

REDWOOD PARKWAY-FAIRGROUNDS DRIVE IMPROVEMENT PROJECT

EA# 4A4410



Meeting Summary

Meeting Date, Location and Attendees

A public meeting was held on January 18, 2012 from 7:30 to 9:00 p.m. at Cooper Elementary School, located at 612 Del Mar Avenue in Vallejo California to provide information and answer questions about the proposed project. Invitation letters were sent by the Department of Transportation (Department) on January 4, 2012 to 33 property owners whose residence or business may potentially be directly impacted by the proposed project. Thirteen property owners and residents signed in at the meeting and one written comment was received. The list of property owners invited to attend, meeting sign in sheets, and the single written comment received during the meeting are contained in the attachments section at the end of this summary.

Meeting Format and Presentation

The meeting was staffed by representatives from Solano Transportation Authority (STA), the Department, Solano County, and the City of Vallejo. Consultant staff included representatives from HQE Incorporated and Circlepoint. The meeting consisted of a presentation followed by questions and answers as described in more detail below.

Janet Adams from STA introduced the team to community members. Heidi Ouren from HQE provided a project overview while referring to project display boards. Several items were discussed, including: sight-distance and roadway design deficiencies at the existing Interstate 80 (I-80)/Redwood Road interchange; intersections that currently and/or in the future operate at unacceptable levels of service; and, the proposed solutions to these issues being studied in the environmental document. It was noted that based on projected build-out under the Vallejo General Plan, traffic on Fairgrounds Drive is anticipated to increase over 150 percent by 2035. Copies of the project display boards referred to during the project overview are contained in the attachments section at the end of this summary.

Beth Perrill from Caltrans described the Right of Way process emphasizing that the process for acquiring any property is strictly governed by Federal law under the Uniform Relocation Act. All affected property owners will be contacted by a Right of Way agent if their property will be impacted. Notification will take place after the environmental process is complete and payment for properties would be based on fair market value. It was also noted that each property acquisition is addressed on a case-by-case basis because situations vary between each property owner. A Caltrans Right of Way brochure was handed out to all attendees. A copy of the brochure is contained in the attachments section at the end of this summary.

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The project schedule was described with the key milestones being issuance of the Draft Environmental Impact Report later this spring and a Final Environmental Impact Report anticipated to be completed by the end of 2012. Right of way acquisition would commence once funding for project construction is secured. Negotiations for property acquisition are anticipated to occur in 2014 at the earliest.

Attendees were encouraged to review and comment on the Draft Environmental Impact Report/Environmental Assessment (EIR/EA) when it is made available for public review.

Questions Received from the Public

Members of the community asked several questions, including:

- When will the project start?
- What is the problem/how many collisions have happened at Redwood?
- Is the project adding additional right hand turns?
- Will there be a median?
- Is Winco putting \$1 million toward traffic mitigation?
- Is Six Flags Discovery Kingdom putting any money toward the project?
- What will I be paid for my property if I owe more than it is worth?
- What about relocation costs?
- Who was notified about the meeting?
- Who will be notified for future meetings?
- Can you update the project website with current information?
- Can you post the exhibit boards on the STA website?
- What about environmental hazards on specific sites?
- When will we know what is going to happen?
- How long between finding out and having to move?
- What's the project funding source?
- If you take houses along Moorland will you put up a soundwall?
- Will planning to make Moorland a cul de sac?
- Will there be a new overpass on Redwood?
- What type will the new interchange be?

Next Steps

The draft environmental document will be available for a 45-day public and agency review period in spring 2012. The final environmental document will be submitted for approval in summer 2012 with final approval anticipated in fall 2012. Construction of the project would begin summer 2014, pending available funding.

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List of Attachments

- Property owner/invitee list
- Attendee sign in sheet
- Staff sign in sheet
- Meeting agenda
- Caltrans Right of Way brochure
- Project display boards
- Written comments

