

SOUTH ACCESS TO THE GOLDEN GATE BRIDGE

**DOYLE DRIVE**

## APPENDIX J

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### *Summary of Relocation Benefits*

Doyle Drive Project  
Final Environmental Impact Statement/Report  
and Final Section 4(f) Evaluation

## APPENDIX J

### SUMMARY OF RELOCATION BENEFITS

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The construction of a new Doyle Drive would require the acquisition of various buildings in order to implement the project. These acquisitions will require several businesses to relocate their operations. The following information provides a general overview of the relocation services provided by the California Department of Transportation (Caltrans) and is not intended to be a complete statement of all of Caltrans laws and regulations.

#### Relocation Assistance Advisory Service

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Caltrans will provide relocation advisory assistance to any person, business, farm or non-profit organization displaced as a result of Caltrans' acquisition of real property for public use. Caltrans will assist residential displacees in obtaining comparable decent, safe and sanitary replacement housing by providing current and continuing information on sales price and rental rates of available housing. Non-residential displacees will receive information on comparable properties for lease or purchase. Relocation services are provided by a qualified Relocation Agent from Caltrans.

No relocation payment received will be considered as income for the purpose of the Internal Revenue Code of 1954 or for the purposes of determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other federal law (except for any federal law providing low-income housing assistance).

Persons who are eligible for relocation payments and who are legally occupying the property required for the project will not be asked to move without being given at least 90 days advance notice, in writing. Occupants of any type of dwelling eligible for relocation payments will not be required to move unless at least one comparable "decent, safe and sanitary" replacement residence, open to all persons regardless of race, color, religion, sex or national origin, is available or has been made available to them by the state.

Any person, business, farm or non-profit organization, which has been refused a relocation payment by Caltrans, or believes that the payments are inadequate, may appeal for a hearing before a hearing officer or Caltrans Relocation Assistance Appeals Board. No legal assistance is required; however, the displacee may choose to obtain legal council at his/her expense. Information about the appeal procedure is available from the Relocation Advisors.

At the time of the first written offer to purchase, owner-occupants are given a more detailed explanation of the state's relocation services. Tenant occupants of properties to be acquired are contacted immediately after the first written offer to

purchase, and also given a more detailed explanation of Caltrans relocation programs.

## Relocation Services

There are two programs available to aid businesses, farms and nonprofit organizations which must relocate including:

- The Relocation Advisory Assistance Program, which provides aid in locating a suitable replacement property, and
- The Relocation Payments Program, which provides reimbursement for certain costs involved in relocating. These payments are classified as:
  - Moving and Related Expenses (cost to move personal property not acquired).
  - Reestablishment Expenses (expenses related to the replacement property).  
In-Lieu Payment (a fixed payment in lieu of moving and related expenses, and reestablishment expenses).

### *Moving Expenses*

Qualified displaced businesses, farms or nonprofit organizations are entitled to reimbursement of your moving costs and certain related expenses incurred in moving. To qualify one must legally occupy the property as the owner or lessee/tenant when Caltrans initiates negotiations for the acquisition of the property OR at the time Caltrans acquires title or takes possession of the property.

A business may be paid for actual reasonable moving costs and related expenses when a commercial mover performs the move. Reimbursement will be limited to a move of 50 miles or less and all moving costs must be supported by paid receipts or other evidence of expenses incurred. Another option is the self move agreement which a business would be paid to move their own personal property based on the lower of two acceptable bids obtained by Caltrans.

### *Reestablishment Expenses*

A small business, farm or nonprofit organization may be eligible for a payment, not to exceed \$10,000 for expenses actually incurred in relocating and reestablishing the enterprise at a replacement site.

A nonprofit organization must substantiate that it cannot be relocated without a substantial loss of existing patronage (membership or clientele). The payment is based on the average of two years annual gross revenues less administration expenses.

### *In-Lieu Payment (Fixed)*

Displaced businesses, farms and nonprofit organizations may be eligible for a fixed payment in lieu of (in place of) actual moving expenses, personal property

losses, searching expense, and reestablishment expenses. The fixed payment may not be less than \$1,000 or more than \$20,000.

For a business to be eligible for a fixed payment, Caltrans must determine the following:

1. The business owns or rents personal property that must be moved due to the displacement.
2. The business cannot be relocated without a substantial loss of existing patronage.
3. The business is no part of a commercial enterprise having more than three other businesses engaged in the same or similar activity, which are under the same ownership and are not being displaced by Caltrans.
4. The business contributed materially to the income of the displaced business operator during the two taxable years prior to displacement.

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