

# Welcome

## Fresno Business and Property Owner Workshop

*February 24, 2012*



## Agenda:

- **High-Speed Rail Overview**
  - Status of EIR/EIS
- **Right-of-Way/Appraisal Process Overview**
- **Economic Development Corporation**
  - Resources Available
- **Breakout Session/Open House**
  - Questions and Answers

## First Passenger Trains: Building Outward North/South

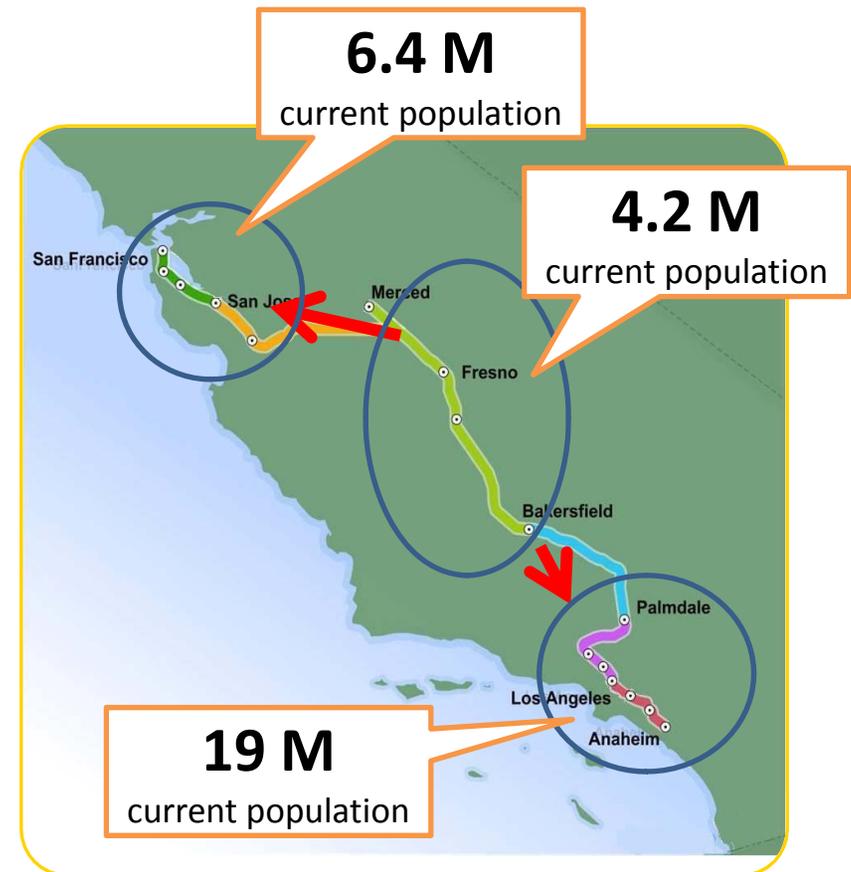
Expand initial construction section into an “Initial Operating Section”

### Top EIR Priority:

- Merced-Fresno
- Fresno-Bakersfield

### Operating Section Extensions from the Central Valley:

- **Northward:** Merced to Gilroy to San Jose to San Francisco
- **Southward:** Bakersfield to Palmdale to Los Angeles to Anaheim



Initial Operating Section plans to be reviewed by Legislature.