Fairgrounds Project - January 18, 2012 Meeting
RSVP List

Mail-1	Mail-2	Mail name	Email
PO BOX 543185	DALLAS TX 75354	SOLANO COUNTY	
730 TENNESSEE ST	VALLEJO CA 94590	MARY E TIPP	
51 EMERALD CIR	VALLEJO CA 94589	GRANT L TEICHEIRA	
1999 SERENO DR	VALLEJO CA 94589	MARK A & C C SILVERT	
1000 ROCK HARBOR PT	HERCULES CA 94547	ILDEFONSO & TERESITA ONG	
67 EMERALD CIR	VALLEJO CA 94590	RUTH L CHAPPELL	
1 TIBURON ST	NAPA CA 94559	VICTOR M SMITH	
533 SOSCOL AVE #100	NAPA CA 94559	VICTOR M SMITH	
300 FRANCISCAN DR	VALLEJO CA 94589	SHIH KUN & HONG YING WANG	
3470 LA CAMINITA	LAFAYETTE CA 94549	JERRY S & EDNA A REDD	
2624 REDWOOD ST	VALLEJO CA 94591	JOSE O & CELSA M GARCIA	
2618 REDWOOD ST	VALLEJO CA 94590-3612	CHARLES S GREGG	shad1776@netzero.net
2612 REDWOOD ST	VALLEJO CA 94590	RUBEN & MARIA I CONTRERAS	
2606 REDWOOD ST	VALLEJO CA 94590	ANA ARMINDA DEL CARMEN MONGE	
400 MOORLAND ST	VALLEJO CA 94589	DARIAN & MAXINE CASTON	
416 MOORLAND ST	VALLEJO CA 94589	MIGUEL A & IRIS D LOPEZ	
515 TURQUOISE DR	HERCULES CA 94547	ANGEL & MARTHA A RODRIGUEZ	
432 MOORLAND ST	VALLEJO CA 94589	HELENA GUERRERO	
PO BOX 210416	SAN FRANCISCO CA 94121	RICHARD KING	
444 MOORLAND ST	VALLEJO CA 94590	MERCEDITA M SAPIDA	
436 MOORLAND ST	VALLEJO CA 94590	RONALD R BABCOCK	
302 CLARK ST	VALLEJO CA 94590	EMMA J SANTOS	
1354 DEL MAR AVE	VALLEJO CA 94590	DAVID WHITLOCK	
PO BOX 260888	PLANO TX 75026-0888	HOE T POH	
300 FAIRGROUNDS DR	VALLEJO CA 94589	CAIRO INVESTMENTS LLC	
75 LAKEVIEW DR	DALY CITY CA 94015	PATRICK & CLAIRE MCGUANE	
2519 REDWOOD ST	VALLEJO CA 94590	DERRAL D & REBECCA L COBLE	
328 MOORLAND ST	VALLEJO CA 94590	GILBERTO E TANDOC	
PO BOX 1019	SACRAMENTO CA 95805	CALIFORNIA STATE	
330 MOORLAND ST	VALLEJO CA 94590	ELAYNE A KAROGLOU	
731 ADMIRAL CALLAGHAN LN	VALLEJO CA 94591	REDWOOD REAL PROPERTY LLC	
709 ADMIRAL CALLAGHAN LN	VALLEJO CA 94591	LO DAC & JENNIFER NGUYEN	
40 CONNER CT	FAIRFIELD CA 94534	JAMES L & SANDRA R TELL	

Property Owner Meeting
Cooper Elementary School
612 Del Mar Avenue, Vallejo, CA

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EA# 4A4410
January 18, 2012
7:30 p.m. to 9:00 p.m.

Name/Affiliation	Street Address	Phone	Email	Add to our Project mailing or email list?
Holmes & Co	437-435 Fairgrounds	510 6720838		
Emma J. Santa	251 Fairgrounds	707-644-2158		
Annella Santos	251 Fairgrounds	907 567-0560		
Genevieve Fox John Haebner	731 Admiral Callaghan	707-553-1420	gef@napa.net.net jhaebner@gmail.com	yes
Angel Rodriguez	424 Morland	510 799-0486		yes
John Haebner				
Richard King	123 Fairgrounds			
James P. King	711 Admiral Callaghan	864-1207		
Bob & Val McGowan	417 Moorland St	645 0538		YES!!!
Art Louie	200 Fairgrounds	55 281 95	Solano winds @yahoo.com	yes

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612 Del Mar Avenue, Vallejo, CA

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January 18, 2012
7:30 p.m. to 9:00 p.m.

Name/Affiliation	Street Address	Phone	Email	Add to our Project mailing or email list?
Helena Greiro	432 Moorland	(707) 642-7700	gebote@hotmai1.com	✓
VT & N B. Leock	436 Moorland	643-5932	COMCAST.NET Thunderbird97	✓
Miguel Lopez	416 Moorland	(707) 647-2494	idulopez@yahoo.com	✓
Meghan Lopez	416 Moorland St.	707 647 2494	Jm5C0306@gmail.com	✓

Public Open House
Cooper Elementary School
612 Del Mar Avenue, Vallejo, CA

REDWOOD PARKWAY-FAIRGROUNDS DRIVE IMPROVEMENT PROJECT

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January 18, 2012
7:30 p.m. to 9:00 p.m.

Name/Affiliation	Street Address	Phone	Email	Check here if in attendance
Janet Adams – STA				JA
Michelle Hightower – City of Vallejo <i>Edw Augusto</i>				EH
Matthew Tuggle – Solano County				MT
Howell Chan – Caltrans				HC
Garrett Low – HQE				GL
Heidi Ouren – HQE				HO
Beth Perrill – Caltrans				BP
Scott Steinwert – Circlepoint	135 Main St. San Francisco, CA 94105	(415) 227-1100 x117	s.steinwert@circlepoint.com	SS
Audrey Darnell – Circlepoint		x167	a.darnell@circlepoint.com	ad
Lawrence McGuire – Circlepoint		x177	l.mcguire@circlepoint.com	LM
THANG NGUYEN CALTRANS			Thang-H_Nguyen@dot.ca.gov	TN
Qin Phn CALTRANS				QP
Vince Ticali Caltrans-Public Affairs		(510) 286-5206	vince_ticali@dot.ca.gov	VT
Ngoc Bui – CT				NB

STAFF ONLY SIGN IN SHEET

REDWOOD PARKWAY-FAIRGROUNDS DRIVE IMPROVEMENT PROJECT

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Property Owner Meeting
Cooper Elementary School – Multipurpose Room
January 18, 2012, 7:30 – 9:00 p.m.

Meeting Agenda

- | | |
|-------------------------|-------------------------|
| 1. Introductions | Janet Adams |
| 2. Project Overview | Heidi Ouren/Garrett Low |
| 3. Right of Way Process | Beth Perrill |
| 4. Q&A | Staff |
| 5. Wrap Up/Next Steps | Heidi Ouren |

Your Property Your Transportation Project



INTRODUCTION

This booklet was prepared for you as a person who may potentially be affected by a proposed public transportation project. If it is your property that is affected, you may have wondered what will happen. Who will contact you? What will you be paid for your property? Who will pay your moving costs? Will the State Department of Transportation (Department) help you find a new place to live? Important questions like these require specific answers.

