

**President's Message**

Happy New Year! And great vibes for the roaring 20's, Chapter 1 members and guests...

As we bravely enter this new decade and the good things that are in store, I want to take a quick look back to the successes we accomplished together: very well attended Past

President's luncheon followed by a relocation seminar in July; September luncheon with Artin presenting on the Inverse Condemnation ruling; Fall Seminar in October which covered a variety of interesting right-of-way topics; our Young Professionals oriented holiday luncheon in November when we met and conversed with METRANS students; and attendance at Tri-Chapter luncheon hosted by our Chapter 57 friends in Riverside.

I am beyond excited to hear from our panelists at the January luncheon as they share the agency perspective on working together and highlight the challenges of tight deadlines and high project expectations. Thank you, Ann, for recruiting these quality panelists: Lisa Sandoval with US Army Corp of Engineers, John Kalish with BLM, and John Potts with LACMTA.



Natasa Lenic, Ch. 1 President

And I am looking forward to our 28<sup>th</sup> annual Valuation Seminar on February 25, 2020 - our Valuation chair Bill, and his committee, have been hard at work to once again exceed the expectations of quality presentations and valuable education. Registrations are now open; register now as the early bird rates will expire on January 15, 2020.

We have a busy year ahead - I want to give a shout out to all our Board members who are actively participating in our Chapter events and activities, and especially everyone who contributed to this newsletter: Ann, our President-Elect, Mike, our Law chair, Ray, our Project Management chair, Marilyn, our PDC chair, Diane, our Membership chair, Amy, our Communication chair, and Doug, Newsletter chair, for another outstanding newsletter publication.

To your success,  
 Natasa

**Inside this issue:**

President's Message	1
Newsletter Chair's Message	2
President-Elect's Message	3
Upcoming Education	4
Upcoming Events	5
Valuation Seminar February 25, 2020	6
Communication Chair's Weekend Update	7
Legal Case of the Month	16
Project Management Update	18
Membership Committee Highlights	19
PDC Highlights	21
FY 2019-2020 Executive Board	26
Flyers for Upcoming Events	27

## Newsletter Chair's Message



**Doug Harman,**  
Newsletter Chair

Happy New Year to all Chapter 1 members. 2019 was a great year and I am looking forward to 2020 being even better. I am excited about the new decade and all the planned activities and development in the Los Angeles area.

As a sports fan, I am particularly looking forward to the World Cup in 2024 and the 2028 Summer Olympics. The construction of the new SoFi Stadium in Inglewood will be completed this summer and the Clippers are planning to begin construction in 2021 on a new stadium located just south of SoFi Stadium.

As a right-of-way professional, I am excited about the infrastructure improvements associated with these events and projects. Specifically, I am looking forward to the completion of the LAX Automated People Mover and the congestion ease it will bring to the airport. Also, over the decade, Metro will be completing many exciting projects that will improve circulation around Los Angeles. Additionally, I am very curious to see and experience the further implementation of autonomous vehicles.

It is a great time for the right-of-way industry in Los Angeles. I hope that throughout the upcoming years, multiple Chapter 1 members will submit articles to

the newsletter to share their knowledge and experience regarding these and other interesting projects in Southern California.

Switching over to this issue of the newsletter, please enjoy reading various contributions from our Chapter 1 members. Once again, Amy Betonte, Communication Chair, has put together a great summary and compilation of photos of the recent Chapter 1 November Luncheon and the Tri Chapter Luncheon hosted by Chapter 57.

Also, this issue contains the following interesting articles: President-Elect's Message (Ann Kulikoff), Annual Valuation Seminar (Bill Larsen), Project Management Update (Ray Mehler), Legal Case of the Month (Michael Yoshiba), Membership Committee Highlights (Diane Dominguez) and Professional Development Committee Updates (Marilyn Stuart). Thank you to everyone for your contributions.

Please find a comfortable spot, relax and enjoy a leisure read.

*Doug Harman, SR/WA, is a Real Property Agent at the Los Angeles County Sanitation Districts. He can be reached at [DougHarman@LACSD.org](mailto:DougHarman@LACSD.org).*

Want to contribute an article? Have any comments or suggestions? We would very much like to hear from you.  
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## President-Elect's Message



Ann Kulikoff,  
Ch. 1 President-Elect

Getting to know more about other right-of-way professionals in our industry is part of building a successful network. I have made some of my lifelong friendships through working with agencies and learning about their challenges. While working at the electric utility in the 80's I had my first experience working with the Federal & State agencies. This was at a time when Critical Habitat concerns and determining how to manage multiple uses on public land managed by Federal agencies was a huge challenge. Our company had challenges in obtaining permission from Federal & State agencies to cross property they managed with our utility projects. This required me to be patient and take the time to understand their challenges and concerns. We often work for companies that set unrealistic timelines on projects they need to get permitted. This is where I found that understanding agency challenges and then communicating and educating our company employees about realistic timelines was crucial. As the unrealistic timelines on projects was based on them not understanding the challenges and work involved. Once I worked with my contacts at the agency to understand

their challenges we worked together to see how to best address both parties' needs. It helped both parties appreciate one another more and develop mutual respect for each other's challenges and work. Most of us in right-of-way spend or have spent a lot of our careers working to obtain permission from agencies.

