	Modesto	Retail – Office/Center	9,000	Negotiable
40	401 & 501 East Glenn Avenue	Modesto	Distribution Warehouse	232,303	Negotiable
41	409 Twelfth Street	Modesto	Industrial – Office/Showroom	8,820	Negotiable
42	413 South Riverside Drive	Modesto	Warehouse	15,000	Negotiable
43	415 Burney Street	Modesto	Retail	1,100	Negotiable
44	430 Tenth Street	Modesto	Industrial - Warehouse	18,376	Negotiable
45	4712 Stoddard Road	Modesto	Office	60,984	Negotiable
46	506 East Whitmore Avenue	Modesto	Industrial - Warehouse	357,000	Negotiable
47	5200 Pirrone Court	Salida	Office	3,600	Negotiable
48	5222 Pirrone Court	Salida	Office	5,424	Negotiable
49	5226 Pirrone Court	Salida	Office	19,965	Negotiable
50	5246 Pirrone Court	Salida	Office	3,000	Negotiable
51	526 Tenth Street	Modesto	Retail - Warehouse/Special	21,000	Negotiable
52	5330 Pirrone Road	Salida	Office	15,000	Negotiable
53	6440 Estelle Avenue	Riverbank	Office – Medical/Specialty	3,450	Negotiable

Appendix J – Commercial Units for Lease

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
54	693 Mariposa Road	Modesto	Manufacturing	360,000	Negotiable
55	696 Crows Landing Road	Modesto	Warehouse	14,000	Negotiable
56	801 & 803 Kearney Avenue	Modesto	Warehouse	5,730	Negotiable
57	817 Coffee Road	Modesto	Office - Medical	2,115	Negotiable
58	901 Tenth Street	Modesto	Retail	5,020	Negotiable
59	McClure Road and Yosemite Boulevard	Modesto	Industrial - Land	4.68-5 AC	Negotiable
60	Tenaya Drive and South Riverside Drive	Modesto	Industrial - Land	3-3.91 AC	Negotiable
61	Yosemite Boulevard and Garner Road	Modesto	Industrial - Land	62.27 AC	Negotiable
62	3312 Patterson Road	Riverbank	Industrial - Manufacturing	104,979	\$0.05
63	700-824 Kieman Avenue	Modesto	Manufacturing	24,050	\$0.15 - 0.20
64	2906 Santa Fe Avenue, Building 1&2	Riverbank	Warehouse	72,000	\$0.20
65	2906 Santa Fe Avenue, Building 3	Riverbank	Warehouse	100,128	\$0.20
66	3100 Farrar Avenue	Modesto	Industrial - Warehouse	259,000	\$0.25
67	137 South Santa Cruz	Modesto	Industrial - Warehouse	6,518	\$0.26
68	1 Sconza Candy Lane	Oakdale	Industrial - Warehouse	57,000	\$0.25 – 0.30
69	116 North Third Avenue	Oakdale	Retail	6,000	\$0.30
70	675-A Janopaul Lane	Modesto	Industrial - Warehouse	6,400	\$0.30
71	1101 Oates Court	Modesto	Warehouse	32,800	\$0.32
72	1733 Morgan Road	Modesto	Industrial - Warehouse	26,000	\$0.32
73	4025 Finch Road	Modesto	Industrial - Warehouse	80,000	\$0.32
74	1137 Graphics Drive	Modesto	Industrial – Office/Showroom	13,622	\$0.35
75	2309 Tenaya Drive	Modesto	Warehouse	5,400	\$0.35
76	300 Primo Way	Modesto	Industrial - Warehouse	10,000	\$0.35

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
77	736 Wakefield Court	Oakdale	Industrial	69,480	\$0.35
78	821 Oates Court	Modesto	Warehouse	15,604	\$0.35
79	1520 Princeton Avenue	Modesto	Manufacturing	14,000	\$0.36
80	1313 Eighth Street	Modesto	Industrial - Manufacturing	10,320	\$0.38
81	1307 Seventh Street	Modesto	Manufacturing	9,993	\$0.38 – 0.40
82	1295 North Emerald Avenue	Modesto	Manufacturing	4,000	\$0.40
83	132 East Coolidge Avenue	Modesto	Industrial - Showroom	8,750	\$0.40
84	3096 Farrar Avenue	Modesto	Warehouse	14,000	\$0.40
85	406 B Motor City Court	Modesto	Office – Showroom	3,000	\$0.40
86	3234 Santa Fe Street	Riverbank	Retail	4,250	\$0.42
87	1616 Culpepper Avenue	Modesto	Industrial - Showroom	5,000	\$0.44
88	3173 Del Este Avenue	Modesto	Industrial - Warehouse	10,235	\$0.45
89	401 Twelfth Street	Modesto	Warehouse	9,750	\$0.45
90	701 Kearney Avenue	Modesto	Warehouse	9,600	\$0.45
91	819 Mariposa Avenue (Road)	Modesto	Warehouse	8,888	\$0.45
92	819 Mariposa Road	Modesto	Warehouse	8,194	\$0.45
93	1064 Woodland Avenue	Modesto	R&D	3,225	\$0.35 – 0.50
94	807 Kearney Avenue	Modesto	Office - Showroom	1,200	\$0.40 – 0.50
95	1124 Kansas Avenue	Modesto	Flex Space	3,000	\$0.45 – 0.50
96	1100 Kansas Avenue	Modesto	Office	4,800	\$0.50
97	1231 Eighth Street	Modesto	Office - Building	3,000	\$0.50
98	1641 Princeton Avenue	Modesto	Industrial - Warehouse	2,400	\$0.50
99	180 Sierra Street, Suite C,D,E	Modesto	Industrial – Flex Space	2,000	\$0.50
100	3084 Farrar Avenue	Modesto	Warehouse	30,000	\$0.50
101	4600 Glass Court, Suite B	Modesto	Warehouse	3,000	\$0.50
102	4619 Spyres Way, Suite 1	Modesto	Industrial - Warehouse	2,500	\$0.50

