Balan Family Trust
(Gas Station and Market)

District 12, SR-1
Orange County

Michael Whiteside
Assistant Chief Engineer
Caltrans
Project Vicinity Map

Newport Beach

Laguna Beach

Dana Point
Laguna Beach

Project Location

Balan Family Trust
(0.29 ac)
Project Need
Parcel Location

Existing City Culvert

Balan Family Trust
(0.29 ac)

Project Location
Project Impacts

Temporary Construction Easement
Project Impact
Project Impacts

Stage 1
Project Impacts

Stage 2

Balan Family Trust
(0.29 ac)
Related to the findings of the Commission:
The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

THE PROPERTY OWNER CONTENDS:
Disproportionately negatively impacts owners
Place equipment in front of cinema

DEPARTMENT RESPONSE
Entire block construction area
Minimizing impacts
• 24/7 construction
• Precast concrete
• Incentives/Disincentives
• Shoring
• 2 stages
Related to the findings of the Commission:
The project is planned or located in a manner that will be most compatible with the greatest public good and least private injury.

THE PROPERTY OWNER CONTENDS:

Caltrans failed to complete environmental reviews

DEPARTMENT RESPONSE

Approval - November 28, 2018

• CEQA - Categorical Exemption
• NEPA - Determination of No Significant Impact
Related to the findings of the Commission:
That the property sought to be condemned is necessary for the project.

THE PROPERTY OWNER CONTENDS:
Caltrans is incapable of conducting a fair, legal and impartial hearing

DEPARTMENT RESPONSE
Department requests Resolution
CTC conducts meeting
Related to the findings of the Commission:
An offer of just compensation has been made in accordance with Government Code 7267.2.

THE PROPERTY OWNER CONTENDS:
Failed to negotiate vs condemn
Offer has not been made

DEPARTMENT RESPONSE:
Prior to offer
• Agent “cold call”
• 7 phone contacts / 2 successful
• Meeting request - Nonresponsive
Offer certified mailed Sept 24, 2019
Since offer:
• 47 contacts
• 2 meetings
Summary

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.