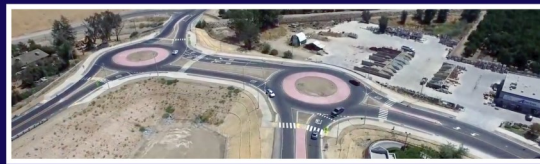
In line with Learning About Others in Our Profession, we are proud to have the following representatives join our panel at the January 23, 2020 Luncheon.

- Lisa Sandoval, Civil Works Branch Chief, U.S. Army Corps of Engineer
- John Kalish, This past year retired as Chief, Office of Renewable Energy Coordination, Bureau of Land Management (BLM), U.S. Department of the Interior
- John Potts, Executive Officer, Los Angeles County Metropolitan Transportation Authority

Don't miss this great opportunity to learn and network. Understanding and helping one another to succeed together.

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## Upcoming Chapter 1 Education



**Alexandra  
Nguyen-Rivera,  
Education Chair**

Course Dates	Course No.	Course Name	Location (with link to google maps)	Instructor	Link to Details
Feb. 5, 2020	801	United States Land Titles	<a href="#">Public Works Conference Room D</a>	Darryl Root	<a href="#">click here</a>
Mar. 11 & 12, 2020	900	Principles of Real Estate Engineering	<a href="#">Public Works Alhambra Room</a>	Laura Slye	<a href="#">click here</a>
Mar. 19, 2020	213	Conflict Management	<a href="#">Metro - Gateway Plaza Conf. Room 3rd Floor</a>	Steve Kiley	<a href="#">click here</a>
Apr. 1 & 2, 2020	501	Residential Relocation Assistance	<a href="#">Public Works Small Dining Room</a>	Darryl Root	<a href="#">click here</a>
Apr. 15 & 16, 2020	205	Bargaining Negotiations	<a href="#">Metro Water District Conf. Room 2-413</a>	Steve Kiley	<a href="#">click here</a>
Rescheduled to end of April or early May	421	The Valuation of Partial Acquisitions	<a href="#">Public Works</a>	Orell Ande	
May 13 & 14, 2020	400	Principles of Real Estate Appraisal	<a href="#">Public Works Conference Room B</a>	Larry Castellanos	<a href="#">click here</a>
Jun. 17 & 18, 2020	203	Alternative Dispute Resolution	<a href="#">Metro - Gateway Plaza Conf. Room 3rd Floor</a>	TBD	

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## Upcoming Events—Save the Date

Date	Time	Event	Location	Link
Thursday, January 23	11:30am - 1:30pm	January Luncheon & Board Meeting	<a href="#">Luminarias, Monterey Park</a>	<a href="#">Flyer</a>
Tuesday, February 25	8:00am - 5:00pm	Valuation Seminar	<a href="#">Quiet Cannon, Montebello</a>	<a href="#">Flyer</a>
Tuesday, March 24	10:00am - 1:30pm	Joint Luncheon with the Appraisal Institute	TBD	Flyer
Thursday, May 21	11:00am - 5:15pm	Luncheon and Half-Day Pipeline Seminar	TBD	Flyer



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## Upcoming Events—Save the Date

**ANNUAL VALUATION SEMINAR****Tuesday, February 25, 2020****Quiet Cannon Conference Center  
901 North Via San Clemente, Montebello**

**Plan to join us for this seminar.** Our target audience includes acquisition managers, acquisition agents, real estate attorneys and appraisers. Speaker panel topics will focus on public acquisition of full and partial takings, permanent and temporary severance damages, project

benefit Issues, and loss of goodwill. The seminar will also include a panel presentation on potential inverse condemnation claim issues associated with rising sea levels affecting Southern California coastline cities. 147 attended this event in February 2019 – join us for this upcoming networking event.

