

# **Balan Family Trust**

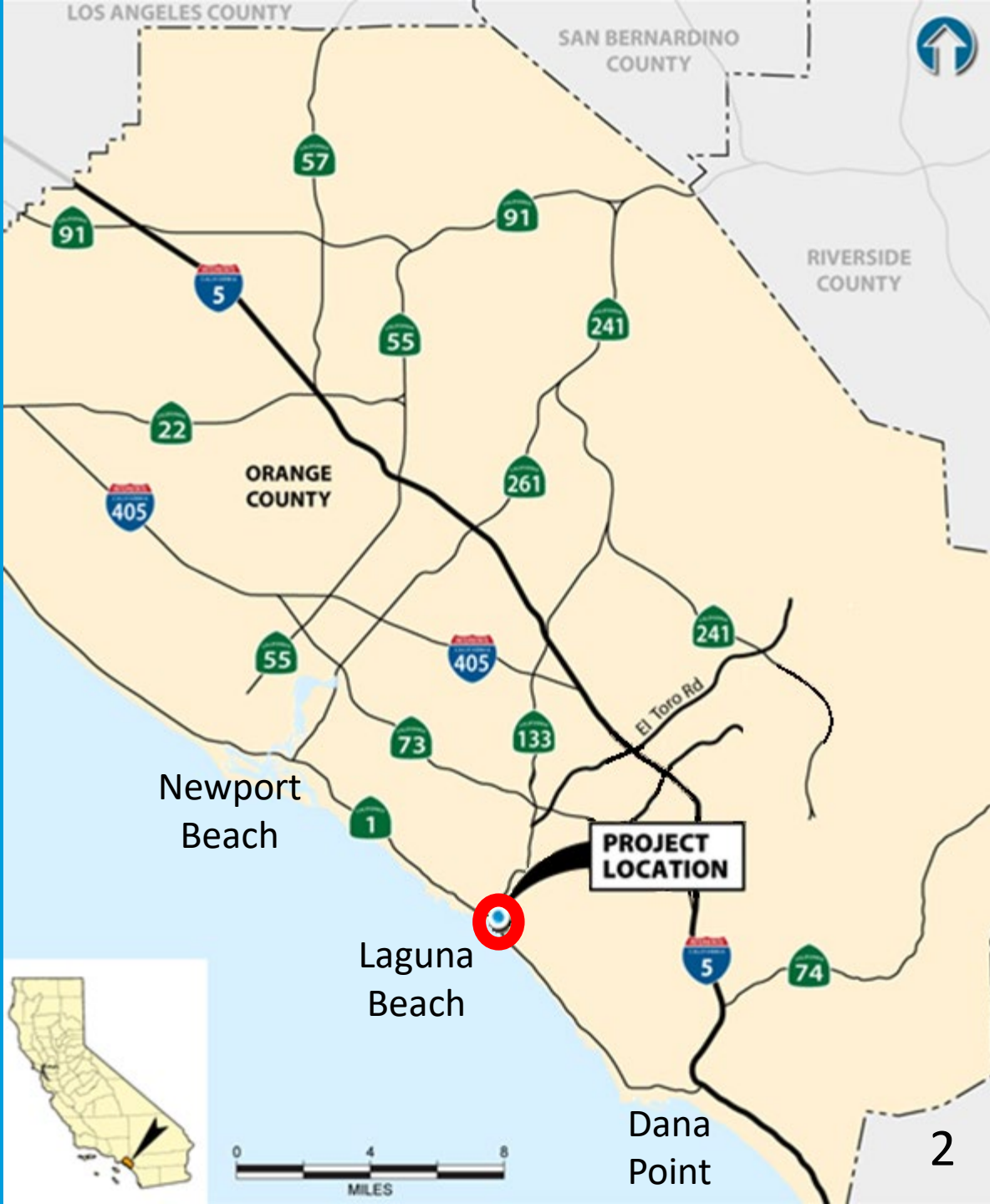
**(Gas Station and Market)**

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**District 12, SR-1**  
**Orange County**

