

LOS ANGELES



February
2007

IRWA
CHAPTER 1

Upcoming Events

March 8 – 9

Course 200 – Principles of Real Estate Negotiation

March 27 - IRWA/Appraisal Institute Joint Luncheon

Stevens Steak House

April 6

Course 104 – Standards of Practice
SEE ED SCHEDULE

April 24

Annual Valuation Conference at the Quiet Cannon, Montebello

May 14-15

Course 205 - Bargaining Negotiations



President's Message

By: Bryan Riggs, MAI,
SR/WA

We are off to a great start in the New Year! As always our January Luncheon was very successful with a large

turn out around 120 members and guests. Holly Rockwell presented the Small and Large Employers of the Year, Professional of the Year, and new Professional Service Award. This new award is to honor an SR/WA member who has had unselfish and long standing service, well beyond holding an elected or appointed office with a minimum of 10 years' service to the chapter.

Membership Luncheon

February

Dark

March 27, 2007

IRWA/Appraisal Institute
Joint Luncheon

Michael Popwell, SR/WA presented 3 new Certifications and 3 new SR/WA designations and the new Scholarship Award. This new scholarship award is given to members who are seeking an SR/WA designation, but may not have the financial resources available to them through employment to obtain the certification or professional designation. Diane Dominguez was presented with the Free Course Luncheon Award. This new luncheon award will be given at some luncheons to deserving members who frequently attend meetings and volunteer their service to the chapter.

Congratulations to the following Award Winners:

Small Employer of the Year: Metropolitan Transportation Authority
Large Employer of the Year: City of Los Angeles Bureau of Engineering
Professional Service Award: Gary Valentine, MAI, SR/WA
Professional of the Year: Bryan Riggs, MAI, SR/WA
Scholarship Award: Konstantin Akhrem

Also, I would like to congratulate the following members on their hard work in achieving their Certifications and SR/WA Designations: Dario S. Polintan, [R/W-RAC](#), Vivian Howell, SR/WA, [R/W-RAC](#), [R/W-RA](#), Arturo P. Cordero, [SR/WA](#), Tina J. Drebushenko, [SR/WA](#), and Frances Impert, [SR/WA](#).

We will be dark in February for a General Membership Luncheon Meeting, but will back in March. In March, we will hold our 8th Annual Joint Luncheon with the Appraisal Institute at Stevens Steakhouse on March 27th. Our next educational offering is Course 200 Principles of Negotiations on March 8-9 at DWP. Please see course flyer and our complete education schedule as attached.

IRWA Chapter 1 2007 Officers and Executive Board

<i>President and International Director</i>	Bryan Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 101	riggsinc@sbcglobal.net
<i>President-Elect and International Director and Tri-Chapter Chair</i>	Andrew Thompson, SR/WA Sempra Utilities	310-244-5032	athompson@semprautilities.com
<i>Treasurer</i>	Vivian Howell, SR/WA Los Angeles World Airports	310-417-0450	vhowell@lawa.org
<i>Secretary</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Education</i>	Keith Dang, MAI, SR/WA AFI Valuation Group, Inc.	310-378-0309	afivaluation@aol.com
<i>Membership</i>	Alan Sozio Esq. Burke, Williams, & Sorenson, LLP	213-236-2819	asozio@bwslaw.com
<i>Luncheon</i>	Cheryl DeMucci Epic Land Solutions, Inc.	310-378-2061	cheryldemucci@epicland.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400 ext 105	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttalie@aol.com
<i>Law</i>	Michael Yoshiba, Esq. Richards, Watson & Gershon	213-626-8484	myoshiba@rwglaw.com
<i>Valuation Seminar</i>	Paul Norlen, MAI Metropolitan Water District	213-217-7665 ext 102	pnorlen@mwdh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA County Development Commission	323-890-7495	Billvonklug@LACDC.org
<i>Fall Seminar</i>	Joyce L. Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 102	jlriggs@sbcglobal.net
<i>Historian</i>	Dan Kazden Riggs & Riggs, Inc.	805-578-2400 ext 104	dankazden@sbcglobal.net
<i>Engineering/Survey</i>	Art Cordero, PLS, SR/WA City of Los Angeles	213-482-7192	acordero@eng.lacity.org
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Pipeline/Utility</i>	Gary Valentine, MAI, SR/WA Valentine Appraisal & Assoc.	661-288-0198	gsv@valentineappraisal.com
<i>Property Management</i>	Duncan Robb, SR/WA, R/W - AMC Metropolitan Trans. Auth.	213-922-2435	robdd@mta.net
<i>Liaison</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Title</i>	Teri Kortens Land America Commercial Servies	213-330-3084 310-210-6741 cell	tkortens@landam.com

Membership Drawing

At each chapter luncheon we draw a name from the Chapter 1 roster and if that person is in attendance, they win a cash prize. The drawing starts at \$50 and increases \$10 for each month that there isn't a winner. We haven't had a winner in a while. March's drawing will be for over \$100 so be sure to be there in case your name is drawn!