**We anticipate receiving approvals of:***8.0 hours of BREA credit**7.00 to 7.25 hours of MCLE credit**8.0 hours of SR/WA Recertification credit***THE 2020 SEMINAR WILL INCLUDE:****Keynote Speaker: Frances Wolfe Mason, MAI of Mason & Mason**

**Russell Babbitz, MAI, SRA, Senior Real Estate Officer,**  
*Metro*

**David Cops, SRWA, County of Orange,**  
*Acquisition Agent*

**Glenn Block, Esq., CA Eminent Domain Law Group**

**Donna Desmond, ASA, Donna Desmond Associates**

**John G. Ellis, MAI, CRE, FRICS,**  
*Integra Realty Resources-LA*

**John Erskine, Esq, Nossaman LLP**

**Ryan Hargrove, MAI, AI-GRS, County of Orange**  
*Real Estate Valuation Services, Mgr.*

**Craig Justesen, Director of Real Property Mgmt. &**  
*Development, Metro*

**Robert M. Lea, MAI, Integra Realty Resources-LA**

**Emily Madueno, Esq., Murphy & Evertz**

**Madeleine Mamaux, CFA, ASA;**  
*Desmond, Marcello & Amster*

**Keith E. McCullough, Esq., AlvaradoSmith**

**Thomas “Mat” Miller, Esq., County of Orange**  
*Chief Real Estate Officer*

**Mitchell L. Norton, Deputy County Counsel,**  
*County of San Bernardino*

**Benjamin Rubin, Esq., Nossaman LLP**

**Alan A. Sozio, Esq., Burke Williams and Sorenson**

**Jed Springer, Demetriou, Del Guercio, Springer &**  
*Francis LLP*

If you have any questions  
please contact Seminar Chair:

**William Larsen, SR/WA**  
[wlarsen@irr.com](mailto:wlarsen@irr.com)

Weekend Update (1 of 9)



# IRWA Chapter 1 Weekend Update November- December 2019 Volume III

Amy Betonte Communications Chair

## NOVEMBER LUNCHEON

**On November 14, 2019 IRWA Chapter 1 held its Holiday Luncheon** at Luminarias in Monterey Park. Over 50 members attended along with staff and students from our Guest Speaker, Metrans. A festive buffet lunch was served, and a good time was had by all.

LA Metro's, Konstantin Akhrem probably had the best time as he won the \$100 drawing for IRWA member attendance.



Weekend Update (2 of 9)

## THE LUNCHEON SPEAKERS



**Luncheon Speakers** included Metrans Associate Director of Education and Professional Development at the Sol Price School of Public Policy at USC, Victoria Deguzman and Metrans students Sue Dexter (USC), Kiddada Malloy (UCLA), Sam Speroni (UCLA) and Nicholas Roy (CSULB).

The speakers were introduced by Young Professionals Chair, Maya Hamouie of Nossaman. The Panel topic focused on Metrans and the educational and academic endeavors of its students and included a lively discussion on what students were looking for in employment. According to the students, the most attractive employment opportunities for them are those that allow them to make a difference and provide them with opportunities to grow and continue learning.

The students were impressive and demonstrated to Chapter 1 Members that Metrans is a great source for top notch employees.



To learn more about Metrans follow this link: <https://www.metrans.org/>

To sign up for the Student Newsletter, click here:  
<https://mailchi.mp/usc/metrans-student-weekly-news-events-wv15ul74qd-1077757?e=f4f5d47cab>

Weekend Update (3 of 9)

# RAFFLE

Luncheon Chair, Julia Miranda of LACAL Consulting, was the emcee of the Holiday Raffle, which featured eight beautiful prizes.



## RAFFLE

Chapter 1 would like to thank the Holiday Luncheon Raffle Sponsors



Weekend Update (4 of 9)

## RAFFLE RESULTS



Army Corp of Engineers, Charles Thomas, won a bottle of Raymond, donated by Ray Mehler of ROW Management Consulting.



Jennifer Ryan, of MWD won the Honey Baked Ham raffle basket donated by Frances Impert.



Kris Mendenhall of Nossaman won the Thanksgiving Trifecta wine basket donated by Interwest Consulting Group.



Adam Bogorad of Integra Resources-Los Angeles won the Nossaman raffle prize.

Marilyn Stuart won the wine lover's basket  
Sponsored by IRWA Chapter 1, President - Elect, Ann Kulikoff.



Nossaman's David Graeler found himself in the sweetspot with the winning ticket for See's Candy Sponsored by Wagner Engineering and LA Metro's Diane Dominguez won a holiday candle sponsored by Paul Norlen.