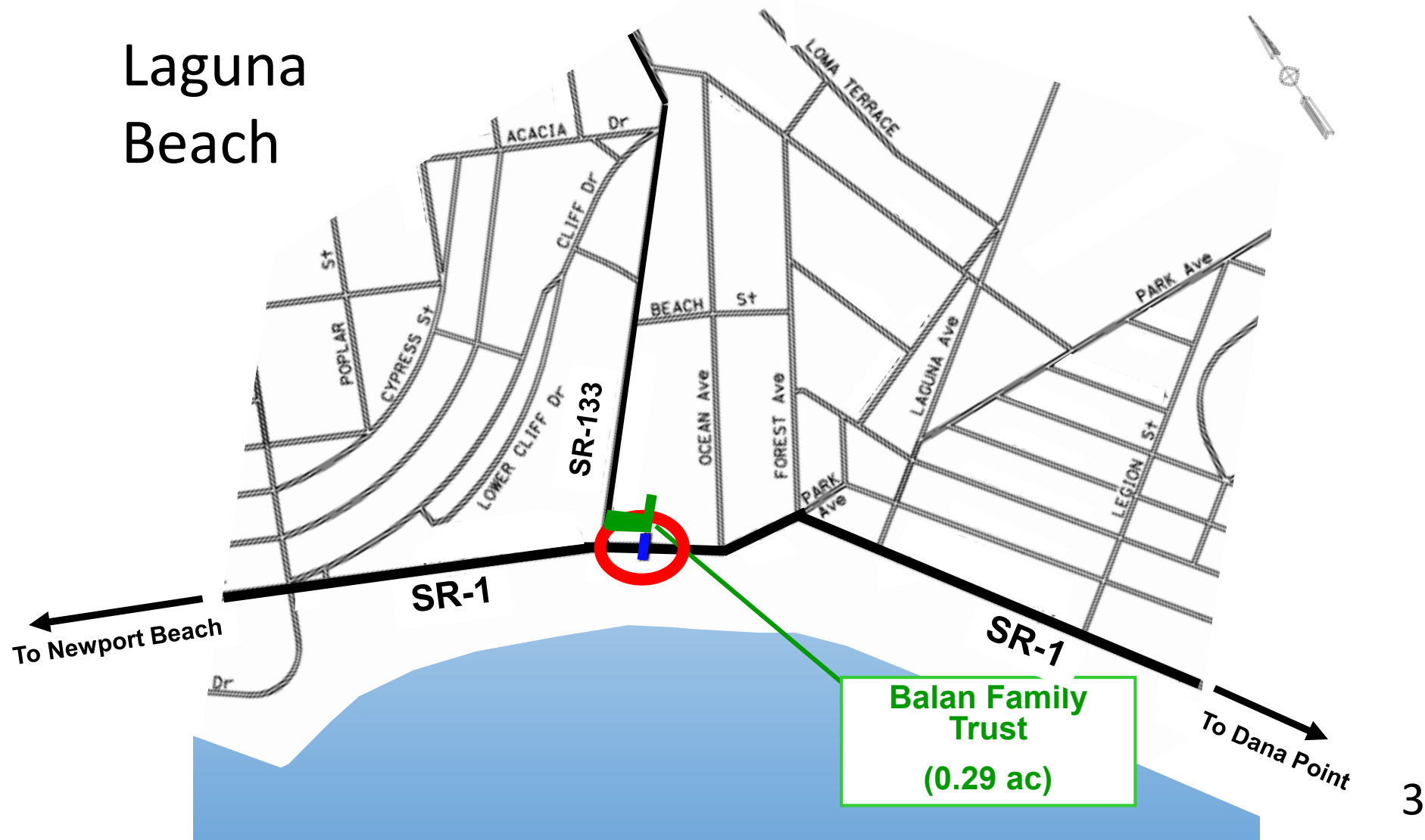
Michael Whiteside  
Assistant Chief Engineer  
Caltrans