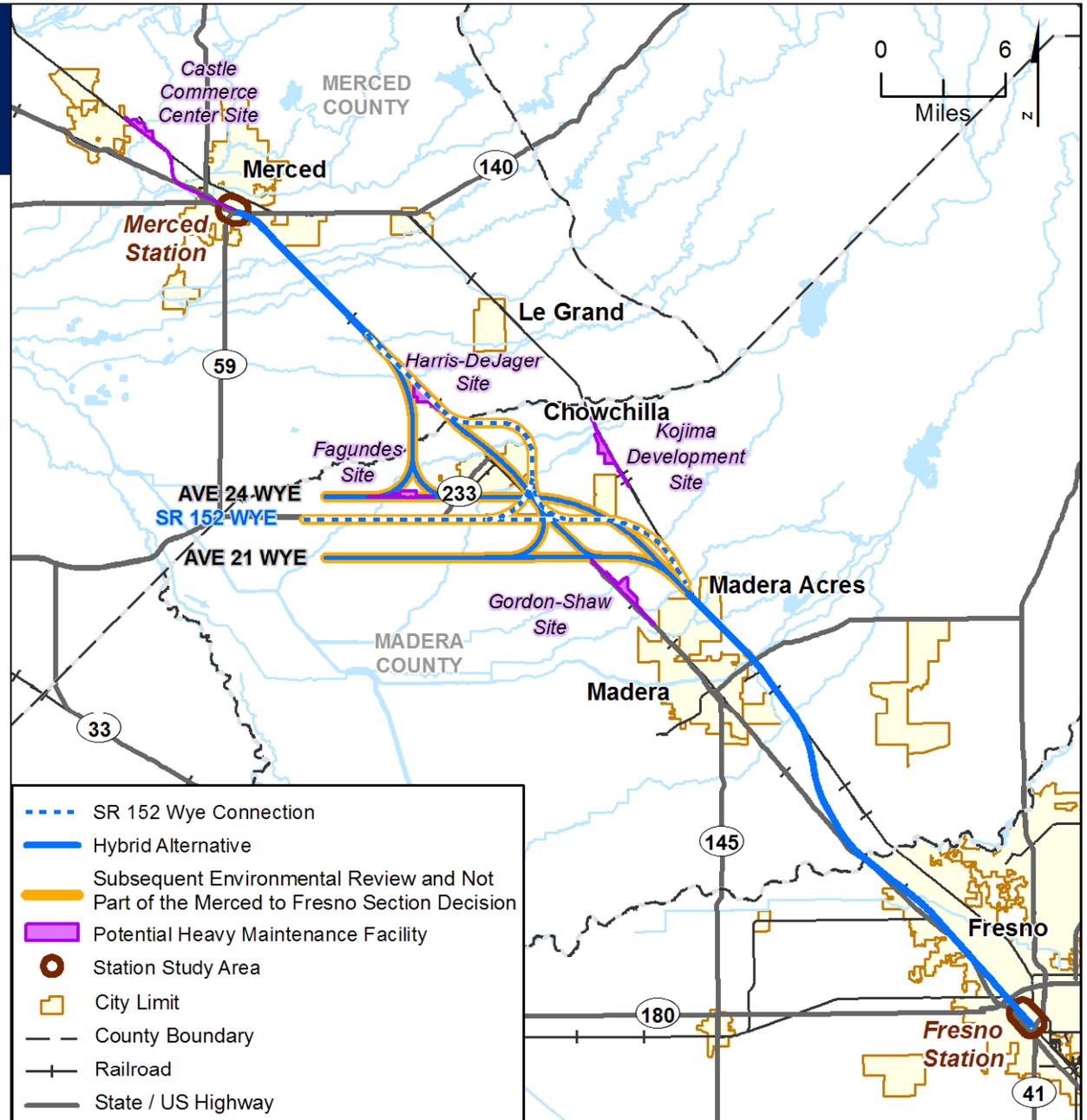
# High-Speed Train in the Central Valley

- **Merced to Fresno Section**

- 65 miles from Merced to Fresno; part of a 800-mile statewide system
- Merced to Fresno section selected as part of the first phase of construction, creating the backbone of the system

- **Station Locations**

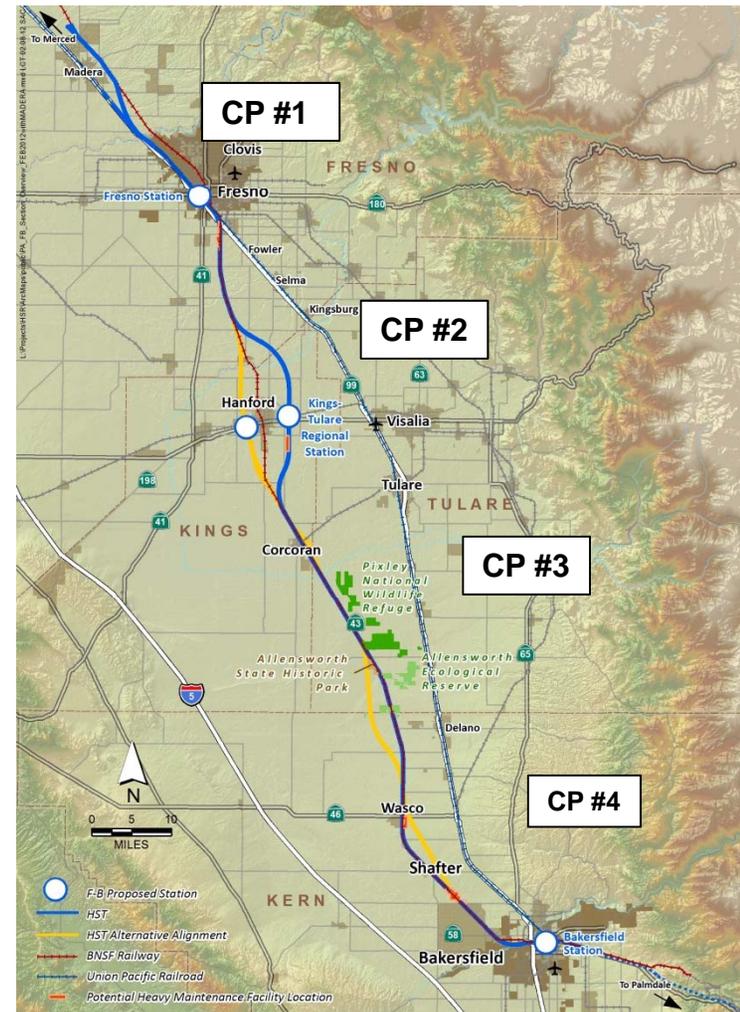
- Station in Merced area, serving as the Phase 1 end station for the North Region
- Fresno station at Mariposa





