

THE WINE COUNTRY GATEWAY RECREATIONAL VEHICLE PARK, LLC

Parcel 12271-1 & 12271-2

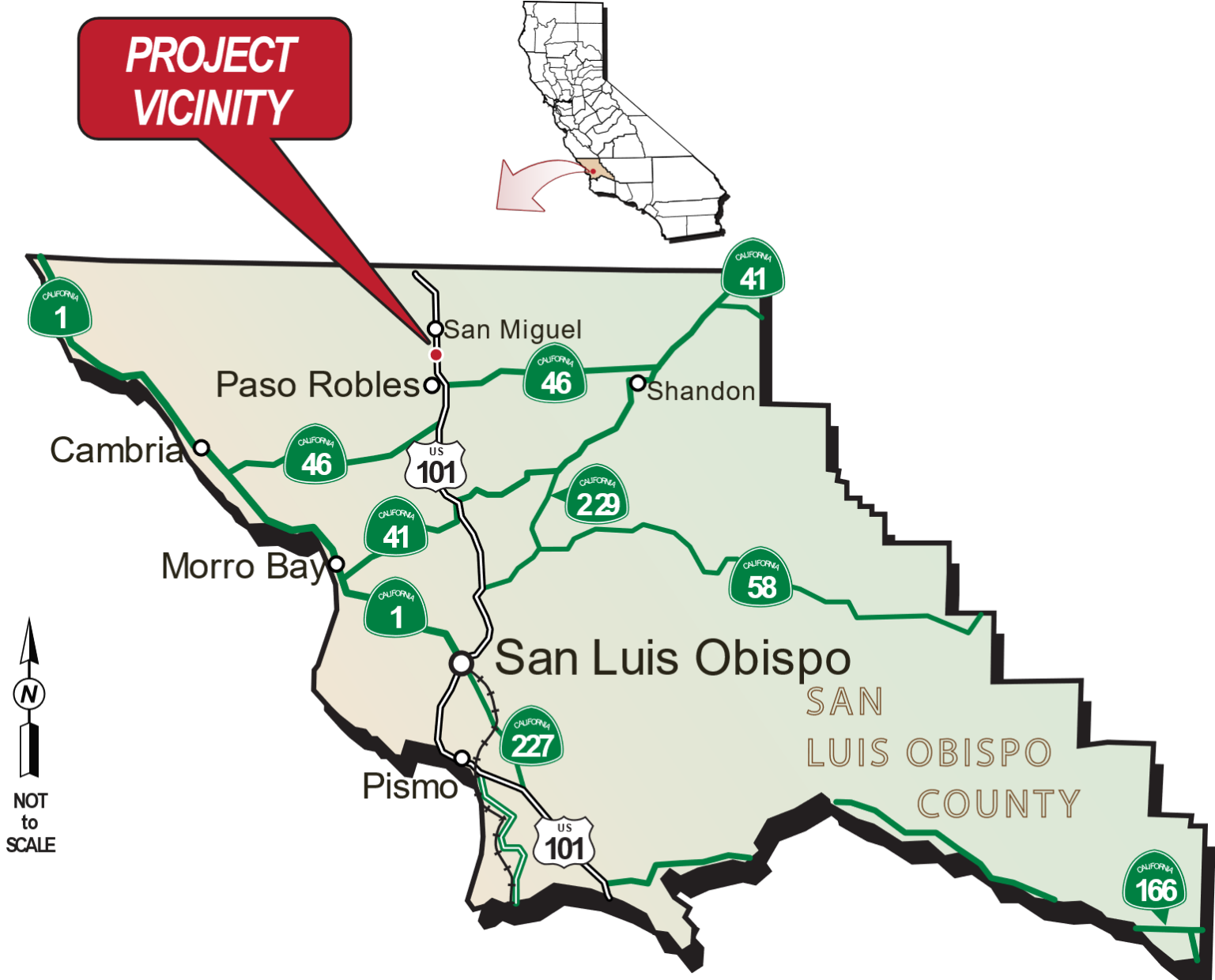
**Wellsona Safety Improvement Project
State Route 101
San Luis Obispo County
District 5**

**Rizwan Tanvir
Assistant Chief Engineer, Caltrans**

Presentation Overview

- 1. Project Purpose and Scope**
- 2. Four Statutory Findings**
- 3. Property Owner's Contentions and
Department's Responses**
- 4. Summary**

Project Vicinity



Project Location



Wellsona Rd

Project Location

San Paso
Truck Stop

US 101

San Paso Truck Stop Parcel



San Paso Truck Stop Parcel Easement



Existing Roadway



Project Purpose

- To reduce the number and severity of collisions.
- US 101 at Wellsona Road intersection is experiencing a pattern of broadside and left turn merge related collisions.