We hope this booklet will answer some of your questions and present a better picture of our overall procedures.

WHY DOES A PUBLIC AGENCY HAVE THE RIGHT TO BUY MY PROPERTY?

Our State and federal constitutions recognize the need for public agencies to purchase private property for public use, and provide appropriate safeguards to accomplish this purpose. State and federal constitutions and the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, authorize the purchase of private property for public use and assure full protection of the rights of each citizen. The responsibility for studying potential sites for a transportation project rests with a team of specially trained individuals selected to do this important job. Many months or even years are spent in preliminary study and investigation to consider possible locations for a project.

Consideration of the environmental and social impacts are as much a part of location determination as engineering and cost. Participation by private citizens and public agencies is actively sought so that various views can be considered in the study process. The process may include public hearings and/or workshops, which give persons an opportunity to express their views on the locations being considered.

The California Department of Transportation is composed of many specialists. Among these are:

Transportation Planners

These individuals determine methods and routes for the traveling public. This includes studies of existing traffic patterns, "origin-destination" surveys and user benefits. They also determine whether the proposed project location is economically sound. They research and analyze the effects produced by similar projects upon other communities.

Environmental Planners

These individuals evaluate the socio-economic and/or environmental impacts, including traffic, noise and visual impacts of the proposed project

Design Engineers

These individuals recommend the type of transportation project which will be of the most benefit to the public. They prepare design plans which determine the properties needed for the project.

Relocation Specialists

These individuals perform early studies of the general needs of persons who may need to be relocated and the kind of replacement properties which may be required. A relocation impact analysis will be completed before the Department requires anyone to move from their property.

As a result of this team effort, the best possible location for a transportation facility is selected after thorough social, economic, engineering, and environmental analyses, as well as consideration of expressed public concerns and desires. The goal is that the project provide the greatest public good and the least private injury or inconvenience while rendering the best possible service.

Transportation Surveyors

These individuals perform field surveys and monument property lines to delineate and map the Department's right of way needs. They are also authorized by law to enter real property to perform such tasks. It is the Department's policy that owners and tenants of property will be notified prior to such surveys.

WHO WILL CONTACT ME?

One of the first persons you will meet is a Right of Way Agent performing the staff appraisal. You will be afforded the opportunity to accompany the appraiser on the inspection of your property. At the time of the inspection the appraiser will also provide you with general project information. The appraiser will analyze your property and examine all of the features which contribute to its market value. Information about improvements you have made and any other special features that you believe may affect the market value of your property should be given to the appraiser to ensure he/she has all the information you feel is relevant.

It is the duty of the Department to ensure that you receive fair market value as if you sold your property privately in the open market. The Department cannot buy your property for more than it is worth, but it **can** and **will** assure you that you do not have to sell your property for less than its fair market value. California law provides that the owner shall receive a copy of the appraisal or a summary of the valuation upon which the Department's offer is based.

At the time the offer is made to purchase your property, you may obtain your own appraisal and the Department will reimburse you up to \$5,000 for the actual, reasonable costs of obtaining an independent appraisal. A licensed State appraiser must perform your appraisal. Your Right of Way Agent will provide more information concerning this reimbursement at the time of the offer.

WHAT ADVANTAGE IS THERE IN SELLING YOUR PROPERTY TO THE DEPARTMENT?

A real estate purchase by the Department of Transportation is handled in the same way as any private sale of property. However, there can be financial advantages in selling to the Department.

The Department will pay fair market value for your property. The Department will also pay for the preparation of all documents, all title and escrow fees, a policy of title insurance, recording fees and such other fees as may be required for the conveyance of title to the Department. Since this is a direct conveyance of real property from the property owner to the Department, there are no real estate commissions involved, and the Department will not recognize or pay any such real estate commissions.

A private sale will usually cost thousands of dollars in sales expenses. There are no seller's expenses in a purchase by the Department.

Additionally, depending on your specific circumstances, you may be eligible for relocation payments and benefits when you move. These benefits are described in supplemental booklets which will be provided to you, should the Department's acquisition actually cause you to be displaced from your property.

WILL I BE PAID FOR LOSS IN VALUE TO MY REMAINING PROPERTY?

When only a part of your property is needed for a project, every reasonable effort is made to ensure that you do not suffer damages to the remainder of your property. The total payment by the Department will be for the property the Department actually purchases and for any loss in market value to your remaining property.

The determination of any loss in market value is an appraisal problem involving many variables. When this situation occurs, the Right of Way Agent will explain the effect of a partial acquisition on your remaining property.

MAY I RETAIN AND MOVE MY HOME, BUSINESS BUILDING, MACHINERY, OR EQUIPMENT?

If your house is movable and you wish to make such an arrangement, the Department will pay you on the basis of the market value of your present lot including landscaping, plus the reasonable cost of moving the building. There are cases where, because of age, size or condition of the house, the cost of moving it would exceed its present market value, less its salvage value. In such a case, payment of moving costs would, of course, be an unwise expenditure of public funds.

If you operate a farm or business, you may wish to keep and move fixed machinery and equipment. Additionally, as an owner of a business conducted on the property to be purchased, you may be entitled to compensation for a loss of business goodwill. Your specific circumstances will need to be analyzed on a case-by-case basis.

If any of these concepts are applicable to your situation, they will be explained by the Right of Way Agent assigned to purchase your property.

WILL I HAVE TIME TO SELECT ANOTHER HOME AFTER THE DEPARTMENT MAKES ITS PURCHASE?