Appendix J – Commercial Units for Lease

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
103	5124 Yosemite Boulevard	Modesto	Retail	6,200	\$0.50
104	5225 Pentecost Drive	Modesto	Flex Space	2,700	\$0.50
105	5278 Jerusalem Court Unit #2	Modesto	Industrial - Warehouse	1,375	\$0.50
106	660 Bitritto Court	Modesto	Flex Space	2,500	\$0.50
107	4213 Technology Drive	Modesto	Warehouse	12,400	\$0.52
108	416 North Ninth Street	Modesto	Industrial	1,800	\$0.55
109	452 Paradise Road #A	Modesto	Retail	7,460	\$0.55
110	5160 Pentecost Drive	Modesto	Industrial - Warehouse	13,000	\$0.55
111	523 Glass Court	Modesto	Warehouse	6,600	\$0.55
112	4600 Salida Boulevard	Salida	Warehouse	5,000	\$0.57
113	4648 Salida Boulevard	Salida	Office – Showroom	5,000	\$0.57
114	3324 Santa Fe Street, Suite A	Riverbank	Office – Building/Medical/Retail	1,291	\$0.58
115	1101 Kansas Avenue	Modesto	Flex Space	2,100	\$0.60
116	1501 Coffee Road	Modesto	Creative/Loft	3,000	\$0.60
117	2570 Kieman Avenue (Highway 219)	Modesto	R&D	7,000	\$0.60
118	5225 Pentecost Drive, Unit 30	Modesto	Warehouse	4,150	\$0.60
119	823 Emerald Avenue	Modesto	Industrial – Showroom/Warehouse	5,500	\$0.62
120	1115 – 1123 K Street	Modesto	Office	700	\$0.63
121	400 Twelfth Street	Modesto	Office - Building	700	\$0.64
122	1008 Twelfth Street	Modesto	Office	2,595	\$0.65
123	101 College Avenue	Modesto	Office - Building	1,000	\$0.65
124	4615 Glass Court	Modesto	Office - Showroom	1,500	\$0.65
125	5703 McHenry Avenue	Modesto	Office	2,050	\$0.65
126	5272 Jerusalem Court	Modesto	Flex Space	3,240	\$0.69
127	1018 Thirteenth Street	Modesto	Retail	4,716	\$0.70
128	110 Santa Barbara Avenue	Modesto	Office - Building	2,830	\$0.70

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
129	1100 Carver Road	Modesto	Neighborhood Cntr	2,488	\$0.70
130	112 Spenker Avenue	Modesto	Warehouse	4,000	\$0.70
131	1237 Kansas Avenue	Modesto	Flex Space	5,000	\$0.70
132	1335 Yosemite Boulevard	Modesto	Retail	7,152	\$0.70
133	3525 Atchison Street	Riverbank	Retail	1,200	\$0.71
134	1540 East Hatch Road #B	Modesto	Retail	1,250	\$0.72
135	115 Frances Avenue	Modesto	Office	2,640	\$0.75
136	1305 Tenth Street	Modesto	Industrial	37,000	\$0.75
137	1405 Kansas Avenue	Modesto	Industrial - Warehouse	5,300	\$0.75
138	1800 Prescott Road	Modesto	Neighborhood Center	18,879	\$0.75
139	3900 Pelandale Avenue #A200	Modesto	Community Center	44,870	\$0.75
140	823 Fifteenth Street	Modesto	Office	4,100	\$0.75
141	917 J Street	Modesto	Retail - Restaurant	5,000	\$0.75
142	5272 Jerusalem Court	Modesto	Industrial	3,240	\$0.78
143	112 South Riverside Drive	Modesto	Warehouse	5,050	\$0.79
144	1608 Sunrise Avenue	Modesto	Office	1,301	\$0.79
145	3117 McHenry Avenue	Modesto	Office	2,500	\$0.79
146	901 McHenry Avenue	Modesto	Office - Building	980	\$0.79
147	1207 I Street	Modesto	Office - Building	12,474	\$0.80
148	900 Kansas Avenue	Modesto	Neighborhood Center	2,500	\$0.80
149	730 North Ninth Street	Modesto	Industrial - Warehouse	5,448	\$0.83
150	1016 Thirteenth Street	Modesto	Retail	1,900	\$0.84
151	1016 Twelfth Street	Modesto	Office - Building	4,000	\$0.85
152	1905 Coffee Road	Modesto	Office	1,401	\$0.85
153	1923 Coffee Road	Modesto	Office	1,000	\$0.85
154	2425 McHenry Avenue	Modesto	Retail	11,412	\$0.85
155	3500 Sisk Road	Modesto	Retail	5,658	\$0.85
157	1125 Lone Palm Avenue	Modesto	Industrial -	2,285	\$0.40 – 0.87

Appendix J – Commercial Units for Lease

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
			Warehouse		
158	1214 West F Street	Oakdale	Retail - Restaurant	4,408	\$0.90
159	2936 Veneman Avenue	Modesto	Retail	30,000	\$0.90
160	432 Paradise Road	Modesto	Retail	1,000	\$0.90
161	5225 Pentecost Drive #26	Modesto	Office	1,800	\$0.94
162	948 Eleventh Street	Modesto	Office - Building	3,969	\$0.55 – 0.95
163	1021 Oakdale Road	Modesto	Office	2,500	\$0.95
164	1111 I Street	Modesto	Office	3,087	\$0.95
165	118 Orangeburg	Modesto	Office – Medical/Retail	4,000	\$0.95
166	1620 North Carpenter Road	Modesto	Office	7,109	\$0.95
167	2200 McHenry Avenue	Modesto	Office	2,500	\$0.95
168	938 Eleventh Street	Modesto	Retail - Restaurant	4,240	\$0.95
169	909 Fourteenth Street	Modesto	Office	5,376	\$0.97
170	3425 Coffee Road	Modesto	Office	5,222	\$0.99
171	142 North Ninth Street	Modesto	Office – R&D	2,400	\$0.60 - 1.00
172	1120 Sixth Street	Modesto	Office	3,230	\$1.00
173	1122 Stoddard Road	Modesto	Office	3,975	\$1.00
174	1128 Sixth Street	Modesto	Office	3,368	\$1.00
175	1200 F Street	Modesto	Office - Building	2,346	\$1.00
176	1224 K Street	Modesto	Creative/Loft	1,890	\$1.00
177	1301 G Street	Modesto	Office - Building	2,150	\$1.00
178	1508 Coffee Road	Modesto	Office – Building/Loft/Retail/Special	2,000	\$1.00
179	1625 McHenry Avenue	Modesto	Retail	40,635	\$1.00
180	1635 Tully Road	Modesto	Office - Medical	2,700	\$1.00
181	1729 Tully Road	Modesto	Office	2,100	\$1.00
182	180 Leveland Lane	Modesto	Retail	9,200	\$1.00
183	1901 Prescott Road	Modesto	Retail	4,400	\$1.00
184	3119 Atchison Street	Riverbank	Retail	1,350	\$1.00

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
185	3219 McHenry Avenue	Modesto	Retail	3,150	\$1.00
186	4701 Stoddard Avenue	Modesto	Industrial - Warehouse	16,925	\$1.00
187	4718 Greenleaf Court	Modesto	Office	2,100	\$1.00
188	500 Coffee Road	Modesto	Office	2,727	\$1.00
189	5809 Stoddard Road	Modesto	Office	11,907	\$1.00
190	6436 Oakdale Road	Riverbank	Office	18,000	\$1.00
191	700 McHenry Avenue	Modesto	Retail	1,260	\$1.00
192	950 Tenth Street	Modesto	Retail - Restaurant	2,200	\$1.00
193	900 H Street	Modesto	Office - Building	1,248	\$1.04
194	1303 J Street	Modesto	Retail	976	\$1.05
195	817 Coffee Road C-1	Modesto	Office – Medical	958	\$1.05
196	1317 Oakdale Road	Modesto	Office - Building	1,600	\$1.06
197	230 Auto Center Court	Modesto	Office – Showroom	11,837	\$1.06
198	1421 K Street	Modesto	Office - Building	550	\$1.09
199	930 Fifteenth Street	Modesto	Office - Building	3,200	\$1.09
200	817 Tenth Street	Modesto	Office	7,500	\$0.80 – 1.10
201	1518 Coffee Road	Modesto	Office - Building	2,307	\$1.08 – 1.10
202	121 East Orangeburg Avenue	Modesto	Office	725	\$1.10
203	1701 Coffee Road	Modesto	Office - Building	1,235	\$1.10
204	1705 Coffee Road	Modesto	Office - Building	1,355	\$1.10
205	1935 G Street	Modesto	Office	10,100	\$1.10
206	3320-3330 McHenry Avenue	Modesto	Retail	1,800	\$1.10
207	420 Paradise Road	Modesto	Retail	1,690	\$1.10
208	1120 Thirteenth Street	Modesto	Office - Building	1,350	\$1.11
209	945 Coffee Road	Modesto	Office	450	\$1.11
210	140 McHenry Avenue	Modesto	Office	800	\$1.13
211	2507 East Hatch Road	Modesto	Office - Medical	1,508	\$1.10 – 1.15
212	1317 Oakdale Road	Modesto	Office - Building	1,312	\$1.15

