

2.2.5 Relocations and Real Property Acquisition

2.2.5.1 Regulatory Setting

Caltrans' Relocation Assistance Program is based on the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), and 49 Code of Federal Regulations (CFR) 24. The purpose of the Relocation Assistance Program is to ensure that persons displaced as a result of a transportation project are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole. Please see Appendix C for a summary of the Relocation Assistance Program.

All relocation services and benefits are administered without regard to race, color, national origin, persons with disabilities, religion, age, or sex. Please see Appendix B for a copy of Caltrans' Title VI/Non-Discrimination Policy Statement.

2.2.5.2 Affected Environment

The information in this section is summarized from the Supplemental Draft Relocation Impact Report (Caltrans 2026a) and Supplemental Community Impact Assessment (Caltrans 2026b).

The Study Area for the assessment of the effects of the Build Alternatives related to property acquisition and relocation was defined as Laguna Hills, Lake Forest, and Laguna Woods. This Study Area was selected because it covers the entire Project limits and includes areas in the vicinity of the Project limits that are likely to be considered for the relocation of businesses displaced by the Build Alternatives. As described earlier in Section 2.2.1, *Existing and Future Land Use*, the existing land uses within the community impact study area consist primarily of commercial, residential, and industrial uses, along with open space and recreational uses. Uses on the northeast quadrant of the Interstate (I-) 5/El Toro Road interchange include Cavanaugh Park, fast-food restaurants, a gas station, and other commercial uses. Uses on the northwest quadrant of the interchange include two fast-food restaurants, a sit-down restaurant, a gas station, and other commercial uses, along with St. George's Episcopal Church. Uses on the southwest quadrant of the interchange include a strip mall, a fast-food restaurant, a sit-down restaurant, a vacant auto repair shop, and vacant land formerly occupied by Laguna Hills Mall; properties in this quadrant, located south of El Toro Road and west of Avenida de la Carlota, are part of the proposed Village at Laguna Hills development. Uses on the southeast quadrant of the interchange include a fast-food restaurant, a gas station, a sit-down restaurant, a sporting goods store, a hair salon, and a variety of other commercial uses.

2.2.5.3 Environmental Consequences

Potential Right of Way Acquisitions

The Project, under Build Alternative 1 and its design variation (Build Alternative 1a), would require two full property acquisitions, nine partial property acquisitions, and temporary construction easements (TCEs) from nine properties, as shown in Figure 2.2.5-1 and Figure 2.2.5-2 and summarized in Table 2.2.5-1 and Table 2.2.5-2. Build Alternative 3 would not require any property acquisitions.

Displacement and Replacement Area

Build Alternative 1 and its design variation (Build Alternative 1a) are anticipated to require two full parcel acquisitions (Assessor's Parcel Numbers [APNs] 621-052-04 and 616-033-05), which could result in 18 non-residential displacements, consisting of seven retail and 11 service businesses. The potential displacements would occur in the cities of Laguna Hills and Lake Forest; therefore, those cities were identified as part of the displacement area. All available units for sale and for lease within 3 miles of the Project limits were included as the potential replacement sites where displacees would most likely find replacement properties (e.g., sites where affected businesses may relocate). These replacement sites are within the cities of Lake Forest, Laguna Hills, Laguna Woods, Mission Viejo, Aliso Viejo, and Irvine; therefore, those cities were included in the replacement area. The Project is not expected to require the displacement or relocation of any residences.

Temporary Impacts

Build Alternatives

Build Alternative 1

Construction of Build Alternative 1 would require TCEs within the Project limits for construction access, staging, material laydown, and mobilization, as shown in Table 2.2.5-1. Temporary impacts would consist primarily of short-term effects on parking availability, circulation, and site access at affected properties. TCEs would not require the relocation of businesses or occupants. In accordance with Avoidance and Minimization Measure **REL-1**, temporary use of a property would be conducted in compliance with the Uniform Act, and property owners would be compensated for the temporary use of affected areas. In addition, with implementation of Avoidance and Minimization Measure **LU-2**, pre-construction conditions of temporary staging areas would be documented, and all temporarily disturbed areas would be restored to equal or better condition following construction. Therefore, temporary impacts under Build Alternative 1 would be short term and would not result in relocation impacts.