The Department starts to appraise properties early enough so that you will have ample time to move prior to project construction. Like any other real estate transaction, it requires time to close an escrow after a right of way contract and deed have been signed. You will not be required to move until reasonable, decent, safe and sanitary replacement housing is available.

Once you have received the written offer to purchase your property from the Department, it is in your best interest to look for a new place to live as soon as possible. Finding a home early that best suits your needs before you are required to move will minimize your personal inconvenience and will avoid having to make a choice of housing under pressure. In some instances you may be able to sell your property to the Department and rent back temporarily pending construction.

The Department also offers to provide you with assistance in finding a new place in which to live. The Department will give you at least 90 days notice in writing before you are required to move.

WHAT HAPPENS TO THE LOAN ON MY PROPERTY?

After you and the Department have agreed upon a price, a Right of Way Agent and/or a title company will contact all other parties having an interest in the property. Payment to satisfy outstanding loans or liens will be made through a title company escrow as in the case in any real estate transaction.

WHAT WILL HAPPEN TO MY GI OR CAL-VET LOAN?

The Veterans Administration and the California Department of Veterans Affairs allow your veteran loan privileges to be transferred and to become available for coverage on another property.

Your Right of Way Agent will assist you in the transfer. However, it is to your benefit and your responsibility to check with the Veterans Administration or the California Department of Veterans Affairs for procedural instructions.

IF THE VALUE OF MY PROPERTY IS HIGHER TODAY THAN WHEN I PURCHASED IT, DO I HAVE TO PAY INCOME OR CAPITAL GAINS TAX ON THIS DIFFERENCE WHEN I SELL/CONVEY TO THE DEPARTMENT?

According to the Internal Revenue Service, the sale of property to a governmental agency for public purposes comes under the definition of an “involuntary conversion”. In these cases, it is not necessary to pay income tax or capital gains tax if the money you receive is used to buy a similar property within a limited period of time. In every case, however, you should check with your local Internal Revenue Service office and/or accountant.

WILL I LOSE THE FAVORABLE PROPERTY TAX BASIS THAT I NOW HAVE UNDER THE PROVISIONS OF PROPOSITION 13?

Section 2(d) of Article XIII-A of the California Constitution and Section 68, Rule 462.5 of the Revenue and Taxation Code generally provide that property tax relief shall be granted to any real property owner who acquires comparable replacement property after having been displaced by governmental acquisition or eminent domain proceedings.

You will be given a copy of Rule 462.5 with an attached page showing examples of how to calculate estimates of the tax relief you may be eligible for. These are only approximations. You must see your county Tax Assessor for a final determination.

Note: Revenue and Taxation Code Section 68, Rule 462.5, G. 1 through G.4, set forth time limits that may affect your eligibility to retain your favorable current real property tax status.

THE DEPARTMENT'S RIGHT OF EMINENT DOMAIN.

An owner's rights are guaranteed by the federal and State constitutions and applicable federal and State laws. The principal right is that "Just Compensation" must be paid.

The vast majority of our transactions are settled by contract. However, if the owner and the Department cannot agree on the terms of sale, the Department may resort to the eminent domain process to avoid delaying the project, and will ultimately initiate condemnation proceedings.

The Department will request authority from the California Transportation Commission (Commission) to file a condemnation action in court. You will be given an opportunity to appear before the Commission to question whether public interest, necessity, planning and location require the proposed project and your property. The Commission does not hear arguments regarding valuation or just compensation.

Condemnation lawsuit documents are prepared by the Department and filed with the court in the county where the property is located. The Summons and Complaint will then be served on all persons having a property interest in the parcel. The persons served must Answer the lawsuit within 30 days.

Counsel for the parties will then prepare for trial, and the court will set dates for preliminary motions and the trial.

WHAT HAPPENS IN A CONDEMNATION TRIAL?

The purpose of the trial is to determine the amount of Just Compensation. Usually the trial is conducted before a judge and jury. Both the property owner and Department will have the opportunity to present evidence of value. The jury will determine the amount of compensation after being instructed as to the law by the judge. In those cases where the parties choose not to have a jury, the judge will decide the amount of compensation.

The Judgment is then prepared by counsel and signed by the judge. It will state that, upon payment of the amount of the verdict for the benefit of the property owner, title will be transferred to public ownership.

When the Department makes the payment as required by the Judgment, the Final Order of Condemnation is signed by the judge and recorded with the County Recorder's office. This finalizes the actual transfer of title.

WHO PAYS THE CONDEMNATION TRIAL COSTS?

The Department pays the costs of its attorney and its engineering and appraisal witnesses. It will also pay the jury fees and your recoverable costs allowed by law. The fee for filing your Answer with the court is an example of such costs.

If the judge determines that the Department's offer of settlement was unreasonable, while the demand of the property owner was reasonable as viewed in light of the evidence admitted at trial and the verdict, the property owner may receive litigation expenses such as their attorney's fees. The Judgment is then prepared by counsel and signed by the judge.

IF I WANT A TRIAL, MUST I HAVE AN ATTORNEY AND EXPERT WITNESSES?

Most property owners will be represented by an attorney, although they have the right to represent themselves.

You may wish to consult your family attorney. If you do not have one, in many communities the yellow pages of the telephone directory will refer you to an attorney reference service. The local bar association may also provide a list of attorneys who may offer services in eminent domain proceedings.

You and your attorney must decide what type of case you will present and what witnesses will be needed.