Appendix J – Commercial Units for Lease

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
213	136 North Maag Avenue	Oakdale	Retail	3,315	\$1.15
214	1800 Tully Road #1A	Modesto	Office - Building	2,050	\$1.15
215	2704 Coffee Road	Modesto	Retail – Restaurant/Center	4,575	\$1.15
216	3501 Coffee Road	Modesto	Office	3,821	\$1.15
217	5172 Kieman Court	Salida	Office	6,100	\$1.15
218	801-909 West Roseburg Avenue	Modesto	Neighborhood Center	5,040	\$1.15
219	2937 Veneman Avenue	Modesto	Office	1,282	\$1.17
220	5801 McHenry Avenue	Modesto	Free Standing Building	2,959	\$1.18
221	3025 McHenry Avenue	Modesto	Office – Building/Retail	2,730	\$0.80 – 1.20
222	950 Oakdale Road	Modesto	Retail	5,100	\$0.80 – 1.20
223	901 North Carpenter Road	Modesto	Retail	2,475	\$1.05 – 1.20
224	1004-1019 Tenth Street	Modesto	Office – Building/Retail	4,000	\$1.15 – 1.20
225	140 East Granger	Modesto	Office - Medical	2,000	\$1.20
226	1560 Cummins Drive	Modesto	Office	3,300	\$1.20
227	1620 Cummins Drive	Modesto	Office	10,000	\$1.20
228	2020 Standiford Avenue. Building F	Modesto	Office - Building	1,482	\$1.20
229	1031 Orangeburg Avenue	Modesto	Retail	4,125	\$1.25
230	1110 Tully Road	Modesto	Office	3,079	\$1.25
231	1130 Coffee Road 2A	Modesto	Creative/Loft	1,125	\$1.25
232	1300 K Street	Modesto	Office - Building	12,700	\$1.25
233	1449 East F Street	Oakdale	Retail	11,200	\$1.25
234	1920 Standiford Avenue	Modesto	Office - Building	2,668	\$1.25
235	1920 Standiford Avenue #3	Modesto	Office	1,320	\$1.25
236	1920 Standiford Avenue, Suite 2	Modesto	Office - Building	1,348	\$1.25
237	2020-2030 Coffee Road	Modesto	Office - Medical	4,000	\$1.25
238	2119 Patterson Road	Riverbank	Retail	2,332	\$1.25

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
239	2412 McHenry Avenue	Modesto	Retail	13,920	\$1.25
240	2937 Veneman Avenue	Modesto	Office - Building	2,672	\$1.25
241	3021 Yosemite Avenue	Modesto	Retail - Restaurant	2,967	\$1.25
242	3037 Sisk Road	Modesto	Retail	3,500	\$1.25
243	3250 Dale Road	Modesto	Retail	12,000	\$1.25
244	4701 Sisk Road	Modesto	Office	2,251	\$1.25
245	627 Bitritto Court	Modesto	Office	7,917	\$1.25
246	122 West Granger	Modesto	Office	2,370	\$1.30
247	1521 North Carpenter Road, Suite E-3	Modesto	Retail	1,713	\$1.32
248	1700 McHenry Avenue	Modesto	Retail	37,157	\$0.50 – 1.35
249	1521 North Carpenter Road, Suite 1 & 2	Modesto	Retail - Restaurant	1,600	\$1.35
250	1533 Lakewood Avenue	Modesto	Office - Building	10,734	\$1.35
251	1411 G Street	Modesto	Creative/Loft	870	\$1.38
252	1012 Eleventh Street	Modesto	Office	3,754	\$1.39
253	1321 I Street	Modesto	Office	1,400	\$1.20 – 1.40
254	1190 East F Street	Oakdale	Retail	5,832	\$1.40
255	1908 Coffee, Suite 2	Modesto	Office - Medical	1,350	\$1.41
256	1801 H Street	Modesto	Retail	59,545	\$1.00 – 1.50
257	1300 Sylvan Avenue	Modesto	Retail	2,672	\$1.50
258	1421 Coffee Road	Modesto	Retail	2,000	\$1.50
259	2221 McHenry Avenue	Modesto	Retail	1,800	\$1.50
260	2603 Patterson Road	Riverbank	Office - Building	2,100	\$1.50
261	400 East Orangeburg Avenue	Modesto	Office - Medical	2,683	\$1.50
262	4701 Stoddard Road	Modesto	Office	10,000	\$1.50
263	605 Standiford Avenue	Modesto	Office - Building	1,748	\$1.50
264	809 Sylvan Avenue	Modesto	Office	1,197	\$1.50
265	820 Kansas Avenue	Modesto	Retail	1,125	\$1.50
266	1111 J Street	Modesto	Office	820	\$0.92 – 1.51
267	1130 Coffee, Suite 3A	Modesto	Office - Medical	1,060	\$1.51