Chris Carillo of MTA won a Holiday Special Edition bottle of Pumpkin Spiced Bailey's sponsored by LACAL Consulting's Julia Miranda

Weekend Update (5 of 9)

## JANUARY LUNCHEON & VALUATION SEMINAR

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CHAPTER 1's

JANUARY 23, 2020  
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FEBRUARY 25, 2020  
Valuation  
Seminar  
at Quiet Cannon

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IRWA CHAPTER 1  
JANUARY LUNCHEON & BOARD MEETING

Register  
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JANUARY 23, 2020  
More Details to Follow

The Topic for the January Luncheon is:  
**Property Management- Agency Challenges**

We are looking forward to hearing from our panelists representing local municipalities and federal agencies.

They not only process the right-of-way and real estate requests they receive from many of us, but they also balance their own agency and operational needs.

What are some of the greatest challenges they face today?  
How can their challenges impact your requests?

Join us on January 23, 2020 for this great opportunity to meet and hear from our panelists.

<https://irwa1.org/events/save-the-date-january-luncheon-board-meeting/>

## Weekend Update (6 of 9)

## ANNUAL VALUATION SEMINAR

**Please join us for this seminar.** Our target audience includes acquisition managers, acquisition agents, real estate attorneys and appraisers.

Speaker panel topics will focus on public acquisition of full and partial takings, permanent and temporary severance damages, project benefit issues and loss of goodwill.

The seminar will also include a panel presentation on potential financial liability issues associated with rising sea levels affecting Southern California coastline cities.

147 people attended this event in February 2019—  
Join us for this networking opportunity.

<https://irwa1.org/events/valuation-seminar/>

## REGISTRATION IS OPEN FOR THE VALUATION SEMINAR

IRWA CHAPTER 1



**02. 25. 20**

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901 Via San Clemente  
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*We anticipate receiving approvals of:*

*8.0 hours of BREa credit*

*7.25 to 7.50 hours of MCLE credit*

*8.0 hours of SR/WA Recertification credit*

### THE 2020 SEMINAR WILL INCLUDE:

**Keynote Speaker:** Frances Wolfe Mason, MAI of Mason & Mason

**Russell Babbitz, MAI, SRA, Senior Real Estate Office,  
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**David Cops, SRWA, County of Orange,  
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If you have any questions  
please contact Seminar Chair:

**William Larsen, SR/WA**  
[wlarsen@irr.com](mailto:wlarsen@irr.com)

Weekend Update (7 of 9)

## TRI CHAPTER LUNCHEON



**The 2019 International Right of Way Association's Tri Chapter Luncheon** for Chapters 1 (Los Angeles County), 57 (San Bernardino and Riverside Counties) and 67 (Orange County) was held on December 11, 2019 at the Mission Inn in Riverside, CA.

Nearly 200 people attended—representing public agencies, as well as, cities and private firms engaged in the practices of appraisal, title, escrow, utility, environmental, engineering, relocation, right-of-way, property management and eminent domain.

**The Guest Speaker was Holly Rockwell of LA Metro**, who provided attendees with an insider's view into the projects Metro is advancing in anticipation of the 2028 LA Olympics. According to Holly, massive ROW support will be needed to complete their multi-project plan and we should anticipate an RFP to be released in the 1<sup>st</sup> Quarter of 2020.



IRWA Chapter 1 contributed to the festive atmosphere by donating a Kate Spade handbag. It appears it was a much sought-after item but despite all of Chapter 1's efforts to win it, Kelley Kelley of IRWA Chapter 57 was the victor!

Weekend Update (8 of 9)

## MORE CHAPTER 1 HOLIDAY LUNCHEON FUN



Weekend Update (9 of 9)



**HAPPY NEW YEAR 2020**

## Legal Case of the Month



Michael F. Yoshiba,  
Law Chair

### Separate and Distinct Hats - State, City, County and Local Public Agencies

*SF Urban Forest Coalition v. City and County of San Francisco* - filed Dec. 19, 2019, First District, Div. One (2019 S.O.S. 4431)

Elected and appointed representatives of City Councils, County Boards and Local Public Agencies often overlap and can even be mirror images of each other. This case examined the relationships, differences and independence of those “public agencies” that we encounter in the right-of-way field.

A dispute arose between appellant SF Urban Forest Coalition (SF Urban) and the City and County of San Francisco (City), San Francisco County Transportation Authority (SFCTA), Tilly Chang, and Cynthia Fong (jointly respondents) regarding whether the SFCTA was an agency of the City and subject to the San Francisco Sunshine Ordinance of 1999 (S.F. Admin. Code, § 67.1, et seq.; Sunshine Ordinance). The trial court concluded the SFCTA was a separate and distinct local public agency and not an agency of the City.