Total collisions: 15

Fatalities: 3

Data Period: 1/1/2016 to
12/31/2020

Project Report Dated: 2/3/2020



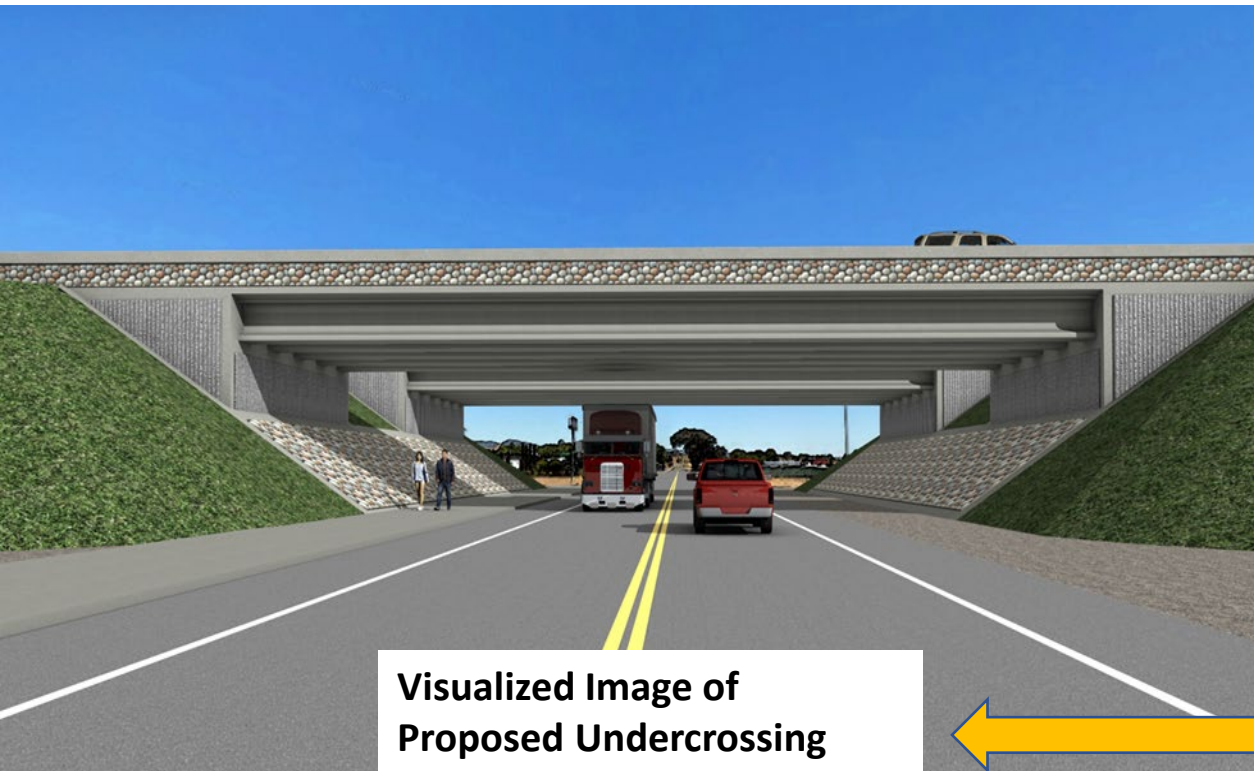
Interim Safety Improvements

- ✓ 1985 – Adding NB acceleration lane & left turn lane
- ✓ 2003 – Extending SB & NB left turn lanes
- ✓ 2013 – Installing SB flashing beacon & “Truck Crossing” sign
- ✓ 2014 – Widening to accommodate trucks off-tracking
- ✓ 2016 – Installing NB & SB double flashing beacons & lighting
- ✓ 2017 – Upgrading signs & striping



Project Scope

- Close at-grade median opening at Wellsona Road and US 101 intersection.
- Build new undercrossing and frontage road.