Appendix J – Commercial Units for Lease

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
268	4230 Kieman Avenue	Modesto	Office	7,265	\$0.95 – 1.55
269	4265 Spyres Way	Modesto	Office	7,772	\$1.55
270	1128 Sixth Street	Modesto	Office	513	\$1.49 – 1.56
271	1150 Ninth Street	Modesto	Office - Building	8,518	\$1.55 – 1.60
272	801 Oakdale Road	Modesto	Neighborhood Center	1,500	\$1.60
273	1300 Sylvan Avenue	Modesto	Retail	2,550	\$1.50 – 1.75
274	1601 I Street	Modesto	Office	6,333	\$1.65 – 1.75
275	1207 Fourteenth Street	Modesto	Office – Building/Medial	1,000	\$1.75
276	1421 Oakdale Road Suite B	Modesto	Office - Medical	2,440	\$1.75
277	1444 Florida Avenue	Modesto	Office - Medical	5,263	\$1.75
278	4048 Dale Road	Modesto	Office	1,400	\$1.75
279	833 Tenth Street	Modesto	Office	12,555	\$1.75
280	950 Tenth Street	Modesto	Retail	7,000	\$1.75
281	Plaza Parkway & Sisk Road	Modesto	Retail	34,834	\$0.85 – 1.80
282	1540 Florida Street	Modesto	Office - Medical	8,000	\$1.80
283	1427 Standiford Avenue	Modesto	Retail	2,410	\$1.25 – 1.85
284	1156 & 1200 Scenic Drive	Modesto	Office	15,000	\$1.85
285	2453 East Hatch Road	Modesto	Office - Medical	14,000	\$1.95
286	1125 I Street	Modesto	Office - Building	6,000	\$1.75 – 2.00
287	1117 Lone Palm Avenue	Modesto	Office	356	\$1.84 – 2.09
288	3848 McHenry Avenue	Modesto	Neighborhood Center	1,387	\$1.85 – 2.25
289	1011 Sylvan Avenue	Modesto	Office - Medical	6,300	\$2.25
290	1524 McHenry Avenue	Modesto	Office - Medical	7,368	\$2.25
291	5500 Oakdale Road	Riverbank	Neighborhood Center	35,000	\$2.25
292	1165 Scenic Drive, Suite A	Modesto	Office	710	\$2.39
293	3401 Dale Road	Modesto	Retail	6,586	\$2.46
294	3200 Sisk Road	Modesto	Retail	1,982	\$2.50

Available Commercial Properties For Lease July 2014					
No	Address	City	Type	Sq Ft	Price
295	3500 Sisk Road	Modesto	Retail	2,641	\$2.50
296	912 Eleventh Street	Modesto	Office - Building	1,800	\$0.61 – 2.54
297	426 Fourteenth Street	Modesto	Office	126	\$2.38 – 2.59
298	1101 Sylvan Avenue	Modesto	Office - Building	7,700	\$0.99 – 2.67
299	1133 North Carpenter Road	Modesto	Retail – Office/Center	264	\$1.33 – 3.75
300	2705 Nathan Avenue	Modesto	Truck Terminal/Hub/Transit	1,000	\$4.50
301	5537 McHenry Avenue	Modesto	Industrial - Land	11.51 AC	\$651.61/AC/MO

Appendix K – Commercial Units for Sale

Appendix K – Commercial Units for Sale

Available Commercial Properties For Sale July 2014					
No	Address	City	Type	Sq Ft	Price
1	1101 Oates Court	Modesto	Industrial - Warehouse	64,538	Price Not Disclosed
2	1208 Floyd Avenue	Modesto	Office	4,786	Price Not Disclosed
3	1532 Standiford Avenue	Modesto	Office	19,934	Price Not Disclosed
4	2012 McHenry Avenue	Modesto	Retail	43,370	Price Not Disclosed
5	2020 Standiford Avenue	Modesto	Retail - Restaurant	16,117	Price Not Disclosed
6	3133 McHenry Avenue	Modesto	Retail	4,779	Price Not Disclosed
7	515 Thirteenth Street	Modesto	Office	4,400	Price Not Disclosed
8	5200 Pirrone Court	Salida	Office	7,128	Price Not Disclosed
9	5222 Pirrone Court	Salida	Office	31,212	Price Not Disclosed
10	5226 Pirrone Court	Salida	Office	19,965	Price Not Disclosed
11	5246 Pirrone Court	Salida	Office	7,128	Price Not Disclosed
12	615 Seventh Street	Modesto	Retail – Service/Gas	5,000	\$89,000
13	1809 McHenry Avenue	Modesto	Retail - Restaurant	2,393	\$100,000
14	644 Bitritto Court	Modesto	Industrial	1,250	\$115,250
15	692 Bitritto Way	Modesto	Industrial - Warehouse	1,250	\$119,500
16	418 Fourteenth Street	Modesto	Office	1,328	\$149,000
17	3525 Atchison Street	Riverbank	Retail	1,200	\$149,500
18	1130 Coffee Road Suite 8B	Modesto	Office	799	\$160,000
19	5225 Pentecost Drive	Modesto	Industrial	1,800	\$180,000
20	5225 Pentecost Drive (Unit 2)	Modesto	Industrial	1,800	\$180,000
21	Stanislaus County	Modesto	Neighborhood Center	900	\$233,000
22	506 Charity Way	Modesto	Industrial - Business Park	2,500	\$234,900
23	542 Charity Way	Modesto	Industrial - Business Park	2,500	\$234,900
24	5225 Pentecost Drive	Modesto	Industrial	2,350	\$235,000

Appendix K – Commercial Units for Sale

Available Commercial Properties For Sale July 2014					
No	Address	City	Type	Sq Ft	Price
25	645 North Yosemite Avenue	Oakdale	Office	660	\$237,000
26	4937 Beckwith Road	Modesto	Restaurant	1,272	\$249,000
27	5001 Kiernan Avenue	Salida	Industrial	3,442	\$249,000
28	2039 Yosemite Boulevard	Modesto	Strip Center	4,500	\$250,000
29	2813 Coffee Road	Modesto	Office	43,560	\$252,500
30	1317 Oakdale Road #440	Modesto	Office – Building/Medical	2,240	\$268,800
31	1329 Eighth Street	Modesto	Industrial - Warehouse	5,800	\$289,500
32	1192 Norwegian Avenue	Modesto	Office	8,910	\$295,000
33	3224 Santa Fe Street	Riverbank	Retail	2,500	\$295,000
34	711 Seventh Street	Modesto	Industrial - Warehouse	5,900	\$295,000
35	716 Kearney Avenue	Modesto	Warehouse	6,860	\$330,000
36	110 Santa Barbara Avenue	Modesto	Office	5,661	\$350,000
37	5100 Elm Street	Salida	Self/Mini-Storage Facility		\$350,000
38	2801 Coffee Road	Modesto	Office	4,032	\$369,000
39	534 Charity Way	Modesto	Office	2,500	\$389,000
40	1103 Fourteenth Street	Modesto	Office	3,670	\$395,000
41	1213 Coffee Road, Building L	Modesto	Medical Office	1,876	\$395,000
42	1309-1313 Yosemite Boulevard	Modesto	Retail	6,800	\$395,000
43	1319-1323 Yosemite Boulevard	Modesto	Retail	5,810	\$395,000
44	5124 Yosemite Boulevard	Modesto	Retail	6,256	\$419,500
45	2053 Yosemite Boulevard	Modesto	Retail	8,038	\$435,000
46	1341 Coldwell Avenue	Modesto	Retail – Warehouse/Restaurant	6,240	\$489,999
47	1101 Seventh Street	Modesto	Retail	5,376	\$495,000
48	3021 Yosemite Avenue	Modesto	Retail - Restaurant	2,967	\$495,000
49	719 I Street	Modesto	Retail	4,500	\$495,000
50	1340 Coffee Road	Modesto	Restaurant	1,590	\$499,000
51	3300 Atchison Street	Riverbank	Retail	15,554	\$499,000