LEGEND

Affected Parcels

- Full Acquisition
- Partial Acquisition
- Temporary Construction Easement

- Proposed R/W (City)
- Proposed R/W
- Proposed TCE (City)
- Proposed TCE (Demo)
- Proposed TCE

City Boundaries

- # Number of Displacements

Figure 2.2.5-2

I-5 El Toro Road Interchange Project
Property Acquisitions - Build Alternative 1a

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Table 2.2.5-1. Potential Right of Way Acquisitions under Build Alternative 1

Parcel^a	Assessor's Parcel Number (APN)	Property Name	Full Acquisition (sq ft)	Partial Acquisition (sq ft)	Temporary Construction Easement (sq ft)
1	621-221-26	In-N-Out Burger	—	21,763	8,070
2	616-032-08	Farmer Boys Restaurant	—	1,540	960
	616-032-09	Rodrigo's Mexican Grill	—	2,707	1,495
3	617-185-07	Community Park/Open Space	—	19,726	14,414
	617-185-08	Cavanaugh Park Playground	—	6,794	4,381
	617-451-03	Community Park/Open Space	—	—	2,697
4	621-051-55	Laguna Hills Mall – Parking	—	865	238
	621-221-30	Laguna Hills Mall – Parking	—	36,725	7,483
5	621-221-04	Firestone	—	18,009	22,210
6	616-033-04	Honey Baked Ham	—	—	190
7	616-033-05	Miscellaneous businesses	33,284 ^b	—	—
8	621-052-04	Miscellaneous businesses	32,684 ^b	—	—
9	616-033-02	Chevron/Subway	—	467	—
10	616-032-04	Raising Cane's	—	4,271	2,018
11	616-022-04	City of Laguna Hills	—	667	1,691
12	616-022-03	St. George's Episcopal Church	—	1,855	6,459
Total square footage			65,968	115,389	72,306
Total acreage			1.51	2.65	1.66
Total number of parcels^a			2	9	9

Source: Caltrans 2026b

^a A *parcel* is defined as APNs having the same ownership and the same use. In addition, the APNs are contiguous to each other.^b A parcel requiring full acquisition will require relocation of businesses.

sq ft = square feet

Table 2.2.5-2. Potential Right of Way Acquisitions under Design Variation: Build Alternative 1a

Parcel^a	Assessor's Parcel Number (APN)	Property Name	Full Acquisition (sq ft)	Partial Acquisition (sq ft)	Temporary Construction Easement (sq ft)
1	621-221-26	In-N-Out Burger	—	22,660	8,666
2	616-032-08	Farmer Boys Restaurant	—	1,540	960
	616-032-09	Rodrigo's Mexican Grill	—	2,707	1,495
3	617-185-07	Community Park/Open Space	—	19,726	14,414
	617-185-08	Cavanaugh Park Playground	—	6,794	4,381
	617-451-03	Community Park/Open Space	—	—	2,697
4	621-051-55	Laguna Hills Mall – Parking	—	865	238
	621-221-30	Laguna Hills Mall – Parking	—	45,643	9,133
5	621-221-04	Firestone	—	18,009	22,210
6	616-033-04	Honey Baked Ham	—	—	190
7	616-033-05	Miscellaneous businesses	33,284 ^b	—	—
8	621-052-04	Miscellaneous businesses	32,684 ^b	—	—
9	616-033-02	Chevron/Subway	—	467	—
10	616-032-04	Raising Cane's	—	4,271	2,018
11	616-022-04	City of Laguna Hills	—	667	1,691
12	616-022-03	St. George's Episcopal Church	—	1,855	6,459
Total square footage			65,968	125,204	74,552
Total acreage			1.51	2.87	1.71
Total number of parcels^a			2	9	9

Source: Caltrans 2026b

^a A *parcel* is defined as APNs having the same ownership and the same use. In addition, the APNs are contiguous to each other.^b A parcel requiring full acquisition will require relocation of businesses.
sq ft = square feet**Design Variation: Build Alternative 1a**

Construction of Build Alternative 1a would also require TCEs within the Project limits for construction access, staging, material laydown, and mobilization, as shown in Table 2.2.5-2. The temporary impacts would be similar to those described for Build Alternative 1 and consist primarily of short-term effects on parking availability,

circulation, and site access. TCEs would not require the relocation of businesses or occupants. In accordance with REL-1, property owners would be compensated for the temporary use of affected areas. Consistent with LU-2, all temporarily disturbed areas would be restored to equal or better condition following construction. Therefore, temporary impacts under Build Alternative 1a would be short term and would not result in relocation impacts.

Build Alternative 3

Build Alternative 3 would not require TCEs or temporary use of adjacent properties because it would not include physical or geometric improvements and would not involve ground disturbance. Therefore, temporary property impacts or relocation impacts would not occur under this alternative, and TCEs would not be required.

No-Build Alternative

The No-Build Alternative would maintain the existing configuration of the Project area. No construction activities would occur. Therefore, temporary property impacts or relocation impacts would not occur, and TCEs would not be required.