WILL I BE PAID ANY RELOCATION ASSISTANCE BENEFITS EVEN THOUGH I GO TO COURT?

A decision to go to court has no effect on your right to relocation benefits. Payment of relocation benefits is administered separately from the condemnation action. You will be provided details of additional assistance to help displaced persons, businesses, farms or nonprofit organizations in finding, purchasing or renting, and moving to a new location. These are explained in various booklets prepared for homeowners, tenants, and business and farm operators and are made available by the Department of Transportation.

HOW LONG CAN I KEEP MY PROPERTY?

Continued use of your property usually depends on when construction must begin, including utility relocations, and the demolition and/or clearance of buildings. If construction must begin before the trial, the Department will seek a court order for early possession of your property.

In this regard the Department will be required to deposit with the State Treasurer, the probable amount of just compensation, as determined by an appraisal as security for the value of the property rights it is seeking. The court will determine if the amount of money deposited is adequate. Once the deposit is made the owner may withdraw all or a portion of it at any time during the condemnation proceedings.

The court may then grant to the Department an order for early possession allowing the Department to use the property for construction of the project.

To obtain an Order for Possession, the Department will file a motion with the court and schedule a hearing 90 days after you and all occupants of the property are served with the motion papers (60 days if the property is unoccupied). You and the occupants, if any, will have 30 days to oppose the motion. Once the court grants an Order for Possession of the property, the Department may obtain possession of the property 30 days after the owner and any occupants are served with the Order.

Subject to the rights of any other persons having an interest in the property, you may withdraw all or part of the pre-Judgement deposit. If you do not make a withdrawal, the Department will pay interest on the eventual court award, or agreed settlement sum from the time it legally occupied your property until the date of final payment to you. Interest will accrue at the applicable statutory rate until paid at the time of final settlement.

The Department's Right of Way Agent assigned to purchase your property will assist you in the transaction and will be available to answer any additional questions you may have.

DEFINITIONS

The language used in relation to eminent domain proceedings may be new to you. These are some terms you may hear and their general meaning.

Acquire - To purchase

Answer - The property owner's written reply, in appropriate legal form, filed with the court in response to the eminent domain complaint and as requested by the summons.

Compensation - The amount of money to which a property owner is entitled under the law for the purchase of their property and any related damages.

Complaint - The document filed with the court by the Department which initiates an eminent domain proceeding.

Condemnation - The legal process by which a proceeding in eminent domain is accomplished.

Counsel - An attorney or attorneys.

Department - The State of California acting through the Department of Transportation.

Eminent Domain - The right of government to purchase private property for public use.

Fair Market value - The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

Final Order of Condemnation - The instrument which, when recorded, transfers title to public ownership.

Judgment - The court's formal decision based on applicable law and the verdict.

Just Compensation - The measure of Just Compensation is Fair Market Value.

Loss of business goodwill - A loss in the value of a business caused by the Department's acquisition of property that cannot be reasonably prevented by relocation of the business or the owner adopting prudent or reasonable steps that preserve the value of the business goodwill.

Parcel - Usually means the property that is being acquired.

Plaintiff - The public agency that desires to purchase the property.

Possession - Legal control; to have the right to use.

Property - The right or interest which an individual has in land, including the rights to use or possess. Property is ownership; the exclusive right to use, possess or dispose of a thing.

Right of Entry - An agreement between an owner and the Department which allows the Department to utilize the property while continuing to negotiate the terms of settlement. Interest, calculated at the statutory rate, is included in the settlement upon conclusion of the transaction.

Summons - Notification of filing of a lawsuit in eminent domain and of the necessity to file answer or other responsive pleading.

Title - Legal ownership.

Trial - The hearing of the facts from a plaintiff and defendant in court of law, either with or without a jury.

Verdict - The amount of just compensation to be paid for a property including any damages to the remainder, if applicable.

**STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND LAND SURVEYS**

JULY 2008



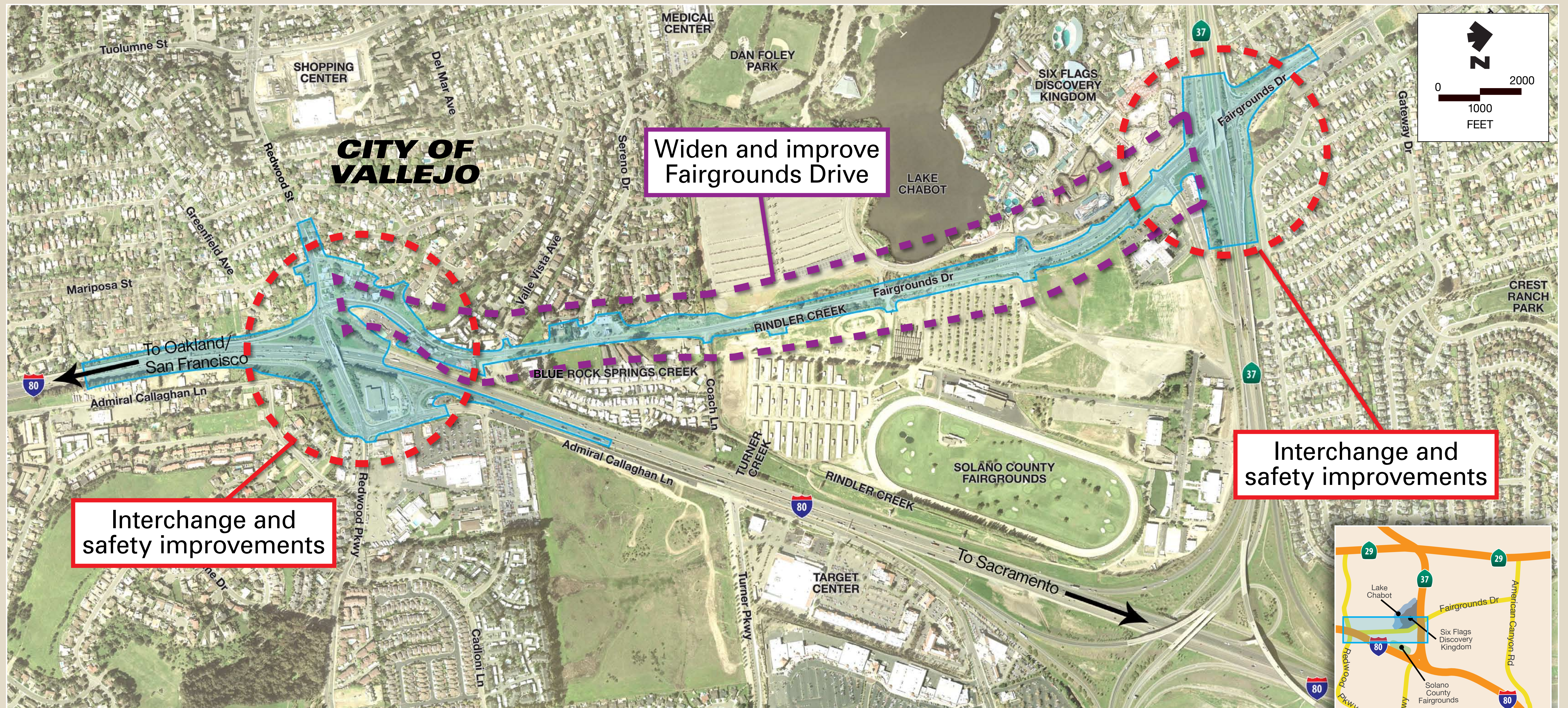
This is an informational pamphlet only. It is not intended to give a complete statement of all State or federal laws and regulations pertaining to the purchase of your property for a public use, the Relocation Assistance Program, technical legal definitions, or any form of legal advice.

ADA Notice

**For individuals with disabilities, this document is available in alternate formats.
For information contact:**

**Division of Right of Way and Land Surveys
(916) 654-5896
CRS: (800) 735-2929
or write:
1120 N Street, MS 37
Sacramento, CA 95814**

PROJECT IMPROVEMENTS



LEGEND

PROJECT AREA



**REDWOOD PARKWAY-FAIRGROUNDS DRIVE
IMPROVEMENT PROJECT**
www.solanolinks.com

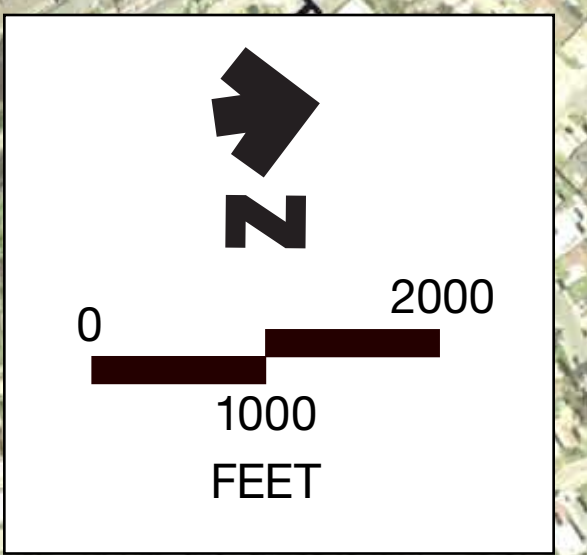
PROJECT PURPOSE AND NEED

- Address existing congestion and improve operations
- Provide improved local access for businesses and residences
- Provide needed capacity to accommodate existing and future traffic demand
- Reduce impacts to local residents, businesses and the environment