Statutory Findings

Code of Civil Procedure 1245.230

- 1. The public interest and necessity require the proposed project.**
- 2. This project is planned and located in a manner that will be most compatible with the greatest public good and least private injury.**
- 3. The property sought to be condemned is necessary for the proposed project.**
- 4. An offer of just compensation has been made in accordance with Government Code 7267.2.**

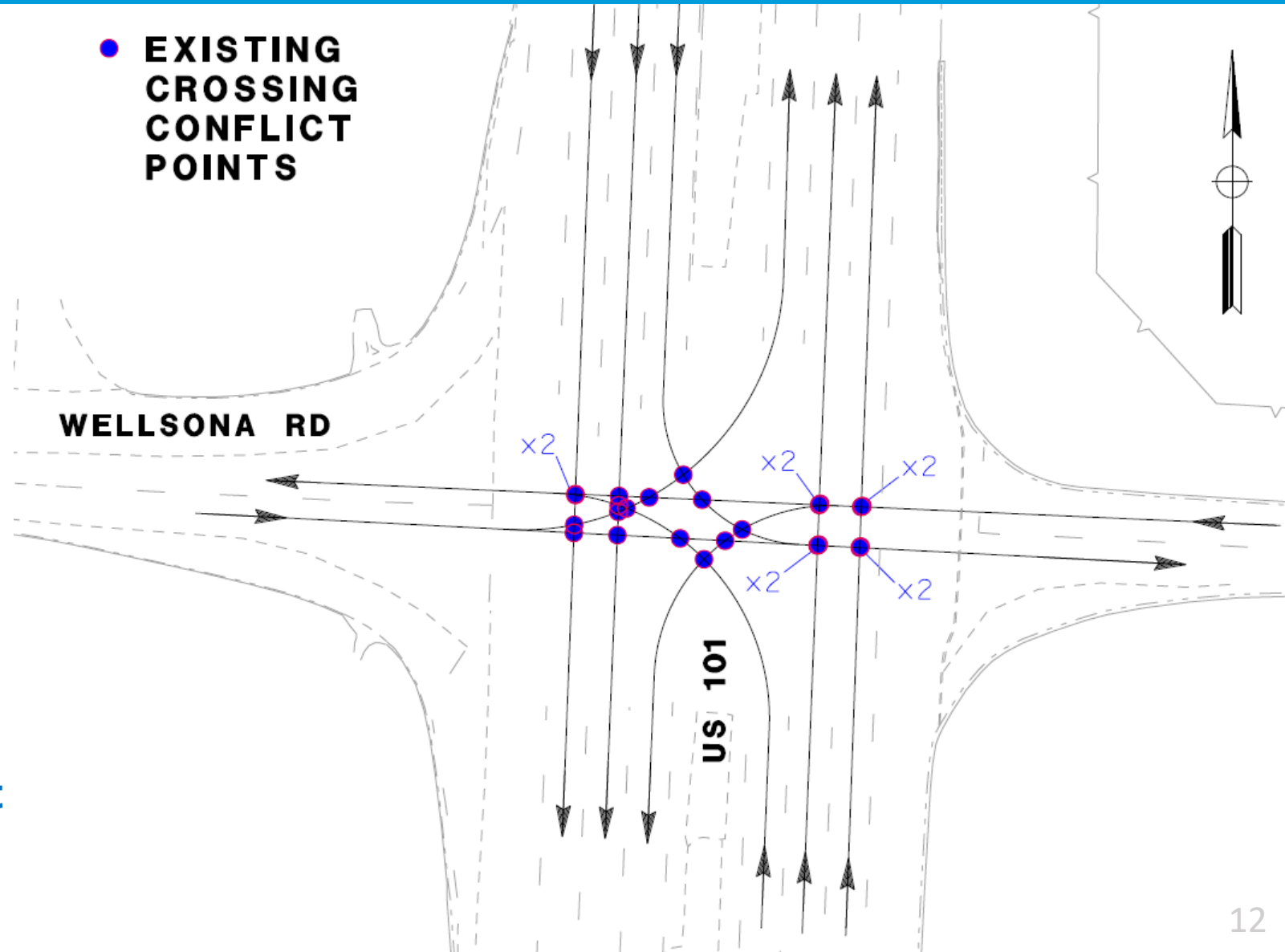
Existing Roadway

1. The public interest and necessity require the proposed project.

US 101 and Wellsona Rd. intersection creates **24 Crossing Conflict Points** for:

- US 101 traffic making left turn movements to Wellsona Rd.
- Local traffic on Wellsona Rd. going across US 101.