Appendix K – Commercial Units for Sale

Available Commercial Properties For Sale July 2014					
No	Address	City	Type	Sq Ft	Price
52	146 North Maag Avenue	Oakdale	Office	4,380	\$525,000
53	400 East Orangeburg Avenue	Modesto	Medical Office	2,683	\$525,000
54	667 Hi Tech Parkway	Oakdale	Industrial - Warehouse	18,200	\$548,000
55	112 Spenker	Modesto	Retail	6,400	\$549,000
56	6730 Third Street	Riverbank	Retail	6,760	\$564,900
57	221 McHenry Avenue	Modesto	Office	4,000	\$589,000
58	3330 Oakdale Road	Modesto	Retail	8,750	\$625,000
59	4600 Broadway	Salida	Retail	4,500	\$650,000
60	701 I Street	Modesto	Retail	14,874	\$650,000
61	1520 Princeton Avenue	Modesto	Manufacturing	14,000	\$695,000
62	204-214 East F Street	Oakdale	Office	23,880	\$695,000
63	315 Sixth Street and 321 Sixth Street	Modesto	Special Purpose – Religious Facility	7,939	\$695,000
64	931 Tenth Street	Modesto	Retail	7,000	\$725,000
65	1935 G Street	Modesto	Office	10,100	\$775,000
66	1004-1008 Thirteenth & 1301-1303 J Street	Modesto	Retail	4,480	\$795,000
67	406 A,B,&C Motor City Court	Modesto	Industrial	10,200	\$795,000
68	4101 Tully Road	Modesto	Office	4,000	\$860,000
69	1001 Tenth Street	Modesto	Retail	10,500	\$895,000
70	2716 Coffee Road	Modesto	Retail – Service/Gas	2,160	\$950,000
71	1221 Post Road	Oakdale	Industrial - Warehouse	16,940	\$999,000
72	Coffee Road	Modesto	Retail – Service/Gas	2,160	\$1,000,000
73	1307 Seventh Street	Modesto	Industrial - Warehouse	17,105	\$1,050,000
74	1301 K Street	Modesto	Office	11,272	\$1,089,000
75	1243-1270 Deevon Loop	Modesto	Warehouse	24,636	\$1,095,000
76	1616 Culpepper Avenue	Modesto	Industrial - Showroom	23,738	\$1,100,000
77	5050 Salida Boulevard	Salida	Industrial	16,500	\$1,100,000
78	Freeway Location	Modesto	Economy/Limited Service	2,000	\$1,100,000

Appendix K – Commercial Units for Sale

Available Commercial Properties For Sale July 2014					
No	Address	City	Type	Sq Ft	Price
79	300 Primo Way	Modesto	Industrial - Warehouse	19,800	\$1,150,000
80	4448 Sisk Road	Modesto	Manufacturing	18,386	\$1,250,000
81	1032 Sixth Street	Modesto	Special Purpose – Religious Facility	20,000	\$1,299,000
82	700 Seventeenth Street	Modesto	Office – Building/Medical	24,000	\$1,363,000
83	722 I Street	Modesto	Retail	22,000	\$1,499,500
84	1521 North Carpenter Road, Building F	Modesto	Retail	6,944	\$1,692,000
85	230 Auto Center Court	Modesto	Retail	11,837	\$1,750,000
86	833 Tenth Street	Modesto	Office	12,555	\$1,750,000
87	1872 Ackley Circle	Oakdale	Industrial	24,215	\$1,800,000
88	646 Santa Fe Avenue	Empire	Mobil Home/RV		\$1,900,000
89	1560 East Hatch Road	Modesto	Free-Standing	9,125	\$2,000,000
90	2260 Tenaya	Modesto	Office	15,000	\$2,100,000
91	301 Banner Court	Modesto	Office	10,733	\$2,200,000
92	948 Eleventh Street	Modesto	Office	61,443	\$2,200,000
93	1706 Lapham Drive	Modesto	Manufacturing	105,000	\$2,299,000
94	1004-1019 Tenth Street	Modesto	Office – Building/Retail	28,608	\$2,300,000
95	500 South Ninth Street	Modesto	Office	72,500	\$2,500,000
96	1300 McHenry Avenue	Modesto	Retail - Restaurant	10,843	\$2,850,000
97	1324 Coldwell Avenue	Modesto	Industrial - Warehouse	109,000	\$2,950,000
98	3001 Yosemite Drive	Modesto	Service/Gas	2,500	\$3,100,000
99	3318 McHenry Avenue	Modesto	Retail	23,346	\$3,200,000
100	427 Doherty Avenue	Modesto	Distribution Warehouse	72,540	\$3,336,840
101	2929 McHenry Avenue	Modesto	Retail	7,856	\$3,512,094
102	605 Standiford Avenue	Modesto	Office	24,737	\$4,250,000
103	1111 I Street	Modesto	Retail – Other/Office	61,443	\$4,500,000
104	1640 East Hatch Road	Modesto	Retail	25,800	\$5,375,000
105	2400 Coffee Road	Modesto	Retail	72,538	\$6,379,000
106	1325 H Street	Modesto	Office - Warehouse	155,000	\$6,400,000

Appendix K – Commercial Units for Sale

Available Commercial Properties For Sale July 2014					
No	Address	City	Type	Sq Ft	Price
107	107 Riverside Drive	Modesto	Distribution Warehouse	181,486	\$6,950,000
108	3019 Floyd Avenue	Modesto	Retail	14,820	\$8,000,000
109	568 South Riverside Drive	Modesto	Manufacturing	320,400	\$11,950,000
110	5330-5380 Pirrone Road	Salida	Office	90,000	\$17,300,000

Appendix L – List of Potentially Affected Properties under Alternative 1A

Appendix L – List of Potentially Affected Properties under Alternative 1A

Alternative 1A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
1	004-057-006	FT	1	Commercial (Junk Yard)
2	004-094-009	FT	1	Commercial (Used Auto Sales)
3	004-094-010	FT	32	Mixed Commercial & Residential
4	004-094-011	FT	2	Residential (SFR)
5	004-094-039	PT	2	Commercial (Batting Cage & Gym)
6	004-097-009	FT	1	Commercial (Storage / Office / Retail)
7	004-097-010	FT	1	Commercial (Storage / Office / Retail)
8	010-014-031	PT	1	Residential (SFR)
9	010-022-003	FT	2	Mixed (SFR & Farm)
10	014-001-002	PT	6	Residential (Mobile Home)
11	014-001-027	PT	1	Residential (SFR)
12	046-001-013	FT	1	Cell Tower
13	046-010-003	FT	1	Industrial (Manufacturing)
14	046-010-008	FT	3	Commercial
15	046-010-009	FT	4	Commercial
16	046-010-021	FT	3	Commercial
17	046-010-025	FT	1	Commercial (retail)
18	046-010-026	FT	2	Commercial
19	046-010-027	FT	1	Commercial
20	046-012-001	FT	1	Residential (SFR)
21	062-014-002	FT	1	Residential (SFR)