## Construction Packages 1 - 4

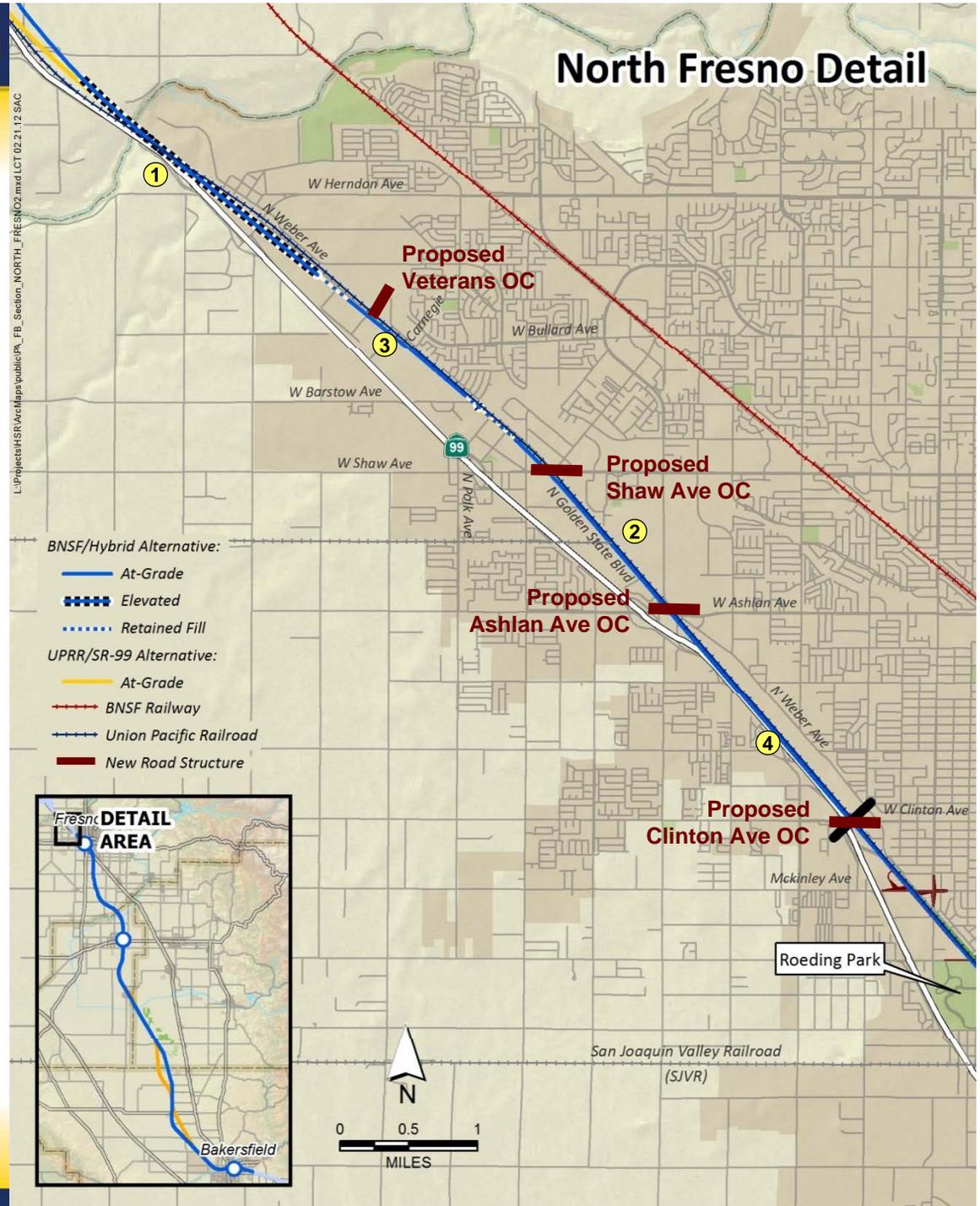
- **Construction Package 1:**  
North of San Joaquin River  
to Fresno Station
- **Construction Package 2:**  
South to Lansing Ave.
- **Construction Package 3:**  
South to Perkins Ave.
- **Construction Package 4:**  
Further south to +/- Bakersfield