Permanent Impacts

Build Alternatives

Build Alternative 1

Build Alternative 1 would result in 18 non-residential displacements, consisting of seven retail and 11 service businesses, due to the full acquisition of APNs 621-052-04 and 616-033-05. Table 2.2.5-3 shows the anticipated property acquisitions and related relocations.

Table 2.2.5-3. Anticipated Property Acquisitions and Related Relocations—Build Alternative 1

APN	Property Type	Address	Present Use	Business Name	City	Relocation
<i>Full Acquisitions</i>						
621-052-04	Commercial	24012 Avenida de la Carlota, Ste 200	Medical	Saddleback Dentistry	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit F	Retail	Freeway Insurance	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit C	Restaurant	Adolfo's Mexican Food	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit A	Retail	Best Floor Covering	Laguna Hills	Yes

APN	Property Type	Address	Present Use	Business Name	City	Relocation
	Commercial	24012 Avenida de la Carlota, Unit H	Gym	FRESH Fitness	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit D	Health and Wellness	Doctor's Weight Clinic	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit B	Retail	Alka Yuna Water	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit E	Retail	Clean Smoke Electronic Cigarettes	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit I	Health and Wellness	Thai Body Works Laguna Hills	Laguna Hills	Yes
	Commercial	24012 Avenida de la Carlota, Unit G	Tattoo Shop	Aspired Ink	Laguna Hills	Yes
616-033-05	Commercial	23811 Bridger Rd	Retail	PC Trade	Lake Forest	Yes
	Commercial	23811 Bridger Rd	Hair Salon	Split Enz	Lake Forest	Yes
	Commercial	23811 Bridger Rd	Retail	Mission Valley Spas	Lake Forest	Yes
	Commercial	23811 Bridger Rd	Retail	Comic Quest	Lake Forest	Yes
	Commercial	23811 Bridger Rd, Ste 106	Fitness	MJLH Kung Fu and Tai Chi	Lake Forest	Yes
	Commercial	23811 Bridger Rd	Pet Grooming Service	Shaggy To Chic All Breed Pet Grooming	Lake Forest	Yes
	Commercial	23811 Bridger Rd, Unit 100	Health and Wellness	Hypnotiq Wellness	Lake Forest	Yes
	Commercial	23811 Bridger Rd, Ste 102	Employment Agency	iStaffing	Lake Forest	Yes
Partial Acquisitions						
616-032-04	Commercial	23971 El Toro Rd	Fast Food	Raising Cane's	Laguna Hills	No
616-032-08	Commercial	23972 Avenida De La Carlota	Restaurant	Rodrigo's Mexican Grill	Laguna Hills	No
	Commercial	23952 Avenida De La Carlota	Fast Food	Farmer Boys	Laguna Hills	No

APN	Property Type	Address	Present Use	Business Name	City	Relocation
616-022-03	Quasi-Public Facility	23802 Avenida De La Carlota	Church	St George's Episcopal Church	Laguna Hills	No
	Quasi-Public Facility	23802 Avenida De La Carlota	Church	Tacos De Birria Estilo Guadalajara	Laguna Hills	No
	Quasi-Public Facility	23802 Avenida De La Carlota	Church	Pathway School	Laguna Hills	No
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No
617-185-08	Public Facility	23782 Cavanaugh Rd	City Park	Cavanaugh Mini-Park	Lake Forest	No
616-033-02	Commercial	23811 Bridger Rd	Gas Station	Chevron	Lake Forest	No
	Commercial	23811 Bridger Rd	Fast Food	Subway	Lake Forest	No
621-221-02	Commercial	24001 Avenida de la Carlota	Fast Food	In-N-Out Burger	Laguna Hills	No
	Commercial	24001 Avenida de la Carlota	Restaurant	King's Fish House	Laguna Hills	No
	Commercial	24001 Avenida de la Carlota	Farmer's Market	Laguna Hills Farmers Market	Laguna Hills	No
621-051-55	Commercial	24126 Laguna Hills Mall	Vacant	Vacant	Laguna Hills	No
621-221-04	Commercial	24126 Laguna Hills Mall	Retail	Vacant	Laguna Hills	No
616-022-04	Open Space	N/A	Open Space	N/A	Laguna Hills	No
Temporary Acquisitions^a						
616-033-04	Commercial	23851 Bridger Rd	Restaurant	Honey Baked Ham	Lake Forest	No

Sources: Google Maps 2025; Costar 2025

^a A temporary acquisition, as referred to in this section, is a temporary right, such as a temporary easement, that would be acquired for construction purposes (e.g., work areas, material storage areas, laydown areas). These temporary rights would terminate upon completion of construction. A permanent ownership interest would not be retained by Caltrans after the Project.