Alternative 1A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
22	062-026-001	FT	2	Residential (SFR & MH)
23	062-026-006	PT	2	Residential (SFR & MH)
24	062-027-002	FT	1	Residential (SFR)
25	062-030-007	FT	1	Residential (SFR)
26	062-030-008	FT	2	Residential (SFR & MH)
27	062-030-012	FT	2	Mixed (SFR & Farm)
28	062-030-022	PT	2	Residential (SFR)
29	062-030-023	PT	2	Residential (SFR)
30	062-031-004	PT	2	Residential (SFR)
31	063-025-008	PT	1	Residential (Mobile Home)
32	063-027-002	PT	2	Residential (SFR)
33	063-027-008	PT	1	Residential (SFR)
34	063-027-017	FT	1	Residential (SFR)
35	063-027-029	PT	1	Residential (SFR)
36	064-017-008	FT	3	Mixed (SFR & Farm)
37	064-017-017	FT	5	Mixed (Residential & Farm)
38	064-021-005	FT	2	Mixed (SFR & Farm)

Alternative 1A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
39	064-021-006	FT	1	Residential (SFR)
40	064-021-009	PT	2	Residential (Mobile Home)
41	064-021-025	PT	1	Residential (Mobile Home)
42	064-021-027	FT	1	Residential (SFR)
43	064-021-028	PT	2	Residential (Mobile Home)
44	064-021-029	PT	1	Residential (Mobile Home)
45	064-027-006	FT	1	Residential (SFR)
46	064-027-007	FT	2	Residential (SFR)
47	064-029-012	PT	2	Residential (SFR & MH)
48	074-014-008	FT	3	Residential (SFR)
49	074-014-010	FT	2	Mixed (SFR & Farm)
50	074-015-003	FT	4	Residential (SFR & MH)
51	074-015-006	FT	1	Industrial (Manufacturing)
52	074-015-018	FT	1	Farm
53	075-024-012	FT	1	Residential (SFR)
54	075-025-007	FT	1	Residential (SFR)
55	075-025-008	FT	1	Residential (SFR)
56	075-025-009	FT	1	Residential (SFR)

Alternative 1A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
57	075-025-018	FT	2	Mixed (SFR & Farm)
58	075-025-019	FT	1	Residential (SFR)
59	082-004-013	PT	1	Residential (SFR)
60	082-004-021	PT	1	Residential (SFR)
61	082-004-024	FT	2	Residential (SFR)
62	082-004-030	PT	2	Residential (SFR)
63	082-006-004	FT	3	Mixed (SFR & Farm)
64	082-006-033	FT	1	Industrial (Manufacturing)
65	082-006-074	FT	1	Residential (SFR)
66	083-002-015	FT	1	Residential (SFR)
67	083-002-016	PT	1	Residential (SFR)
68	083-002-017	FT	1	Residential (SFR)
69	083-002-024	FT	1	Residential (SFR)
70	083-002-025	FT	2	Mixed (Church & SFR)
71	083-002-032	FT	1	Residential (SFR)
72	083-002-034	PT	1	Residential (SFR)
73	083-002-037	FT	2	Residential (SFR)
74	083-002-047	FT	1	Residential (SFR)
75	083-002-048	FT	1	Residential (SFR)

Alternative 1A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
76	084-001-002	FT	1	Residential (SFR)
77	084-001-003	FT	1	Residential (SFR)
78	084-001-005	FT	1	Residential (SFR)
79	084-001-008	FT	2	Residential (SFR & MH)
80	084-001-012	PT	100	Other (Self Storage Units)
81	084-001-025	FT	2	Mixed (SFR & Farm)

Appendix M – List of Potentially Affected Properties under Alternative 1B

Alternative 1B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
1	004-057-006	FT	1	Commercial (Junk Yard)
2	004-094-009	FT	1	Commercial (Used Auto Sales)
3	004-094-010	FT	32	Mixed Commercial & Residential
4	004-094-011	FT	2	Residential (SFR)
5	004-094-039	PT	2	Commercial (Batting Cage & Gym)
6	004-097-009	FT	1	Commercial (Storage / Office / Retail)
7	004-097-010	FT	1	Commercial (Storage / Office / Retail)
8	014-001-002	PT	6	Residential (Mobile Home)
9	014-001-027	FT	1	Residential (SFR)
10	046-001-013	FT	1	Cell Tower
11	046-010-003	FT	1	Industrial (Manufacturing)
12	046-010-008	FT	3	Commercial
13	046-010-009	FT	4	Commercial
14	046-010-021	FT	3	Commercial
15	046-010-025	FT	1	Commercial (retail)
16	046-010-026	FT	2	Commercial
17	046-010-027	FT	1	Commercial
18	046-012-001	FT	1	Residential (SFR)
19	062-014-002	FT	1	Residential (SFR)

Alternative 1B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
20	062-026-001	FT	2	Residential (SFR & MH)
21	062-026-006	PT	2	Residential (SFR & MH)
22	062-027-002	FT	1	Residential (SFR)
23	062-030-007	FT	1	Residential (SFR)
24	062-030-008	FT	2	Residential (SFR & MH)
25	062-030-012	FT	2	Mixed (SFR & Farm)
26	062-030-022	PT	2	Residential (SFR)
27	062-030-023	PT	2	Residential (SFR)
28	062-031-004	PT	2	Residential (SFR)
29	063-025-008	PT	1	Residential (Mobile Home)
30	063-027-002	PT	2	Residential (SFR)
31	063-027-008	PT	1	Residential (SFR)
32	063-027-017	FT	1	Residential (SFR)
33	063-027-029	PT	1	Residential (SFR)
34	064-029-011	PT	2	Residential (SFR)
35	064-029-014	FT	5	Mixed (Residential & Farm)
36	064-029-015	FT	4	Residential (SFR & MH)
37	064-029-017	PT	2	Residential (SFR)
38	074-014-008	FT	3	Residential (SFR)

Alternative 1B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
39	074-014-010	FT	2	Mixed (SFR & Farm)
40	074-015-003	FT	4	Residential (SFR & MH)
41	074-015-006	FT	1	Industrial (Manufacturing)
42	074-015-018	FT	1	Farm
43	075-024-012	FT	1	Residential (SFR)
44	075-025-007	FT	1	Residential (SFR)
45	075-025-008	FT	1	Residential (SFR)
46	075-025-009	Ft	1	Residential (SFR)
47	075-025-018	FT	2	Mixed (SFR & Farm)
48	075-025-019	FT	1	Residential (SFR)
49	082-004-013	PT	1	Residential (SFR)
50	082-004-021	PT	1	Residential (SFR)
51	082-004-024	FT	2	Residential (SFR)
52	082-004-030	PT	2	Residential (SFR)
53	082-006-004	FT	3	Mixed (SFR & Farm)
54	082-006-033	FT	1	Industrial (Manufacturing)
55	082-006-074	FT	1	Residential (SFR)
56	083-002-015	FT	1	Residential (SFR)
57	083-002-016	PT	1	Residential (SFR)