8th ANNUAL JOINT LUNCHEON

The IRWA – Chapter 1

and

Southern California Chapter of the Appraisal Institute

present

“Win / Win Negotiations”

Or

“How’s Your Body Language?”

SPEAKER: William Von Klug, SR/WA, R/W-RAC
William Von Klug, SR/WA, R/W-RAC, is a consultant working for Los Angeles County Community Development Commission. William has worked in the relocation/acquisition profession since the inception of the “Uniform Relocation and Real Property Acquisition Policies Act” in 1970. Prior to rejoining Los Angeles County he worked for Paragon Partners, Ltd. in Huntington Beach CA as a Senior Project Manager. He has more than 36 years of acquisition/relocation experience and earned both the SR/WA and R/W-RAC designations from the International Right of Way Association (IRWA). He has testified to Congress on relocation issues and has taught over 375 classes or seminars for numerous and varied professional associations.

TOPIC:
The presentation defines terms, identifies successful components of win/win negotiations; successful components of No Limit Texas Hold-em; the relationship between negotiations and Texas hold-em and discusses proxemics, appearance, eye contact, gestures, cultural differences, the most reliable signals and the effective use of signals. The presenter covers people that are unaware of signals they send (non-actors) and people that are trying to influence others by sending signals (actors).
The presentation succinctly identifies the steps that a person can take to accurately “read” people and the reasons that most people are unsuccessful in understanding and using non-verbal communication skills.

DAY/DATE: **Tuesday – March 27, 2007**

TIME: **Check-in 11:30 am Lunch 12:00 pm**

LOCATION: **Steven’s Steak House**
[5332 Stevens Place, Commerce, CA 90040](http://www.stevenssteakhouse.com) (TG 675 G3)

**COST/
ENTRÉE:** \$16.00 – Chicken or Beef

SR/WA Special Price - \$5.00

REGISTER ON LINE AT: WWW.SCCAI.ORG

IRWA Members may also register by contacting Cheryl DeMucci at cheryldemucci@epicland.com
or (310) 378-2061

2 hrs OREA and AI CE pending approval
2 hrs SR/WA CE Approved

Each meeting, attendees have many opportunities — to network with peers and to learn from local experts about noteworthy and timely topics. Be sure to refer to the SCCAI’s 2007 Education and Meeting Schedule for up-to-the-minute information. To do so, go to www.sccai.org

Case of the Month

Stone v. Center Trust Retail Properties, Inc., January 23, 2007, 2nd District,
Div. 8
2007 SOS 408
by: Michael F. Yoshiba, Esq., Richards Watson & Gershon,
A Professional Corporation

I. Dangerous Dancing

The Stone case clarifies a landlord's duty to inspect their property for dangerous conditions after the landlord receives a judgment of possession. Duties to inspect are classified into two categories: non-possessory landowners and occupying landowners. Non-possessory landlords are not ordinarily liable to a tenant's guest or invitee for dangerous conditions arising on the property after the tenant occupies the property. An occupying landowner has greater duties of care to guests and invitees. The non-possessory landlord in the Stone case obtained a judgment of possession, but did not take actual possession of the property from the tenant. Therefore, the Stone case facts did not fit neatly into either landowner category. Center Trust Retail Properties was the landlord to property leased to Tenant Gumboz Creole Cajun restaurant. Gumboz restaurant failed to pay rent and Center Trust successfully pursued an unlawful detainer action to recover possession of the property. After the issuance of the judgment for possession against Gumboz and before Gumboz surrendered actual possession of the premises, Gumboz' restaurant guest plaintiff Stone was injured while dancing on a wet temporary wooden floor and carpet. The court held that where the landlord obtains judgment for possession but has not taken actual possession of premises, the landlord still owes a duty to the tenant's guests to inspect for dangerous conditions at reasonable intervals.

Lesson: Re-possessing landlords must eject, inspect, detect, protect, and correct.

II. Miscellany ... Has this Happened to You?

In a recently decided California appellate case, the appellate court held that the act of taking car keys from a victim doesn't constitute carjacking unless the victim is the car's driver or passenger and the victim is in possession of the car. People v. Coleman, 2007 DJDAR 1054.

Lesson: If this happens to you, remember the crime is "keyjacking" ... not "carjacking."

Chapter 1, New Members

<u>Applicant</u>	<u>Job Title</u>	<u>Firm/Agency</u>	<u>Sponsor</u>
Vicky Lee	Assistant RE Representative	MWD	Sherman J. Hom, SR/WA
Lizbeth Olague	Assistant RE Representative	MWD	Sherman J. Hom, SR/WA
Ed Robles	Senior RE Officer	Port of LA	Gus Parcero
Hank Wilhite	Acquisition Manager	City of LA Housing Authority	Vivian Howell, SR/WA
Katherine Cabanilla	Relocation Agent	Epic Land Solutions	Holly Rockwell

EASEMENTS

By: Teri Kortens, Title Chairperson

An easement is the right to use the land of another. The right may be personal to the owner of the easement (in which case it is called an “in gross” easement) or it may be attached to a particular piece of real estate (in which case it is called an “appurtenant” easement) and will automatically pass to the next owner of the property to which the easement is attached.