# California High-Speed Train

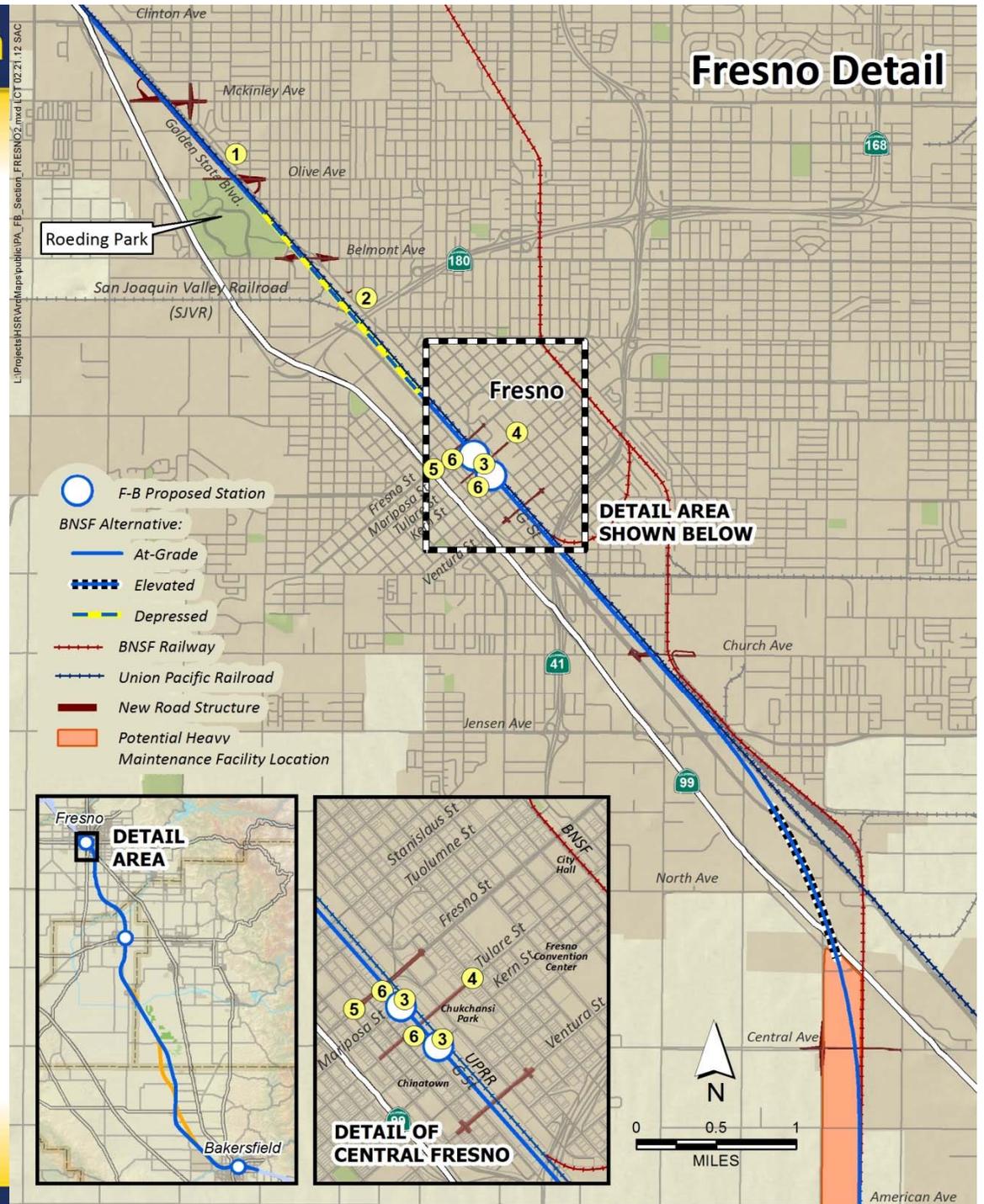
## North Fresno Detail

- 1 Elevated over the San Joaquin River, UPRR, and Herndon Ave.
- 2 At-grade prior to Veterans Blvd., along Golden State Blvd. to Olive Ave.
- 3 Build Veterans Blvd. prior to closing Carnegie Ave.
- 4 Realign Highway 99 between Ashlan Ave. and Clinton Ave.



# California High-Speed Train

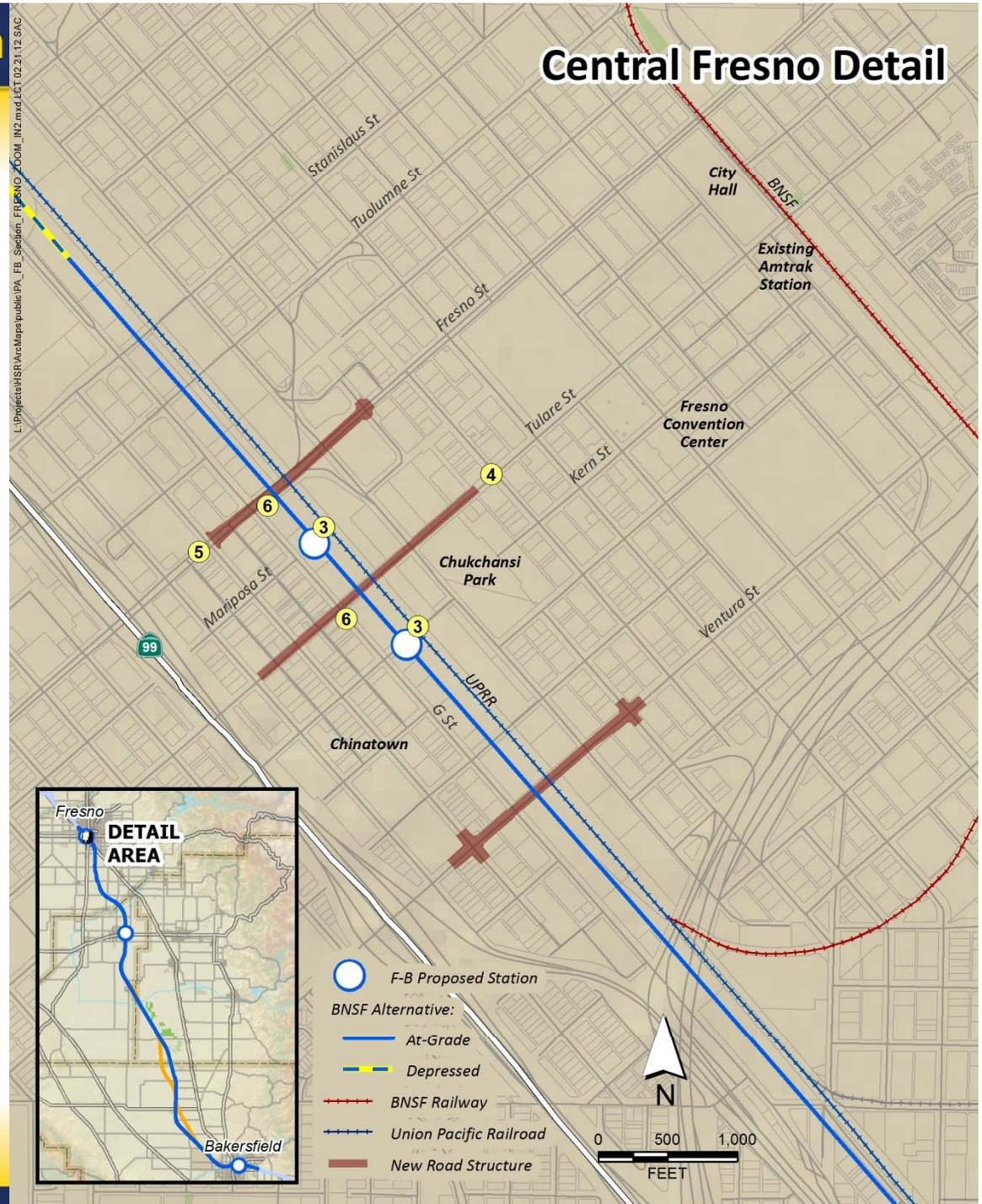
- ① At-grade along Golden State Blvd. from Veterans Blvd. to Olive Ave.
- ② Depressed under Highway 180 and San Joaquin Valley Railroad
- ③ Station at Mariposa St.
- ④ Undercrossing at Tulare St. and Ventura St.
- ⑤ Extend existing Fresno St. undercrossing to west
- ⑥ Eliminate intersections at G St. and Fresno, Tulare and Ventura Streets (G St. remains a through street)