● **EXISTING CROSSING CONFLICT POINTS**



This safety project will :

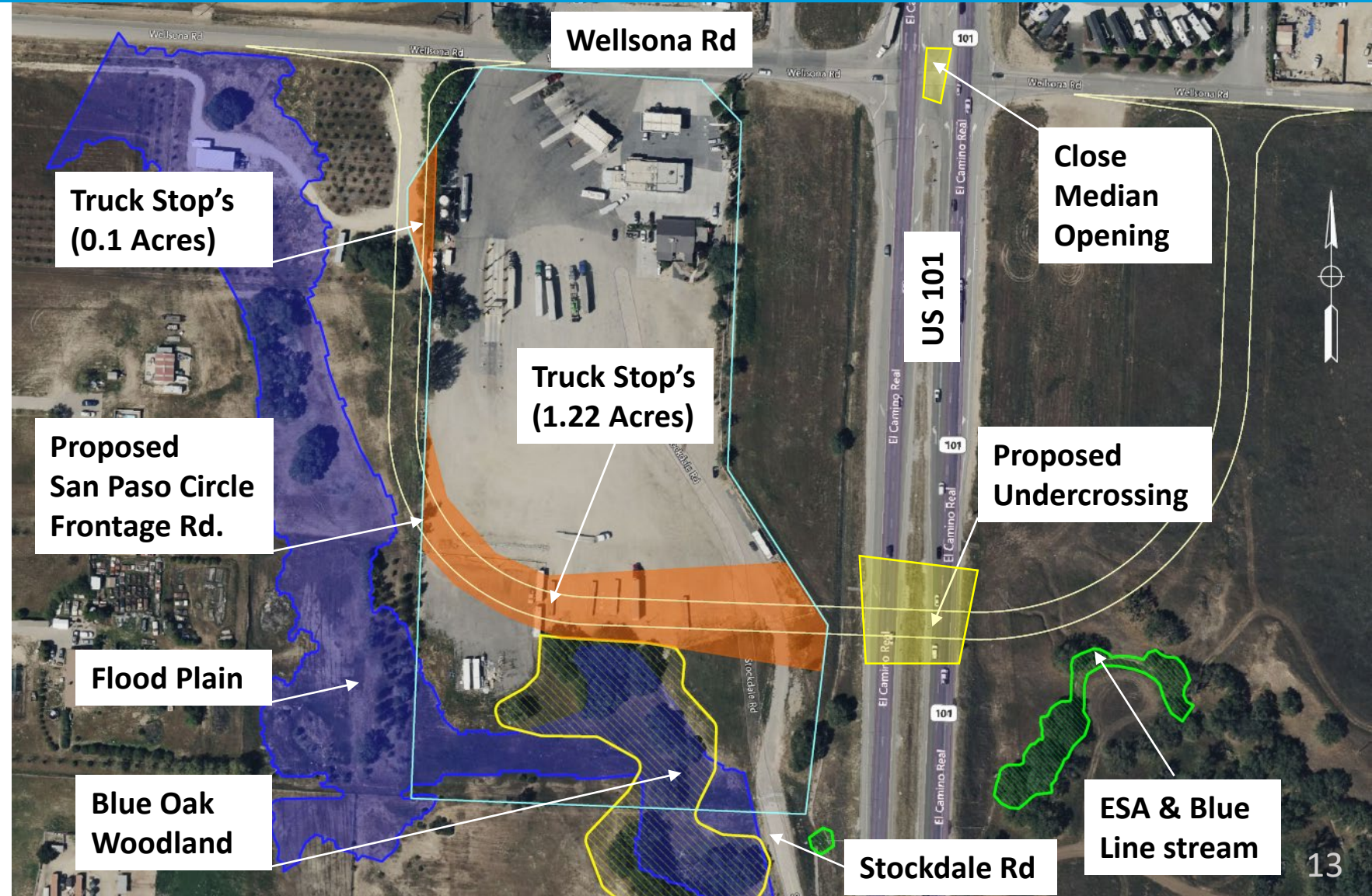
- ✓ **Close the median opening.**
- ✓ **Eliminate 24 Crossing Conflict Points.**

Proposed Safety Improvements

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

Proposed undercrossing, San Paso Circle frontage Rd., and closing median opening will avoid:

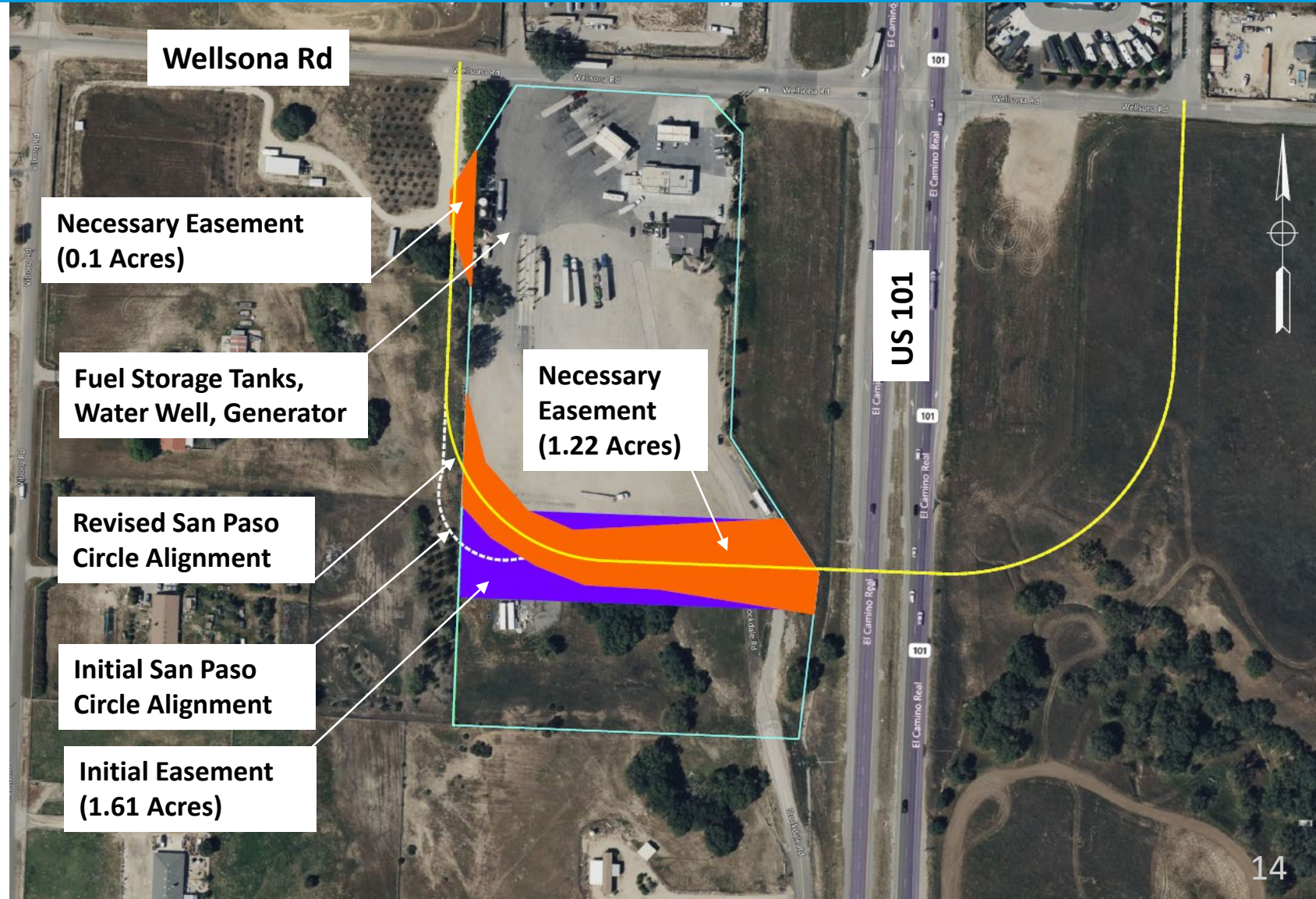
- ✓ Crossing high speed US 101 traffic
- ✓ Environmentally Sensitive Area and Blue Line Stream
- ✓ Flood Plain
- ✓ Blue Oak Woodland
- ✓ Improved Truck Stop Parking Area



Minimized Project Impacts

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

- ✓ Reduced R/W easement area by 0.4 acres.
- ✓ Avoided existing fuel storage tanks, water well, and generator.
- ✓ Eliminated trucks queuing up in front of the truck stop.
- ✓ Necessary easement is on unimproved to minimally improved land.
- ✓ Mitigated Neg. Dec'l. Env. Doc. determines no adverse environmental impacts.