Alternative 1B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
58	083-002-017	FT	1	Residential (SFR)
59	083-002-024	FT	1	Residential (SFR)
60	083-002-025	FT	2	Mixed (Church & SFR)
61	083-002-032	FT	1	Residential (SFR)
62	083-002-034	PT	1	Residential (SFR)
63	083-002-037	FT	2	Residential (SFR)
64	083-002-047	FT	1	Residential (SFR)
65	083-002-048	FT	1	Residential (SFR)
66	084-001-002	FT	1	Residential (SFR)
67	084-001-003	FT	1	Residential (SFR)
68	084-001-005	FT	1	Residential (SFR)
69	084-001-008	FT	2	Residential (SFR & MH)
70	084-001-012	PT	100	Other (Self Storage Units)
71	084-001-025	FT	2	Mixed (SFR & Farm)

Appendix N – List of Potentially Affected Properties under Alternative 2A

Alternative 2A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
1	004-057-006	FT	1	Commercial (Junk Yard)
2	004-094-009	FT	1	Commercial (Used Auto Sales)
3	004-094-010	FT	32	Mixed Commercial & Residential
4	004-094-011	FT	2	Residential (SFR)
5	004-094-039	PT	2	Commercial (Batting Cage & Gym)
6	004-097-009	FT	1	Commercial (Storage / Office / Retail)
7	004-097-010	FT	1	Commercial (Storage / Office / Retail)
8	010-014-031	PT	1	Residential (SFR)
9	010-022-003	FT	2	Residential (SFR)
10	014-001-014	PT	1	Residential (SFR)
11	014-001-024	FT	1	Residential (SFR)
12	014-001-025	PT	2	Residential (SFR)
13	014-001-028	FT	3	Mixed (SFR & Farm)
14	014-001-037	PT	1	Residential (SFR)
15	014-001-040	FT	1	Residential (SFR)
16	014-005-001	PT	2	Residential (SFR)
17	014-005-011	PT	1	Residential (SFR)
18	014-005-012	FT	2	Residential (SFR & MH)
19	014-049-004	FT	3	Mixed (SFR & Farm)

Alternative 2A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
20	014-049-006	PT	2	Residential (SFR & MH)
21	046-001-013	FT	1	Cell Tower
22	046-010-003	FT	1	Industrial (Manufacturing)
23	046-010-008	FT	3	Commercial
24	046-010-009	FT	4	Commercial
25	046-010-021	FT	3	Commercial
26	046-010-025	FT	1	Commercial (retail)
27	046-010-026	FT	2	Commercial
28	046-010-027	FT	1	Commercial
29	046-012-001	FT	1	Residential (SFR)
30	062-027-004	PT	1	Residential (SFR)
31	062-027-010	FT	1	Residential (SFR)
32	062-027-014	FT	2	Residential (SFR)
33	062-027-015	FT	2	Residential (SFR & apt)
34	062-028-001	FT	1	Residential (SFR)
35	062-028-002	FT	1	Residential (SFR)
36	062-028-003	FT	2	Residential (SFR)
37	062-028-006	FT	1	Residential (SFR)
38	062-028-007	FT	1	Residential (SFR)
39	062-028-008	FT	3	Residential (SFR & Duplex)
40	062-028-010	FT	1	Residential (SFR)
41	062-028-011	FT	2	Mixed (SFR & Farm)

Alternative 2A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
42	062-029-011	PT	1	Residential (SFR)
43	062-029-013	PT	1	Residential (SFR)
44	062-030-011	FT	2	Mixed (SFR & Farm)
45	062-030-019	FT	2	Mixed (SFR & Farm)
46	063-029-012	FT	1	Farm
47	063-029-019	PT	1	Residential (SFR)
48	064-017-008	FT	3	Mixed (SFR & Farm)
49	064-017-017	FT	5	Mixed (Residential & Farm)
50	064-021-005	FT	2	Mixed (SFR & Farm)
51	064-021-006	FT	1	Residential (SFR)
52	064-021-009	PT	2	Residential (Mobile Home)
53	064-021-025	PT	1	Residential (Mobile Home)
54	064-021-027	FT	1	Residential (SFR)
55	064-021-028	PT	2	Residential (Mobile Home)
56	064-021-029	PT	1	Residential (Mobile Home)
57	064-027-006	FT	1	Residential (SFR)
58	064-027-007	FT	2	Residential (SFR)
59	064-029-015	FT	5	Mixed (Residential & Farm)

Appendix N – List of Potentially Affected Properties under Alternative 2A

Alternative 2A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
60	074-014-008	FT	3	Residential (SFR)
61	074-014-010	FT	2	Mixed (SFR & Farm)
62	074-015-003	FT	4	Residential (SFR & MH)
63	074-015-006	FT	1	Industrial (Manufacturing)
64	074-015-018	FT	1	Farm
65	075-024-012	FT	1	Residential (SFR)
66	075-025-007	FT	1	Residential (SFR)
67	075-025-008	FT	1	Residential (SFR)
68	075-025-009	FT	1	Residential (SFR)
69	075-025-018	FT	2	Mixed (SFR & Farm)
70	075-025-019	FT	1	Residential (SFR)
71	082-004-013	PT	1	Residential (SFR)
72	082-004-021	PT	1	Residential (SFR)
73	082-004-024	FT	2	Residential (SFR)
74	082-004-030	PT	2	Residential (SFR)
75	082-006-004	FT	3	Mixed (SFR & Farm)
76	082-006-033	FT	1	Industrial (Manufacturing)
77	082-006-074	FT	1	Residential (SFR)
78	083-002-015	FT	1	Residential (SFR)

Alternative 2A Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
79	083-002-016	PT	1	Residential (SFR)
80	083-002-017	FT	1	Residential (SFR)
81	083-002-024	FT	1	Residential (SFR)
82	083-002-025	FT	2	Mixed (Church & SFR)
83	083-002-032	FT	1	Residential (SFR)
84	083-002-034	PT	1	Residential (SFR)
85	083-002-037	FT	2	Residential (SFR)
86	083-002-047	FT	1	Residential (SFR)
87	083-002-048	FT	1	Residential (SFR)
88	084-001-002	FT	1	Residential (SFR)
89	084-001-003	FT	1	Residential (SFR)
90	084-001-005	FT	1	Residential (SFR)
91	084-001-008	FT	2	Residential (SFR & MH)
92	084-001-012	PT	100	Other (Self Storage Units)
93	084-001-025	FT	2	Mixed (SFR & Farm)

Appendix O – List of Potentially Affected Properties under Alternative 2B

Appendix O – List of Potentially Affected Properties under Alternative 2B

Alternative 2B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
1	004-057-006	FT	1	Commercial (Junk Yard)
2	004-094-009	FT	1	Commercial (Used Auto Sales)
3	004-094-010	FT	32	Mixed Commercial & Residential
4	004-094-011	FT	2	Residential (SFR)
5	004-094-039	PT	2	Commercial (Batting Cage & Gym)
6	004-097-009	FT	1	Commercial (Storage / Office / Retail)
7	004-097-010	FT	1	Commercial (Storage / Office / Retail)
8	010-016-019	FT	3	Mixed (SFR & Farm)
9	014-001-014	PT	1	Residential (SFR)
10	014-001-024	FT	1	Residential (SFR)
11	014-001-025	PT	2	Residential (SFR)
12	014-001-028	FT	3	Mixed (SFR & Farm)
13	014-001-037	PT	1	Residential (SFR)
14	014-001-040	FT	1	Residential (SFR)
15	014-005-001	PT	2	Residential (SFR)
16	014-005-011	PT	1	Residential (SFR)
17	014-005-012	FT	2	Residential (SFR & MH)
18	014-049-004	FT	3	Mixed (SFR & Farm)
19	014-049-006	PT	2	Residential (SFR & MH)