An example of an “in gross” easement is a utility easement. The utility company’s rights are not attached to land owned by the utility company; rather the rights are personal to the company and any successor utility company to which the rights are transferred. Most easements are not “in gross” so this article will focus on appurtenant easements.

Easements can be for any number of purposes and the intent of the parties creating the easement determines the nature, scope and extent of the rights. Problems arise for title companies and persons dealing with property when the nature of the easement right is not clear (is it appurtenant or in gross?) or where it cannot be determined by reading the document where the easement is located, whether the easement lasts in perpetuity or exists only for a limited period of time. Typically, easements are granted for ingress and egress (e.g. a common driveway to be used by adjoining homeowners, or a parking lot in a shopping center to be used by all of the owners of lots/pads within the center and/or their tenants and customers). In the latter case these are typically called Reciprocal Easements because the property owned by each of the owners is both benefited from the use of the properties belonging to the other owners and burdened by the easement that benefits the other property owners.

Easements can be created several different ways, but the most common ways are by express grant or reservation. In a grant, the owner of the property executes a deed conveying the easement to the holder. If it is intended to be an appurtenant easement the deed should specifically say so and it should describe the property to which the easement will become attached. If an easement is created by reservation the grantor of the property conveyed expressly states in the deed to the buyer that he reserves an easement over the transferred land (stating the purpose and location of the easement) for the benefit of another parcel retained by the grantor, and that retained parcel to which the easement will be appurtenant will also be described in the deed.

Sometimes we encounter an easement that is “blanket” in nature, meaning the entire property is subject to the easement and its precise location cannot be determined by an examination of the document creating it. If the easement affects vacant land and the buyer wants to build on the land, he will not know whether his building, which will obviously technically encroach upon the easement, will as a practical matter interfere with the use of the easement. It would be important for such a buyer to enter into an agreement with the holder of the easement to modify it to clearly locate and limit the easement to a particular portion of the property.

When buying property a preliminary report or commitment issued by the title company will disclose all easements that are recorded. If an extended coverage title policy will be required the title company will also usually require that a survey be prepared and an inspection done to determine if third parties are using any portion of the land without the benefit of a recorded easement for such use, and then disclose to the purchaser that there is the possibility that third parties may claim to have easement or lesser rights over the subject land.

There are a number of endorsements to title policies that can, in appropriate circumstances, be obtained from the title company to give insurance against loss resulting from the enforcement of easements. Be sure to discuss these with your title insurer when you are considering purchasing a property that is burdened by easements.

Further, be sure that the insured legal description in the title policy includes all appurtenant easements that benefit the property being acquired. Do let your title company know well in advance of closing if a newly created easement will be granted to the buyer as part of the transaction, as the title company will have to conduct a title search on the land being purchased as well as the land over which the new easement to be insured will be created.

If you have any questions about easements or title insurance coverage regarding them, please feel free to contact Teri Kortens at 213/330-3084 or Sharon Yarber at 213/330-3035.

Updating your IRWA Membership Information

1. Visit www.irwaonline.org
2. Highlight "Resources" in the upper right hand corner and then click on "Membership Directory".
3. Click on Update Member Profile.
4. Enter your User Name and Password and click on Login. Your User Name is your membership number (contained on your membership card and dues renewal notice) and the Password is your last name. The Password is case sensitive, so ensure you capitalize the first letter and leave the rest in non-caps.
5. Update your information and click on "Submit. A new page will come up and you can choose to "Exit" or "Logout".
6. That's it! Your information will be automatically updated on the headquarters master list, which is also the one the Chapter uses for communications. Going forward, Chapter 1 monthly newsletters will be sent out via e-mail so it's important to ensure your e-mail address is current.
7. If you do not have access to the Internet or have any questions about updating membership information, call Bonnie Gray at 310-538-0233.

Below are the classes Chapter 1 has scheduled for 2007. If you would like to coordinate a class that you need (and get the class free, close to your work/home, and on a date you select!), please contact Keith Dang, the Education Chair for 2007 at AFIValuation@aol.com.