Parcel Acquisition

3. The property sought to be condemned is necessary for the proposed project.

- **Opt. 1** – Construct an undercrossing and frontage Rd. to eliminate left turn and cross highway movements.

Accepted

- **Opt. 2** – Signalize the intersection.

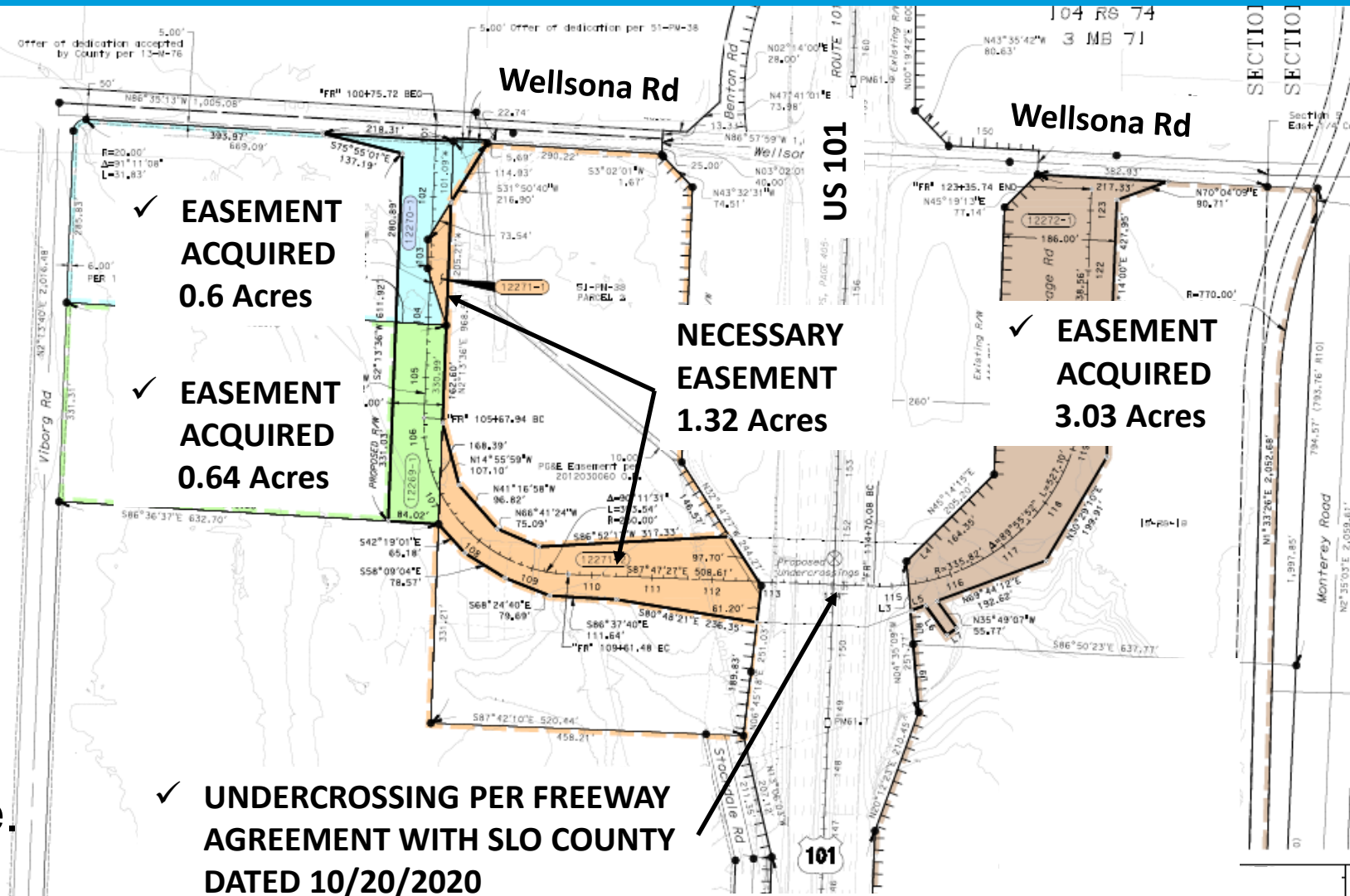
Rejected

- **Opt. 3** – Shift the new undercrossing to the south.

Rejected

- **Opt. 4** – Build an interchange.