Alternative 2B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
20	046-001-013	FT	1	Cell Tower
21	046-010-003	FT	1	Industrial (Manufacturing)
22	046-010-008	FT	3	Commercial
23	046-010-009	FT	4	Commercial
24	046-010-021	FT	3	Commercial
25	046-010-025	FT	1	Commercial (retail)
26	046-010-026	FT	2	Commercial
27	046-010-027	FT	1	Commercial
28	046-012-001	FT	1	Residential (SFR)
29	062-027-004	PT	1	Residential (SFR)
30	062-027-010	FT	1	Residential (SFR)
31	062-027-014	FT	2	Residential (SFR)
32	062-027-015	FT	2	Residential (SFR & apt)
33	062-028-001	FT	1	Residential (SFR)
34	062-028-002	FT	1	Residential (SFR)
35	062-028-003	FT	2	Residential (SFR)
36	062-028-006	FT	1	Residential (SFR)
37	062-028-007	FT	1	Residential (SFR)
38	062-028-008	FT	3	Residential (SFR & Duplex)
39	062-028-010	FT	1	Residential (SFR)
40	062-028-011	FT	2	Mixed (SFR & Farm)

Alternative 2B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
41	062-029-011	PT	1	Residential (SFR)
42	062-029-013	PT	1	Residential (SFR)
43	062-030-011	FT	2	Mixed (SFR & Farm)
44	062-030-019	FT	2	Mixed (SFR & Farm)
45	063-029-012	FT	1	Farm
46	063-029-019	PT	1	Residential (SFR)
47	074-014-008	FT	3	Residential (SFR)
48	074-014-010	FT	2	Mixed (SFR & Farm)
49	074-015-003	FT	4	Residential (SFR & MH)
50	074-015-006	FT	1	Industrial (Manufacturing)
51	074-015-018	FT	1	Farm
52	075-024-012	FT	1	Residential (SFR)
53	075-025-007	FT	1	Residential (SFR)
54	075-025-008	FT	1	Residential (SFR)
55	075-025-009	FT	1	Residential (SFR)
56	075-025-018	FT	2	Mixed (SFR & Farm)
57	075-025-019	FT	1	Residential (SFR)
58	082-004-013	PT	1	Residential (SFR)

Alternative 2B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
59	082-004-021	PT	1	Residential (SFR)
60	082-004-024	FT	2	Residential (SFR)
61	082-004-030	PT	2	Residential (SFR)
62	082-006-004	FT	3	Mixed (SFR & Farm)
63	082-006-033	FT	1	Industrial (Manufacturing)
64	082-006-074	FT	1	Residential (SFR)
65	083-002-015	FT	1	Residential (SFR)
66	083-002-016	PT	1	Residential (SFR)
67	083-002-017	FT	1	Residential (SFR)
68	083-002-024	FT	1	Residential (SFR)
69	083-002-025	FT	2	Mixed (Church & SFR)
70	083-002-032	FT	1	Residential (SFR)
71	083-002-034	PT	1	Residential (SFR)
72	083-002-037	FT	2	Residential (SFR)
73	083-002-047	FT	1	Residential (SFR)
74	083-002-048	FT	1	Residential (SFR)
75	084-001-002	FT	1	Residential (SFR)
76	084-001-003	FT	1	Residential (SFR)
77	084-001-005	FT	1	Residential (SFR)

Alternative 2B Displacements				
ID #	APN	Full Take Part Take	# of Relos	Type of Displacements
78	084-001-008	FT	2	Residential (SFR & MH)
79	084-001-012	PT	100	Other (Self Storage Units)
80	084-001-025	FT	2	Mixed (SFR & Farm)

Appendix P – Right-of-Way Mapping for Alternative 1A

TO BE PROVIDED AT A LATER DATE

Appendix Q– Right-of-Way Mapping for Alternative 1B

TO BE PROVIDED AT A LATER DATE

Appendix R– Right-of-Way Mapping for Alternative 2A

TO BE PROVIDED AT A LATER DATE

Appendix S– Right-of-Way Mapping for Alternative 2B

TO BE PROVIDED AT A LATER DATE

Appendix T– Mobil Home Park

Available Mobile Home Units (For Sale) – August/September 2014					
No	Address	City	Bedrooms	Baths	Rent/Price
1	4125 McHenry Ave, #15	Modesto	2	1	\$9,900
2	2621 Prescott Rd, #110	Modesto	3	2	\$12,000
3	3153 Buffalo Way, #42	Ceres	2	1	\$15,000
4	4449 S Carpenter Rd, #D6	Modesto	3	2	\$19,000
5	1500 Held Dr, #39	Modesto	2	2	\$19,500
6	1200 S Carpenter Rd #71	Modesto	3	2	\$21,500
7	1500 Held Dr, #95	Modesto	2	2	\$22,500
8	4812 Esmar Rd, #18	Modesto	2	2	\$24,000
9	4837 Faith Home Rd, #141	Ceres	4	2	\$24,000
10	1500 Held Dr, #113	Modesto	3	2	\$26,500
11	2107 Patterson Rd, #2	Riverbank	2	2	\$27,000
12	1500 Held Dr, #115	Modesto	3	2	\$29,500
13	1500 Held Dr, #135	Modesto	2	2	\$29,500
14	3900 Moana Way	Modesto	2	2	\$30,000
15	1500 Held Dr, #126	Modesto	2	2	\$31,500
16	900 Old Stockton Rd, #226	Oakdale	2	2	\$32,000
17	3817 Moana Way	Modesto	2	2	\$35,000
18	1200 S Carpenter Rd, #30	Modesto	2	2	\$44,900
19	2841 Fowler Rd, #34	Modesto	2	2	\$49,500
20	4812 Esmar Rd, #10	Ceres	4	2	\$49,970
21	3833 Lahaina Ln	Modesto	2	2	\$55,950
22	1459 Standiford Ave, #38	Modesto	3	2	\$62,500
23	2841 Fowler Rd, #39	Ceres	4	2	\$64,000
24	1459 Standiford Ave, #44	Modesto	3	2	\$65,900
25	4304 Spartans Ln	Modesto	3	2	\$79,950
26	2109 Festival Ln, #22	Modesto	2	2	\$129,000

Appendix U– Farm Land Sale

Available Farm Land Sale Units – July 2014						
No	Address	City	Type	Features	Lot Size (Total)	Price (Total)
1	0 Shoemake Avenue	Modesto	Agricultural	Irrigation	2 AC	\$259,900
2	14625 Sonora Road	Oakdale	Agricultural	Irrigation/ Electricity /Gas	50 AC	\$1,295,000
3	5631 Carver Road	Modesto	Agricultural			\$2,950,000