Chapter 1 2006/2007 Education Schedule

Course/Seminar	Date	Location	Coordinator
200 – Principles of Real Estate Negotiation	March 8-9, 2007	DWP	Mark Brusca (805) 578-2400 markbrusca@sbcglobal.net
104 – Standards of Practice for the Right of Way Professional	April 6, 2007	DWP	Mark Brusca (805) 578-2400 markbrusca@sbcglobal.net
205 - Bargaining Negotiations	May 14-15, 2007	MWD	Vicky Lee (213) 217-7650 vlee@mwdh2o.com
401 – The Appraisal of Partial Acquisitions	July 30 – August 4, 2007	MWD	Angela Aldridge (213) 217-6394 aaldrige@mwdh2o.com
800 – Principles of Real Estate Law	October 18-19, 2007	DWP	Mark Brusca (805) 578-2400 markbrusca@sbcglobal.net



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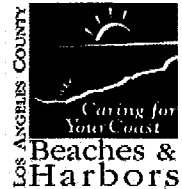
Jim Overcamp, SR/WA

24050 Madison Street, #205
 Torrance, CA 90505
JimOvercamp@epicland.com
www.epicland.com

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 Fax: 310-378-0558



**COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS
OPEN COMPETITIVE JOB OPPORTUNITY**



Bulletin No. 055-409

Posting Date: January 16, 2007

JOB TITLE **PLANNER, BEACHES AND HARBORS**

EXAM NUMBER I4107M

FILING DATES January 17, 2007 until needs are met

SALARY \$4,702.45 - \$5,842.09 **MONTHLY**

POSITION INFORMATION Performs beach and harbor planning and development services in the Department of Beaches and Harbors.

Positions allocable to this class work under the direct supervision of a Division Chief, Beaches and Harbors. Positions perform various kinds of planning, development, and inspection assignments related to the development and maintenance of private leasehold properties and public beaches and their appurtenant facilities at County, City, and State owned beaches and harbors. Incumbents must exercise a combination of knowledge and experience in land-use planning, construction, and building inspection in order to perform planning and inspection assignments unique to construction and maintenance at harbors, marinas, and public beaches.

ESSENTIAL JOB FUNCTIONS

Assists in reviewing plans of proposed construction work on private leaseholds in Marina del Rey and inspects the work for compliance with lease agreements and construction plan specifications.

Prepare agenda and staff reports for Marina del Rey Design Control Board.

Prepares program plans for construction, repair and alteration of public facilities.

Plans and coordinates the maintenance or repair of County facilities and properties in Marina del Rey and on beaches through contracted private services, departmental staff or other departments.

Assists in preparation of applications for State and Federal grants by working with departmental staff, the Chief Administrative Office, and Federal, State and City agencies to develop the required data and obtain the necessary approval and permits to construct projects and seek reimbursement.

Coordinates studies of special problems such as traffic congestion, parking lot layout and water quality issues at Marina del Rey and the beaches.

Coordinates the preparation of environmental documentation, project design and studies and necessary permit application required for approval of capital projects.

Monitors the progress of capital project constructions to ensure the projects are completed on time and within the approved budgets.

**MINIMUM
REQUIREMENTS**

Graduation from an accredited college* with specialization in urban planning, environmental studies, park planning, landscape architecture, architecture, civil engineering or related field -AND- Two years' experience in the planning, development, design or coordination of major building and alteration projects, or the development and implementation of major urban planning programs -OR- Graduation from an accredited* college and three years' experience in the planning, development, design, or coordination of major building and alteration projects, or the development and implementation of major urban planning programs. The substitution of a Master's Degree from an accredited college* with specialization in urban planning, environmental studies, park planning, landscape architecture, oceanography, architecture, civil engineering or related field will be accepted for one year of the required experience.

Physical Class: 2 - Light:

Light physical effort which may include occasional light lifting to a 10 pound limit, and some bending, stooping or squatting. Considerable walking may be involved.

Licenses: A valid California Class C Driver License or the ability to utilize an alternative method of transportation when needed to carry out job-related essential functions.

Special Requirement Information: *Accredited institutions are those listed in the publications of regional, national or international accrediting agencies, which are accepted by the Department of Human Resources. Publications such as American Universities and Colleges and International Handbook of Universities are acceptable references. Also acceptable, if appropriate, are degrees that have been evaluated and deemed to be equivalent to degrees from United States accredited institutions by an academic credential evaluation agency recognized by The National Association of Credential Evaluation Services.

In order to receive credit for any type of college course work or degree, such as a Bachelor, Master, or Doctorate degree, or for completion of a certificate program, you must include a legible copy of the official diploma, official transcript, or official letter from the accredited institution, which shows the area of specialization, or official certificates with your application.

**SPECIAL
INFORMATION**

Shift: Any Shift

**VACANCY
INFORMATION**

The resulting eligible register for this examination will be used to fill vacancies in the Department of Beaches and Harbors.

**EXAMINATION
CONTENT**

This examination will consist of an oral interview covering training, experience, personal fitness, and general ability to perform the duties of the position, weighted 100%.

Candidates must achieve a passing score of 70% or higher on the interview in order to be placed on the eligible register.

**ELIGIBILITY
INFORMATION**

The names of candidates receiving a passing grade in the examination will be placed on the eligible register in the order of their score group for a period of 12 months following the date of promulgation.

No person may compete for this examination more than once every 12 months.