# Project Vicinity Map



# Project Location

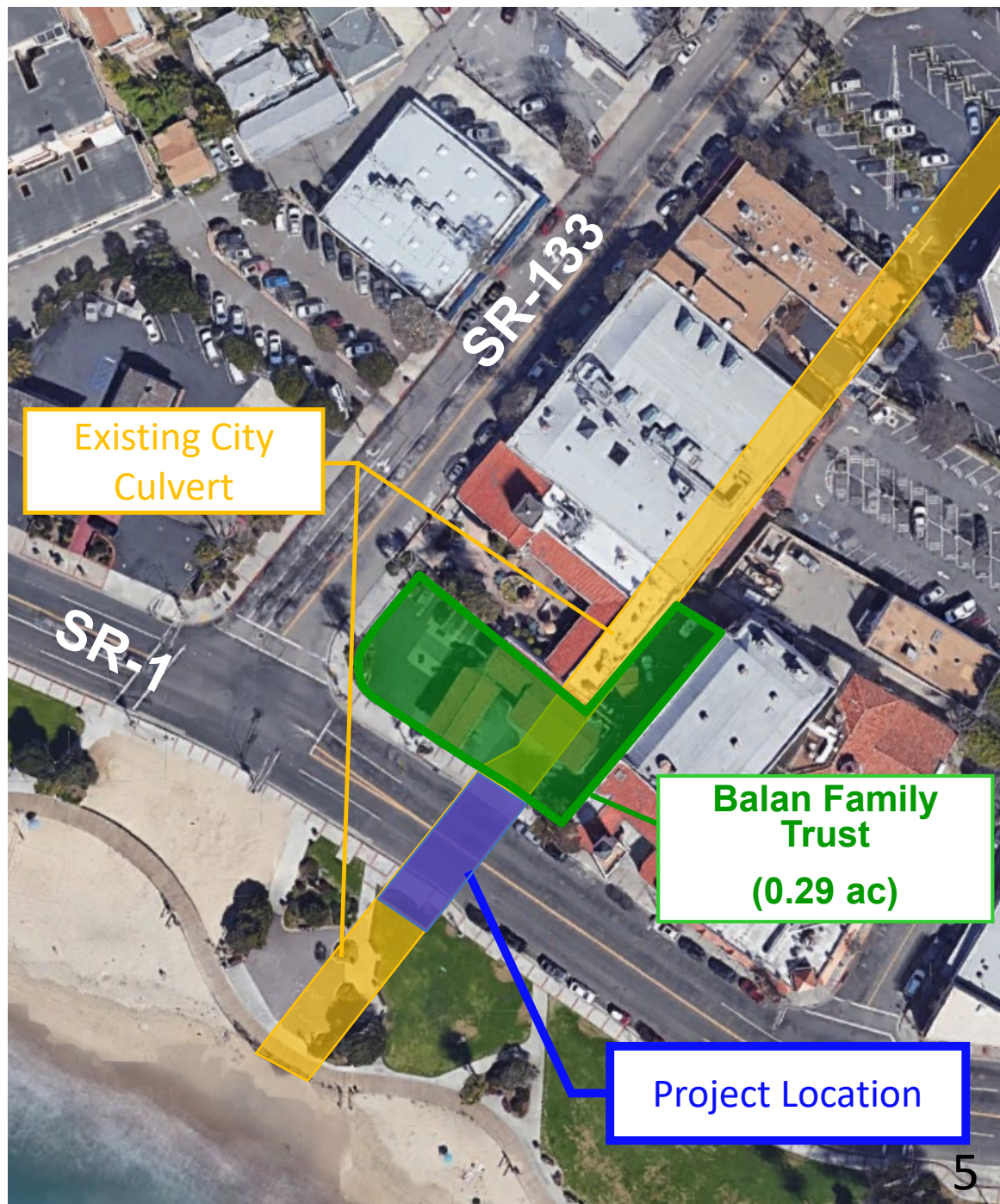
Laguna  
Beach



# Project Need

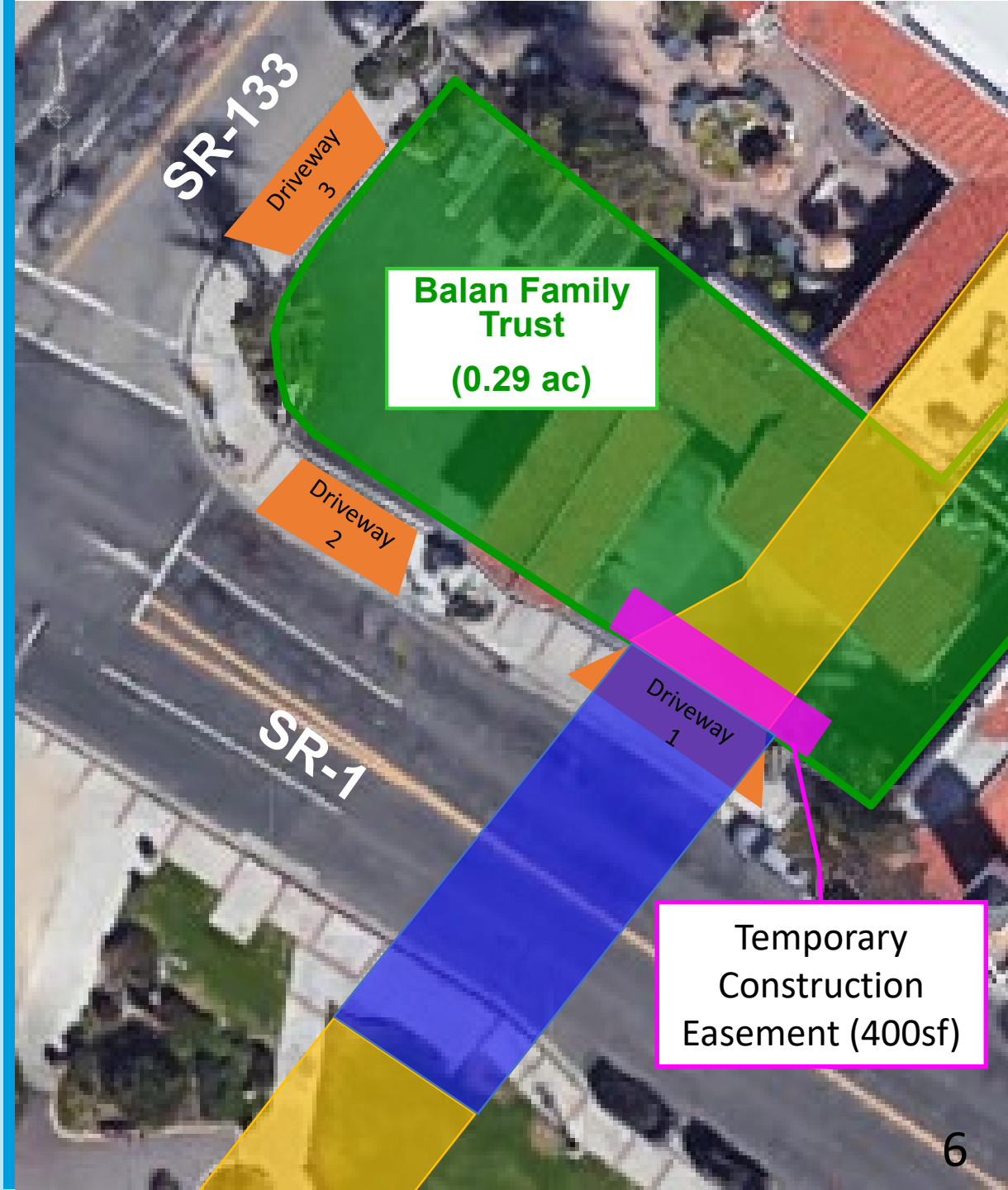


# Parcel Location



# Project Impacts

# Temporary Construction Easement



# Project Impact



# Project Impacts

## Stage 1





# Project Impacts

## Stage 2



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 CONTENTS:**

**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.**