# California High-Speed Train

## Fresno (Downtown)

- ③ Station at Mariposa St.
- ④ Undercrossing at Tulare St. and Ventura St.
- ⑤ Extend existing Fresno St. undercrossing to west
- ⑥ Eliminate intersections at G St. and Fresno, Tulare and Ventura Streets (G St. remains a through street)



## Right-of-Way Process

In Accordance with Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act)

### Design/Survey

- Engineering Develops ROW Requirements
- Surveyor Prepares Boundary Survey
- Legal Descriptions
- Appraisal Maps

### Appraisal\*

- May only begin after approval of preferred alternative
- Appraisal Inspection with Owner
- Surveyor May Stake Area
- Valuation may include mitigation to re-establish remainder
- Appraisal Review
- Required Final Approval Process
- Up to \$5,000 for Owner Appraisal

### Acquisition\*

- May only begin after approval of the NOD/ROD
- Property Owner Negotiations
- Consideration of New Information
- Required Final Approval Process

### Relocation\*

- Eligibility at Time of Initial Offer
- Minimum 90 Days Notice
- Advisory Assistance
- May be eligible for :
  - Moving and Related Expenses

### Loss of Business Goodwill

\* Please refer to *"Your Property, Your High-Speed Rail Project"* and *"Relocation Assistance Program Information"* pamphlets located at:  
[www.cahighspeedrail.ca.gov/rightofway.aspx](http://www.cahighspeedrail.ca.gov/rightofway.aspx)

## Right-of-Way Process

- **Fifth Amendment to U. S. Constitution**

“No person shall ... be deprived of, life liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation.”

- **Primary Law for Acquisition and Relocation Activities**

Uniform Relocation Assistance and Real Property Acquisition Act of 1970 as amended.

- **Measure of Just Compensation**

Determined by “fair market value” of the real property required for the proposed project. Further, the owner may be entitled to any loss in market value to property that remains in their ownership after a partial acquisition.

## Right-of-Way Process

### Facts About the Process:

- **Private property rights are protected** by federal and state constitutions and applicable federal and state laws.
- The process of evaluating property impacts, assessing fair market value and compensating property owners is done on an **individual basis between right-of-way real estate specialists and landowners.**
- Landowners will be contacted regarding the right-of-way process **once a preferred alternative has been selected.** Negotiations regarding property acquisition or compensation cannot take place before a Final EIR/EIS is issued.

## Relocation Assistance Program

### Relocation Benefits are based on each specific situation:

- **Relocation Advisory assistance**
- **Residential displacees (owners and tenants) may be eligible for:**
  - Costs to move personal property.
  - Purchase Differentials, Rental Differentials, or Down Payments towards replacement dwellings
  - Incidental expenses incurred by owners for replacement dwellings
- **Non-Residential displacees may be eligible for:**
  - Actual moving and related expenses or loss of tangible personal property
  - Re-establishment and search costs

**State of California –  
Loss of Business Goodwill Compensation**

## Relocation Assistance Program

**In addition to fair market value, residential occupants may be eligible for:**

- Qualified **owner occupant** of more than 180 days prior negotiations for acquisition:  
**Price Differential, Mortgage Differential, and Incidental Expenses, or Rent Differential**
- Qualified **owner occupant** of more than 90 days but less than 180 days, **or qualified tenant occupant** of at least 90 days:  
**Rent Differential or Downpayment Option**
  - In addition, owner or tenant may be eligible for a Replacement Housing Payment in the form of a Rent Differential.

## How to Participate

- Join our mailing list
- Request information or schedule a meeting by calling:  
**Kim Christensen at (415) 955-2938**
- E-mail:  
**Merced\_Fresno@hsr.ca.gov**
- Visit:  
**cahighspeedrail.ca.gov**
- Follow us on: **twitter.com/cahsra** 
- Find us on: **Facebook** 