***** IMPORTANT INFORMATION *****

**APPLICATION
INFORMATION**

A standard County application must be submitted to the Department of Beaches and Harbors, 13483 Fiji Way, Trailer #3, Marina del Rey, CA 90292, beginning January 17, 2007 between 7:00 a.m. and 6:00 p.m. Applications are not accepted on Fridays. This examination will remain open until the needs of the Department are met.

It is to your advantage to fill out your application completely and correctly so that you will receive full credit for your related education and experience. In the space provided for college education, include the names and addresses of colleges attended, college units earned, degree(s) earned, and dates completed, and specialized field of study. For each job held, give the name and address of your employer, your job title, beginning and ending dates, description of work performed and salary earned. **IT IS THE APPLICANT'S RESPONSIBILITY TO FILL OUT THE APPLICATION COMPLETELY, LEGIBLY, AND CORRECTLY BEFORE SUBMITTING IT.** If your application is incomplete, it may be rejected at any stage of the selection process.

Submit completed application and any required supplemental (if any) in person or by U.S. Mail to the following address:

13483 Fiji Way, Trailer #3
Marina del Rey, CA 90292
(310) 305-9575

**DISABILITY
ACCOMMODATIONS**

Americans with Disabilities Act of 1990: All positions are open to qualified men and women. Pursuant to the Americans with Disabilities Act of 1990, persons with disabilities who believe they need reasonable accommodation, or help in order to apply for a position, may contact the ADA coordinator at (310) 305-9575.

Contact the Coordinator of Personnel Services for Disabled Persons by calling (310) 305-9575. Hearing impaired applicants with telephone teletype equipment may leave messages by calling (310) 821-1737. The County will attempt to meet reasonable accommodation requests whenever possible.

**AN EQUAL
OPPORTUNITY
EMPLOYER**

Equal Employment Opportunity: It is the policy of the County of Los Angeles to provide equal employment opportunity for all qualified persons, regardless of race, religion, sex, national origin, age, sexual orientation, or disability.

**CHILD SUPPORT
COMPLIANCE**

Los Angeles County Child Support Compliance Program: In an effort to improve compliance with court-ordered child, family and spousal support obligations, certain employment and identification information (i.e., name, address, Social Security number and date of hire) is regularly reported to the State Directory of New Hires which may assist in locating persons who owe these obligations. Family Code Section 17512 permits under certain circumstances for additional employment and identifying information to be requested. Applicants will not be disqualified from employment based on this information.

**VETERAN'S
CREDIT**

VETERANS' PREFERENCE CREDIT of 10 points will be added to the final passing grade in any open competitive examination if you are an honorably discharged veteran who served in the Armed Forces of the United States:

- During a declared war; or
- During the period April 28, 1952 through July 1, 1955; or
- For more than 180 consecutive days, other than for training, any part of which occurred after January 31, 1955, and before October 15, 1976; or
- In a campaign or expedition for which a campaign medal or expeditionary medal has been authorized and awarded.

This also applies to the spouse of such person who, while engaged in such service was wounded, disabled or crippled and thereby permanently prevented from engaging in any remunerative occupation, and also to the widow or widower of any such person who died or was killed while in such service. A DD214, Certificate of Discharge or Separation from Active Duty, or other official documents issued by the branch of service are required as verification of eligibility for Veterans' preference. If you are unable to provide any documentation at the time of filing, the 10 points will be withheld until such time as it is provided.

EMPLOYMENT ELIGIBILITY INFORMATION

Employment Eligibility Information: Final appointment is contingent upon verification of U.S. citizenship or the right to work in the United States. Immigration law provides that **all** persons hired after November 6, 1986, are required to present original documents to the County, **within three (3) business days** of hiring, which show satisfactory proof of: 1) identity and 2) U.S. employment eligibility.

RECORD OF CONVICTIONS

A full disclosure of all convictions is required. Failure to disclose convictions will result in disqualification. Not all convictions constitute an automatic bar to employment. Factors such as your age at the time of the offense(s), and the recency of offense(s) will be taken into account, as well as the relationship between the offense(s) and the job(s) for which you apply. However, any applicant for County employment who has been convicted of workers' compensation fraud is automatically barred from employment with the County of Los Angeles (County Code Section 5.12.110). **ANY CONVICTIONS OR COURT RECORDS WHICH ARE EXEMPTED BY A VALID COURT ORDER DO NOT HAVE TO BE INCLUDED.**

SOCIAL SECURITY ACT OF 2004

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**COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS
OPEN COMPETITIVE JOB OPPORTUNITY**



Bulletin No. 055-400

Posting Date: December 18, 2006

JOB TITLE PLANNING SPECIALIST, BEACHES AND HARBORS /ENVIRONMENTAL COMPLIANCE

EXAM NUMBER I4117B

FILING DATES December 19, 2006 until needs are met

SALARY \$73,495.00 - \$110,241.00 **ANNUALLY**
MAPP - RANGE 9 - This position is subject to the provisions of the County's Management Appraisal and Performance Plan (MAPP). Placement within the range will be commensurate with candidate's qualifications and current salary.

