



IRWA CHAPTER 1: FY 25/26 Q3 May 2026 Newsletter

President's Message - Our Chapter Continues to Engage in 2026

By Julie Del Rivo, Chapter 1 President



Our Chapter continues to engage our visionary and experienced members in our events. If you want to be connected to all our industry has to offer, please check out these upcoming events.

May 28th is the 2026 Annual Valuation Seminar, at Quiet Cannon Country Club (77 Bella Verde Drive, Montebello CA), speakers and agenda to be announced soon! **Register below - by May 8th for early bird pricing - \$150** (regular price is \$175). This is always an engaging and cutting-edge seminar.

Nicole Galvez and Jerardo Arciniega are the event Co-Chairs. Contact: Nicole.Galvez@cbre.com and arciniegaj@metro.net.



Save the date - June 11th is our regular Chapter Lunch and it will be held DTLA at a special venue to be announced. We will be celebrating our SRWAs and announcing our annual awards. Don't miss it!

Continue reading to our "Young Professional Corner" to hear about our past networking event... shout out to our sponsors for a great night out!

The logo for Monument, featuring a green square with a white 'm' followed by the word "onument" in a dark blue sans-serif font.	The logo for CBRE, consisting of the letters "CBRE" in a bold, green, sans-serif font.
The logo for Curtis-Rosenthal, Inc., featuring a blue and white stylized "CR" icon followed by the text "CURTIS-ROSENTHAL, INC." and "REAL ESTATE APPRAISAL & CONSULTING" below it.	The logo for GUIDA, featuring a blue grid icon followed by the word "GUIDA" in a bold, blue, sans-serif font.

Young Professional Corner

By Sarah Riggs, Chapter 1 YP Chair

The IRWA Chapter 1 Young Professionals Networking Event at Florentin Rooftop Bar in Downtown Los Angeles was a lively evening bringing together right-of-way professionals from across the industry for connection, collaboration, and community. **With stunning rooftop sunset views as the backdrop, guests enjoyed meaningful conversations, new introductions, and the chance to strengthen relationships within Chapter 1 and beyond.** The energy throughout the night reflected the strong support and engagement of both emerging and established professionals in the field. **A special thank you to our sponsors, Monument, CBRE, Guida, and Curtis Rosenthal, Inc., for helping make the event possible.** Congratulations to Joe Manssourian, winner of the raffle for a complimentary IRWA Chapter 1 membership.



Feature Article

Land & Right-of-Way at the Crossroads of California's Natural Gas Challenges

By Alana L. Edwards, Chapter 1 Treasurer

As California advances ambitious climate and energy goals, natural gas infrastructure faces heightened regulatory, political, and public scrutiny. Amid this transition, Land and Right-of-Way (ROW) professionals play a critical role in balancing infrastructure reliability, property rights, and the public interest.

Despite long-term decarbonization objectives, natural gas remains essential to California's energy reliability—supporting residential heating, industrial use, and electric generation during periods of high demand. Maintaining a safe and reliable system requires ongoing pipeline replacement, relocation, modernization, and other efforts that depend on effective and timely ROW acquisition within a complex regulatory environment.

ROW professionals now operate in a high-resistance environment characterized by informed landowners, organized public opposition, and expanded involvement from local agencies and community stakeholders. Easements, temporary construction agreements, permits, and licenses are scrutinized not only for compensation but also long-term land-use impacts, safety considerations, and alignment with evolving community values.

Projects frequently involve multiple jurisdictions and cross private parcels, public agency land, and environmentally sensitive areas. While eminent domain remains a legal tool, its use is increasingly viewed as a last resort—placing greater emphasis on principled negotiations, early engagement, and transparent communication.

For IRWA members, these challenges underscore the profession's growing strategic importance. Today's Land and ROW professionals serve not only as acquisition specialists, but also as risk managers, stakeholder liaisons, and ethical stewards. As California continues to navigate its energy future, ROW professionals will remain central to delivering infrastructure solutions responsibly, collaboratively, and sustainably.

Chapter 1 Members in Action at the YP Networking Event!