APN = Assessor's Parcel Number; N/A = not available

Detailed characteristics of the non-residential properties requiring relocation under Build Alternative 1 (i.e., age of the business and estimated number of employees) would be confirmed after site surveys and owner/occupant interviews are conducted during the Plans, Specifications, and Estimates phase of the Project. Generally, potentially displaced businesses are characterized as small, tenant-occupied strip-retail and service businesses with between one and 20 employees.

Table 2.2.5-4 provides a summary of the comparable replacement properties available for non-residential displacees within 3 miles of the Project limits, based on real estate listings as of March 2025.

Table 2.2.5-4. Summary of Relocation Resources Available

City	For Lease (Commercial Retail Property)	For Sale (Commercial Retail Property)	Total Sites
Lake Forest	26 sites	0 sites	26
Laguna Hills	25 sites	9 sites	34
Laguna Woods	3 sites	2 sites	5
Mission Viejo	15 sites	1 sites	16
Aliso Viejo	11 sites	3 sites	14
Irvine	3 sites	2 sites	5

Source: Caltrans 2026a

As shown in Table 2.2.5-4, approximately 83 commercial properties are available for lease and 17 properties are available for sale within the replacement area, which includes Lake Forest, Laguna Hills, Laguna Woods, Mission Viejo, Aliso Viejo, and Irvine (Caltrans 2026a). The listings indicate that adequate opportunities are available for retail occupants to locate and secure a reasonable replacement site.

Replacement sites farther from the Project limits, compared to the existing locations of displacement properties, could require longer commute times for employees or longer travel times for the existing clientele. Longer travel times could affect the ability of the businesses to reestablish themselves in the replacement area and possibly result in impacts on the tax base. In addition, the retail businesses are small businesses and may have financial constraints associated with the addition of moving expenses to existing business-related expenditures.

With implementation of Avoidance and Minimization Measure **REL-1**, advisory assistance services, such as bilingual and ethnic aides, would effectively communicate the relocation claims process with minority-owned businesses, consistent with the Caltrans *Right of Way Manual* (Section 10.01.09.01, Advisory Assistance, and Section 10.01.09.02, Specific Advisory Assistance) (Caltrans 2021). Furthermore, Caltrans would provide a longer timeline for vacating properties, giving business time to secure a replacement property or convert vacant properties, in accordance with the Caltrans *Right of Way Manual* (Section 10.02.05.06, Relocation Compliance with Uniform Act) (Caltrans 2021). In accordance with 49 CFR Part 24.205, advance payments to facilitate the relocation of businesses for hardship situations, on pre-approval, and professional moving services would also be provided.

Finally, owner/occupant interviews would be conducted during the final design phase of the Project to provide a greater understanding of the demographics and financial challenges of each respective owner and occupant, in accordance with the Caltrans *Right of Way Manual* (Section 10.02.05.05, Contact with Data Sources, Property Owners, and Displacees, and Section 10.02.05.07, Survey Methods) (Caltrans 2021).

Additional information about the resources that would be provided to displacees under Caltrans' Relocation Assistance Program is contained in Appendix C.

Design Variation: Build Alternative 1a

Build Alternative 1a would result in the same non-residential displacements as Build Alternative 1. Therefore, relocation impacts, including those associated with the availability of relocation resources and comparable replacement properties, would be the same as those identified for Build Alternative 1.

Build Alternative 3

Build Alternative 3 would not require property acquisition or result in relocations because it would not include physical or geometric improvements and would not involve ground disturbance.

No-Build Alternative

The No-Build Alternative would maintain the current configuration of the I-5/EI Toro interchange within the Project limits. No relocations or property acquisitions would occur.

2.2.5.4 Avoidance, Minimization, and/or Mitigation Measures

As specified in Avoidance and Minimization Measure **LU-2** in Section 2.2.1, the pre-construction conditions of all temporary staging areas would be documented. Following construction, all areas temporarily disturbed by construction activities would be restored to equal or better condition than the pre-construction condition, with property owners compensated for the use of TCEs.

Implementation of the minimization measure provided below would avoid and minimize adverse impacts on non-residential displacements.

REL-1 Property acquisition shall be conducted in compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) (Public Law 91-646, 84 Statutes 1894). The Uniform Act mandates that certain relocation services and payments be made available to eligible residents, businesses, and nonprofit organizations displaced by federal or federally assisted projects. The Uniform Act provides for uniform and equitable treatment by federal or federally assisted programs of persons displaced from their homes, businesses, or farms and establishes uniform and equitable land acquisition policies.

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