POSITION INFORMATION Develops and administers the most complex capital projects and environmental activities for the Department of Beaches and Harbors.

The one position allocable to this class reports to the Division Chief of Planning, Beaches and Harbors, and is responsible for administering the more complicated capital projects, grant-related programs, and shoreline protection activities on beaches owned or operated by the County and Marina del Rey small craft harbor.

ESSENTIAL JOB FUNCTIONS Provides all specialized environmental permitting and compliance support services for the Department of Beaches and Harbors (DBH);

Coordinates specialized studies or field activities, and represents the Department at regulatory agency hearings;

Reviews all related environmental documents to assess their potential impacts on Department operations and make recommendations;

Obtains and manages appropriate consultant services to prepare various environmental studies in accordance with relevant state and federal regulatory permits;

Monitors proposed development of other jurisdictions in the vicinity of Marina del Rey;

Makes recommendations on DBH position regarding perceived development impacts;

Arranges for and manages the preparation of CEQA/NEPA environmental documents for the Department as required by specific projects;

Prepares and processes applications for various state and federal grants by

working with departmental staff, the Chief Administrative Office, and governmental agencies;

Develops required data and obtains necessary authorizations to proceed;

Prepares written communication to the Director, Board of Supervisors and other governmental agencies regarding environmental and legislative matters;

Provides staff assistance in all matters involving environmental and permit matters affecting Marina del Rey, including advising Marina lessees, consultants, applicants and other DBH staff regarding environmental information, development, entitlement requirements and procedures;

Accumulates information on construction Best Management Practices (BMPs) and National Pollutant Discharge Elimination System (NPDES) devices for dissemination to lessees, permittees and for use in internal project planning;

Coordinates with other County departments such as Regional Planning, Public Works, Fire Department and County Counsel, and other federal, state and local agencies regarding proposed developments and related planning matters;

Initiates, defines and implements special environmental studies as required;

Represents the Department and works collaboratively with stakeholders to formulate an integrated plan to comply with requirements of the various TMDL permits issued to the County of Los Angeles;

Supervises a professional planning staff assigned by the Division Chief.

SELECTION REQUIREMENTS

Five years' experience in grant management and capital project management involving environmental planning, two years of which must have been in the supervision of planning staff engaged in grant and capital project-related activities such as independent research related to water quality, environmental, or coastal development permit projects.

Physical Class: 2 - Light:

Light physical effort which may include occasional light lifting to a 10 pound limit, and some bending, stooping or squatting. Considerable walking may be involved.

Licenses: A valid California Class C Driver License or the ability to utilize an alternative method of transportation when needed to carry out job-related essential functions.

DESIRABLE QUALIFICATIONS

- Bachelor's degree or higher in Urban or Regional Planning, Environmental Studies, Biology, Marine Sciences, Ecology or related area;

- Experience with Total Maximum Daily Load (TMDL) and National Pollutant Discharge Elimination System (NPDES);

- Experience working on projects that require coordination with the United States Army, Corps of Engineers, California Regional Water Quality Control Board or other state and federal agencies;

- Experience participating in a project that involves the preparation or analysis of a wetland study, remediation or restoration project;

- Experience with construction Best Management Practices.

**SPECIAL
INFORMATION**

Shift: Any Shift

**VACANCY
INFORMATION**

The resulting eligible list for this examination will be used to fill vacancies in the Los Angeles County Department of Beaches and Harbors.

**EXAMINATION
CONTENT**

This examination will consist of a qualifying evaluation of education and experience based on application and supplemental questionnaire information and an interview covering Knowledge and Skills, Attitude and Interest in Position; Comprehension and Communication Skills, and Ability to Deal with Others, weighted 100%.

Candidates must achieve a passing score of 70% or higher in order to be placed on the eligible register.

**ELIGIBILITY
INFORMATION**

The names of candidates receiving a passing grade in the examination will be placed on the eligible register in the order of their score group for a period of 12 months following the date of promulgation.

No person may compete for this examination more than once every 12 months.

**SUPPLEMENTAL
INFORMATION**

Additional Information may be found at:
<http://easier.co.la.ca.us/jobs/Supplemental/14117B.doc>

***** IMPORTANT INFORMATION *****

**APPLICATION
INFORMATION**

A standard County of Los Angeles Employment Application and supplemental questionnaire must be submitted to the Department of Beaches and Harbors beginning December 19, 2006 between 7:00 a.m. and 6:00 p.m. This examination will remain open until the needs of the Department are met. Applications will not be accepted on Fridays.

It is to your advantage to fill out your application and supplemental questionnaire completely and correctly so that you receive full credit for your related education and experience. In the space provided for college education, include the names and addresses of colleges attended, college units earned, degree(s) earned, dates of completion and specialized field of study. For each related job held, give the name and address of your employer, your job title, beginning and ending dates, description of work performed and salary earned. If your application is incomplete, it may be rejected at any stage of the selection process. A supplemental questionnaire is being required and must be submitted with the application.