REDWOOD PARKWAY-FAIRGROUNDS DRIVE
IMPROVEMENT PROJECT
www.solanolinks.com

CURRENT TRANSPORTATION ISSUES



LEGEND

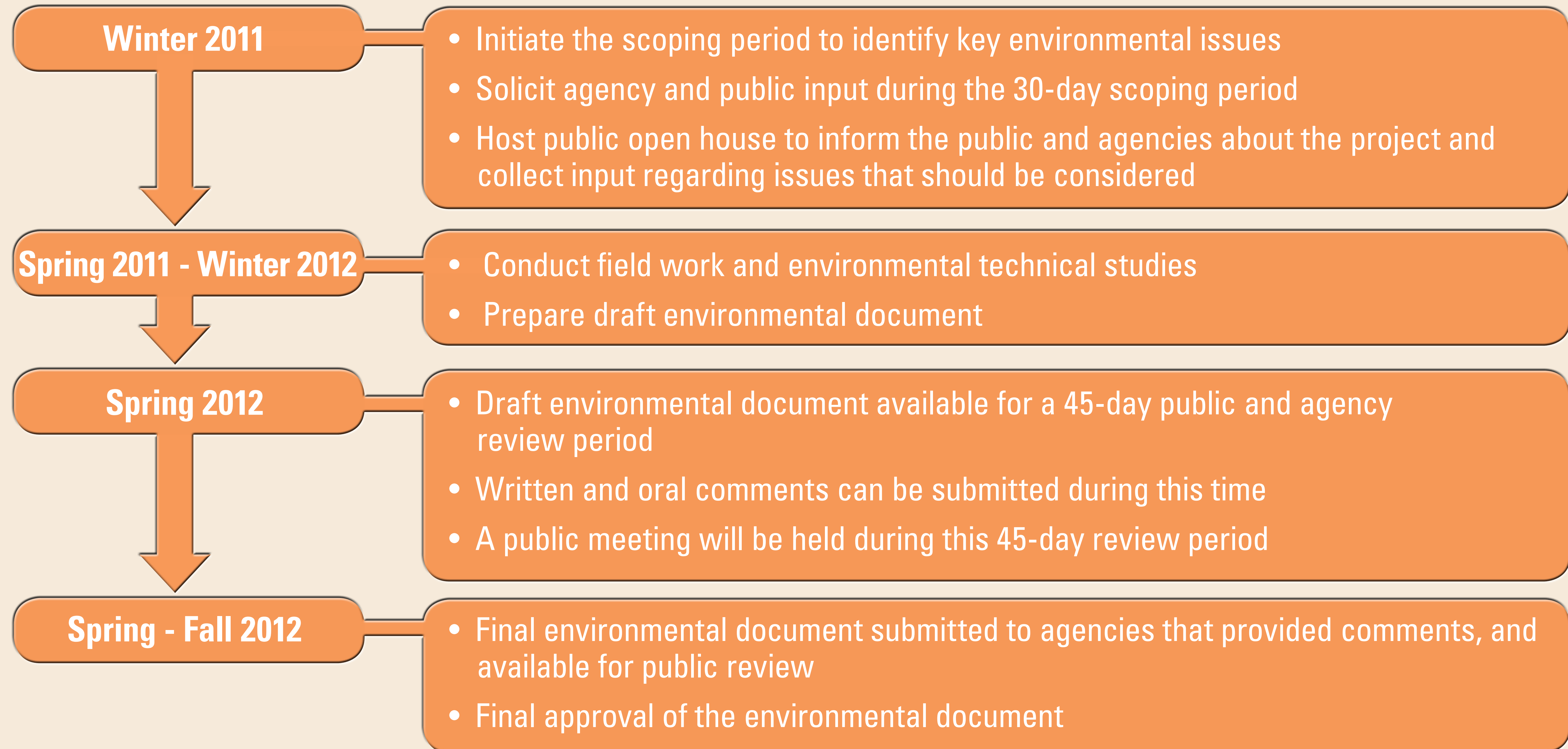
PROJECT AREA

- Poor circulation during peak travel times
- Higher-than-average accident rates for similar facilities
- Insufficient capacity for future traffic projections
- Intersections operate at a low level of service



**REDWOOD PARKWAY-FAIRGROUNDS DRIVE
IMPROVEMENT PROJECT**
www.solanolinks.com

OVERVIEW OF THE ENVIRONMENTAL PROCESS



OVERVIEW OF THE PROJECT

PROJECT SCHEDULE BY PHASE						
Project Phase	2010	2011	2012	2013	2014	2015
Preliminary Engineering/ Environmental Document						
Final Design & Right-of-Way Acquisition						
Construction						

Preliminary Engineering/Environmental Document Phase: Preliminary project plans and environmental reports, which evaluate the impacts of the project to the public and the environment, are prepared

The public will have the opportunity to comment on the materials throughout the process. The project plans and environmental documents must be approved by decision-makers for the project to move forward

Final Design Phase: Final design plans are developed and submitted to the approving agencies and any necessary right-of-way is acquired

Construction Phase: Construction

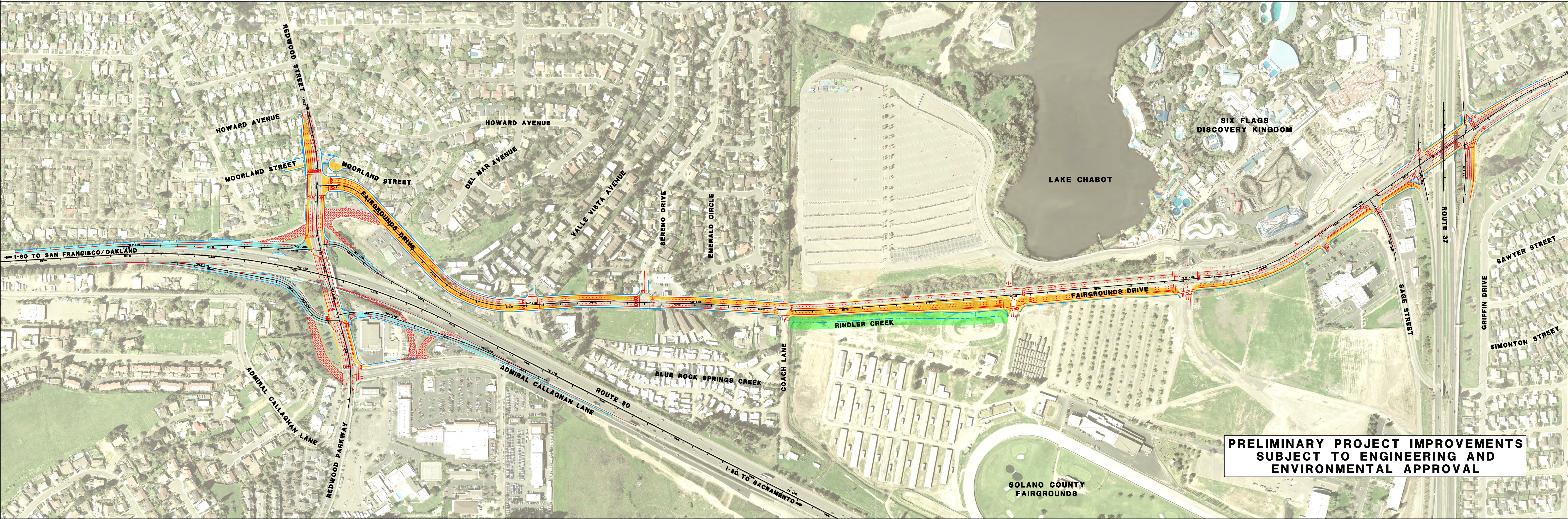
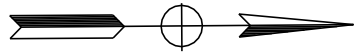