Rejected



Offer

4. An offer of just compensation has been made in accordance with Government Code 7267.2.

Offer Made: December 15, 2021.

Offer rescinded on March 29, 2022: Design refinements including a larger radius of San Paso Circle frontage Rd. on the westside that reduced the amount of right of way required from the San Paso Truck Stop parcel by 0.4 acres.

Revised Final Written Offer Made: October 31, 2022.

Summary of Communication with Property Owner

- ✓ 9/20/19 – Sent a public hearing letter during the DED circulation. Advertised in the San Luis Obispo Tribune. No comments received from owner.
- ✓ 2/5/21 – Sent a Notice of Decision to Appraise.
- ✓ 4/5/21 – Visited project site and inspected property with owner.
- ✓ 12/21/21 – Appraisal and first written offer presented to property owner.

Communication since first written offer:

Type of Contact	Number of Contacts
Mailing of Information	5
Emails	28
Phone Calls	25
In-Person Meetings	3

- ✓ 8/8/22 & 3/2/23 – Responded to CPRA requests.
- ✓ 5/30/23 – Conducted District Condemnation Evaluation meeting.
- ✓ 8/23/23 – Responded to owner’s first alternate design proposal.
- ✓ 10/4/23 – Conducted HQ Condemnation Panel Review Meeting.
- ✓ 11/13/23 – Formally responded on southern alignment proposal.

Related to the findings of the Commission:

1. The public interest and necessity require the proposed project.

PROPERTY OWNER CONTENDS:

Project should be an interchange.

DEPARTMENT RESPONSE:

- **There is not enough right of way**
- **Traffic volumes do not warrant an interchange.**

Related to the findings of the Commission:

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

PROPERTY OWNER CONTENTS:

Project was designed without owner's input.

Project cuts off access to the southern part of property.

Stage construction will impact business.

DEPARTMENT RESPONSE:

Caltrans shared project design files and fully vetted the owner's alternative design proposals.

Access to the southern part of the property is provided by Stockdale Road and a gate along San Paso Circle.

Detours will direct traffic to the truck stop during construction.

Related to the findings of the Commission:

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

PROPERTY OWNER
CONTENDS:

**Right turn from
Wellsona Road into the
truck stop is too tight.**

DEPARTMENT RESPONSE:

**Existing turn moves
require tight U-turns to
get to the pumps and a
left-turn against
oncoming traffic.**



**EXHIBIT
EXISTING LEFT
PUMP ACCESS**

SCALE: 1" = 50'

Related to the findings of the Commission:

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

PROPERTY OWNER
CONTENDS (Cont'd):

**Right turn from
Wellsona Road into the
truck stop is too tight.**

DEPARTMENT RESPONSE:

**Design truck turning
template shows trucks
can make right turns
into the truck stop
safely avoiding left turn
across oncoming
traffic.**



SCALE: 1" = 50'

**EXHIBIT
NB TO
GAS PUMPS**

Related to the findings of the Commission:

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

PROPERTY OWNER
CONTENDS (Cont'd):

**Right turn from
Wellsona Road into
the truck stop is too
tight.**

DEPARTMENT RESPONSE:

**As an alternative, an
option to add a right-
turn-in only driveway
was offered.**



SCALE: 1" = 50'

**RIGHT-TURN-IN
ONLY
DRIVEWAY** 22

Related to the findings of the Commission:

2. The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

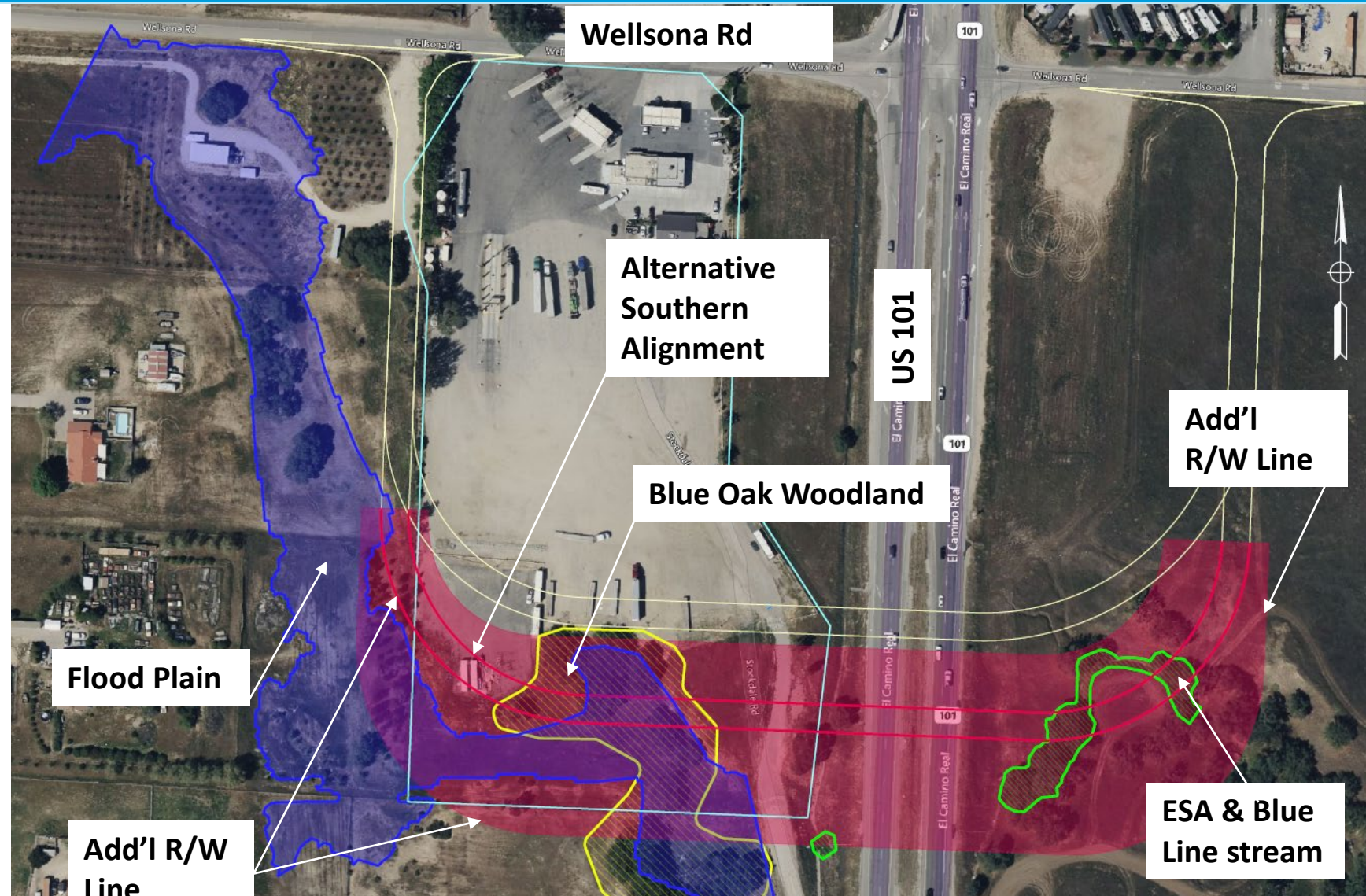
PROPERTY OWNER CONTENTS:

The project should be shifted to the south.

DEPARTMENT RESPONSE:

Impacts would include:

- **Need for add'l R/W**
- **Diversion of federally regulated Blue-Line stream.**
- **Removal of County protected Blue Oak Woodland**
- **Encroaching environmentally sensitive areas and flood plain**



Related to the findings of the Commission:

3. The property sought to be condemned is necessary for the proposed project.

PROPERTY OWNER CONTENTS:

The subject property is not required for the project.

DEPARTMENT RESPONSE:

The proposed undercrossing cannot be constructed within the existing state right of way.

The undercrossing cannot be shifted to the south due to environmentally sensitive area, flood plain, new easements and Blue Oak woodland.

The current design minimizes the right of way required from the San Paso Truck Stop.

Related to the findings of the Commission:

4. An offer of just compensation has been made in accordance with Government Code 7267.2.

PROPERTY OWNER CONTENDS:

An offer of just compensation was not made.

DEPARTMENT RESPONSE:

On October 31, 2022, a proper and legally sufficient offer of just compensation based on the current design, was made to the owner in accordance with Govt. Code §7267.2.

The offer included a copy of the State's appraisal and a summary of the appraisal report.

Summary

1. The public interest and necessity require the proposed project.
Yes.
2. This project is planned and located in a manner that will be most compatible with the greatest public good and least private injury.
Yes.
3. The property sought to be condemned is necessary for the proposed project. **Yes.**
4. An offer of just compensation has been made in accordance with Government Code 7267.2. **Yes.**