Submit completed application and any required supplemental (if any) in person or by U.S. Mail to the following address:

13483 Fiji Way, Trailer #3
Marina del Rey, CA 90292
(310) 305-9575

**DISABILITY
ACCOMMODATIONS**

Americans with Disabilities Act of 1990: All positions are open to qualified men and women. Pursuant to the Americans with Disabilities Act of 1990, persons with disabilities who believe they need reasonable accommodation, or help in order to apply for a position, may contact the ADA coordinator at (310) 305-9575.

Contact the Coordinator of Personnel Services for Disabled Persons by calling (310) 305-9575. Hearing impaired applicants with telephone teletype equipment may leave messages by calling (310) 821-1737. The County will attempt to meet reasonable accommodation requests whenever possible.

**AN EQUAL
OPPORTUNITY
EMPLOYER**

Equal Employment Opportunity: It is the policy of the County of Los Angeles to provide equal employment opportunity for all qualified persons, regardless of race, religion, sex, national origin, age, sexual orientation, or disability.

**CHILD SUPPORT
COMPLIANCE**

Los Angeles County Child Support Compliance Program: In an effort to improve compliance with court-ordered child, family and spousal support obligations, certain employment and identification information (i.e., name, address, Social Security number and date of hire) is regularly reported to the State Directory of New Hires which may assist in locating persons who owe these obligations. Family Code Section 17512 permits under certain circumstances for additional employment and identifying information to be requested. Applicants will not be disqualified from employment based on this information.

**VETERAN'S
CREDIT**

VETERANS' PREFERENCE CREDIT of 10 points will be added to the final passing grade in any open competitive examination if you are an honorably discharged veteran who served in the Armed Forces of the United States:

- During a declared war; or
- During the period April 28, 1952 through July 1, 1955; or
- For more than 180 consecutive days, other than for training, any part of which occurred after January 31, 1955, and before October 15, 1976; or
- In a campaign or expedition for which a campaign medal or expeditionary medal has been authorized and awarded.

This also applies to the spouse of such person who, while engaged in such service was wounded, disabled or crippled and thereby permanently prevented from engaging in any remunerative occupation, and also to the widow or widower of any such person who died or was killed while in such service. A DD214, Certificate of Discharge or Separation from Active Duty, or other official documents issued by the branch of service are required as verification of eligibility for Veterans' preference. If you are unable to provide any documentation at the time of filing, the 10 points will be withheld until such time as it is provided.

**EMPLOYMENT
ELIGIBILITY
INFORMATION**

Employment Eligibility Information: Final appointment is contingent upon verification of U.S. citizenship or the right to work in the United States. Immigration law provides that **all** persons hired after November 6, 1986, are required to present original documents to the County, **within three (3) business days** of hiring, which show satisfactory proof of: 1) identity and 2) U.S. employment eligibility.

**RECORD OF
CONVICTIONS**

A full disclosure of all convictions is required. Failure to disclose convictions will result in disqualification. Not all convictions constitute an automatic bar to employment. Factors such as your age at the time of the offense(s), and the recency of offense(s) will be taken into account, as well as the relationship between the offense(s) and the job(s) for which you apply. However, any applicant for County employment who has been convicted of workers' compensation fraud is automatically barred from employment with the County of Los Angeles (County Code Section 5.12.110). **ANY CONVICTIONS OR COURT RECORDS WHICH ARE EXEMPTED BY A VALID COURT ORDER DO NOT**

HAVE TO BE INCLUDED.**SOCIAL SECURITY
ACT OF 2004**

Section 419 (c) of Public Law 108-203, the Social Security Protection Act of 2004, requires State and local government employers to disclose the effect of the Windfall Elimination Provision and the Government Pension Offset Provision to employees hired on or after January 1, 2005, in jobs not covered by Social Security. The County of Los Angeles does not participate in the Social Security System. All newly hired County of Los Angeles employees must sign a statement (Form SSA-1945) prior to the start of employment indicating that they are aware of a possible reduction in their future Social Security benefit entitlement. For more information on Social Security and about each provision, you may visit the website www.socialsecurity.gov, or call toll free 1-800-772-1213. Persons who are deaf or hard of hearing may call the TTY number 1-800-325-0778 or contact a local Social Security office.

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**COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS
OPEN COMPETITIVE JOB OPPORTUNITY**



Bulletin No. 055-386

Posting Date: August 21, 2006

JOB TITLE **SENIOR REAL PROPERTY AGENT**

EXAM NUMBER I2059J

FILING DATES August 22, 2006 until needs are met

SALARY \$4,856.00 - \$6,032.64 **MONTHLY**

POSITION INFORMATION Positions allocable to this class work under the administrative and technical supervision of the Asset Management Division Chief, Chief Property Manager or Lease Specialist. Incumbents must have a thorough knowledge of real estate principles and laws in order to negotiate a wide range of real property transactions, including complex leases and analysis and interpretation of appraisals of high value real property.