**REDWOOD PARKWAY-FAIRGROUNDS DRIVE
IMPROVEMENT PROJECT**
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LEGEND:

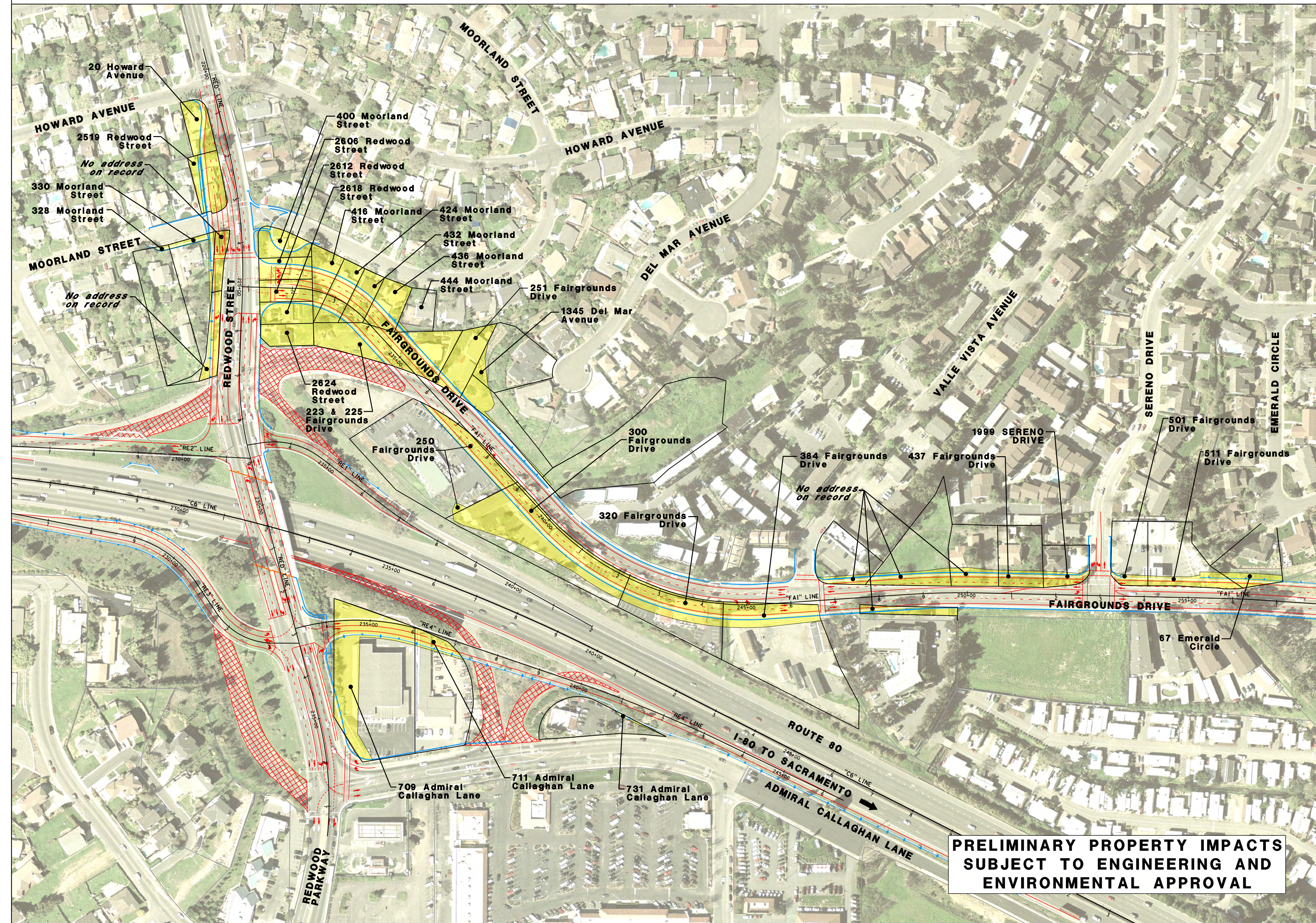
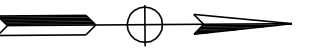
- PROPOSED RAMP/MAINLINE IMPROVEMENT
- PROPOSED LOCAL ROAD IMPROVEMENT
- PROPOSED RINDLER CREEK RELOCATION
- REMOVE ASPHALT CONCRETE SURFACING

**REDWOOD PARKWAY - FAIRGROUNDS DRIVE
IMPROVEMENTS PROJECT**



NOT TO SCALE

REDWOOD PARKWAY - FAIRGROUNDS DRIVE IMPROVEMENTS PROJECT



NOT TO SCALE

Charles S Gregg

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2618 Redwood

Vallejo

- * unable to attend , * has reverse mortgage
- * wants to find out how acquisition process
would work for him
- * thinks that his property would be full acquisition
plus more