ESSENTIAL JOB FUNCTIONS

- Performs complex negotiations regarding the lease, purchase, sale or management of real property for the Department of Beaches and Harbors.
- Prepares complex leases, agreements and other documents involved in real property transactions and management.
- Analyzes financial data to determine capability of lessee/concessionaire to incur debt secured by leasehold/concession interest and performs financial studies to support negotiating positions.
- Analyzes and interprets appraisals on high value properties involving ground leases in Marina del Rey.
- Appraises revenue potential for the purpose of determining market or fair rental value in the negotiation of leases or concessions.
- Prepares recommendations and reports for the Board of Supervisors, governmental agencies and officials.
- Performs difficult real property management assignments as necessary.

SELECTION REQUIREMENTS

Graduation from an accredited college with a Bachelor's Degree including real estate courses totaling 15 semester units - and - three (3) years' experience appraising, acquiring, selling, leasing, or managing real property at the level of Real Property Agent II; two (2) years of which must have involved commercial or industrial property.

Physical Class: 2 - Light:

Light physical effort which may include occasional light lifting to a 10 pound limit, and some bending, stooping or squatting. Considerable walking may be involved.

Licenses: A Valid California Class "C" Driver License or the ability to utilize an alternative method of transportation when needed to carry out job-related essential functions.

Special Requirement Information: *In the County of Los Angeles, the class of Real Property Agent II typically works under the administrative and technical supervision of a Senior Real Property Agent or a higher-level supervisor and is responsible for performing the more complex real property assignments that involve appraisal, sale, purchase, lease, relocation of concession, and franchise negotiation.

ACCREDITATION: Accredited institutions are those listed in the publications of regional, national or international accrediting agencies which are accepted by the Department of Human Resources. Publications such as American Universities and Colleges and International Handbook of Universities are acceptable references. Also acceptable, if appropriate, are degrees that have been evaluated and deemed to be equivalent to degrees from United States accredited institutions by an academic credential evaluation agency recognized by The National Association of Credential Evaluation Services.

RETAKE: No person may compete for this examination more than once every 12 months.

**DESIRABLE
QUALIFICATIONS**

An advanced degree in Business Administration, Law or Finance is desired.

**SPECIAL
INFORMATION**

Shift: Day: 8:00a.m. - 5:00p.m.

**VACANCY
INFORMATION**

The resulting eligible list for this examination will be used to fill vacancies in the Department of Beaches and Harbors.

**EXAMINATION
CONTENT**

Candidates must achieve a passing score of 70% or higher on each weighted part of the examination in order to be placed on the eligible list.

**ELIGIBILITY
INFORMATION**

The names of candidates receiving a passing grade in the examination will be placed on the eligible list in the order of their score group for a period of 12 months following the date of promulgation.

**SUPPLEMENTAL
INFORMATION**

Additional Information may be found at:
<http://easier.co.la.ca.us/jobs/Supplemental/I2059J.pdf>

***** IMPORTANT INFORMATION *****

**APPLICATION
INFORMATION**

A standard County application and supplemental questionnaire should be submitted to the Department of Beaches and Harbors beginning Tuesday, August 22, 2006, between 7:30 a.m. and 5:30 p.m. This examination will remain open until the needs of the Department are met. Applications will not be accepted on Fridays.

It is to your advantage to fill out your application and supplemental questionnaire completely and correctly so that you receive full credit for your related education and experience. In the space provided for college education, include the names and addresses of colleges attended, college units earned, degree(s) earned, dates of completion and specialized field of study. For each related job held, give the name and address of your employer, your job title, beginning and ending dates, description of work performed and salary earned. If your application is incomplete, it may be rejected at any stage of the selection process. A supplemental questionnaire is being required and must be submitted with the application. **Applications submitted without the**

supplemental questionnaire will be considered as incomplete.

In order to receive credit for any type of college degree, such as a Bachelor, Master, or Doctorate degree, or for completion of a certificate program, you must include a photocopy of the diploma or certificate with your application.

Submit completed application and any required supplemental (if any) in person or by U.S. Mail to the following address:

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- For more than 180 consecutive days, other than for training, any part of which occurred after January 31, 1955, and before October 15, 1976; or
- In a campaign or expedition for which a campaign medal or expeditionary medal has been authorized and awarded.

This also applies to the spouse of such person who, while engaged in such service was wounded, disabled or crippled and thereby permanently prevented from engaging in any remunerative occupation, and also to the widow or widower of any such person who died or was killed while in such service. A DD214, Certificate of Discharge or Separation from Active Duty, or other official documents issued by the branch of service are required as verification of eligibility for Veterans' preference. If you are unable to provide any documentation at the time of filing, the 10 points will be withheld until such time

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