SF Urban argued the SFCTA must be an agency of the City because it was created by local voters via Propositions B and K rather than directly by the California Legislature; its functions are constrained to those outlined in the county transportation expenditure plan, and its members are elected officials appointed by the City. While the SFCTA may be a “local agency,” the court noted that it is not an agency or division of the City. *(continued on next page)*

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## Legal Case of the Month (*continued*)

The court cited to several statutes having differentiated between local entities and the cities and counties they serve. Section 53090 et seq. of the Government Code, as one example, governs the regulation of local agencies by counties and cities and defines “ ‘Local agency’ ” as “an agency of the state for the local performance of governmental or proprietary function within limited boundaries” and specifically excludes “the state,” “a city,” and “a county” from the definition. (Gov. Code, § 53090.) “any board, commission or agency thereof; other local public agency; or entities that are legislative bodies of a local agency pursuant to subdivisions (c) and (d) of Section 54952.” (Gov. Code, § 6252, subd. (a).) Of note, “local agency” is not merely defined as a city, county, city and county, or any board, commission or agency thereof. Rather, it includes a host of other local entities, including “municipal corporation,” “district,” and “other local public agency.” Similarly, division 2 of title 5 of the Government Code, entitled “Cities, Counties, and Other Agencies,” defines “ ‘local agency’ ” as “a county, city, whether general law or chartered, city and county, town, school district, municipal corporation, district, political subdivision, or any board, commission or agency thereof, or other local public agency.” (Gov. Code, § 54951.) Such definitions illustrate local public agencies are distinct from the cities and counties they serve.

In this case, the members of the SFCTA are the elected members of the City’s board of supervisors. However, “[w]ell-established and well recognized case law holds that the mere fact that the same body of officers acts as the legislative body of two different governmental entities does not mean that the two different governmental entities are, in actuality, one and the same.” (Pacific States Enterprises, Inc. v. City of Coachella (1993) 13 Cal.App.4th 1414, 1424

The court cited a scenario where in the event of a conflict between a municipality’s view of, say, how best to build a parking lot, and the state’s ability to decide for itself what sort of parking lot would best serve its needs, the state’s prerogatives must prevail. But the court also noted that state agencies are not categorically beyond the reach of any local law. To the contrary, the court emphasized that “we must consider and pragmatically weigh the substantive constitutional interests on both sides of the balance.” The court cited to one comparative instance where the city’s interest in collecting tax revenue on and within a state-owned facility outweighed the state agency’s administrative burden in collecting the tax on third parties on behalf of the city.

The court concluded that the SFCTA was not an agency of the City, and further that the SFCTA may be classified as a local agency based on the scope of its functions, it remains an agency of the state, separate and distinct in decision-making and process.



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## Project Management Update

### New Course C305



**Ray Mehler,**  
Project Management Chair

IRWA offered its first course in managing right of way projects in December! The Association is responding to increasing inquiries for project management training uniquely tailored to our profession. *The 1-2-3s of Right of Way Project Management* is offered as Course 305.

C305 adopts the Project Management Institute's Process Guides to train right of way project managers in the 5 basic steps toward managing a project: Initiation, Planning, Execution, Monitoring and Close Out. C305 then integrates this into typical right of way project steps, drawing attention to three of the risk areas encountered in right of way projects: schedule, budget and quality. The course emphasizes impact of federal funding and its administration under the Uniform Act. The course also trains students how to

develop a Project Management Plan, a particularly beneficial skill as the size, complexity and risk of right of way projects continues to increase.

IRWA offers C305 online. It was developed in partnership between the IRWA and OR Colan, a large ROW consulting firm which operates primarily in the east. Nineteen members enrolled immediately upon its release early December and feedback from enrollees has been very positive.

*Ray Mehler, SR/WA, PMP is owner of Right of Way Management Consulting, Chair of the Chapter 1 Project Management Committee, and Secretary/Treasurer of IRWA Region 1. He can be reached at Raymond.D.Mehler@gmail.com.*

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## Highlights from Chapter 1 Membership Committee

### Welcome New Chapter 1 Members

**Annelle Albarran** has been employed with the Los Angeles County Metropolitan Transportation Authority for over twenty-one years. Her current position is Manager, Transportation Planning in Countywide Planning Department - Mobility Corridors. Prior work experience has been mainly as a Project Manager in Transportation Planning. Annelle has no prior right-of-way experience. Her goal is to obtain her IRWA credentials by taking the various required classes. See was referred to join by Diane Dominguez.

**Lori Craig** has been employed with City of Long Beach for the past four years. Her current position is Assistant Administrative Analyst/Project Analyst in the Economic Department where she assists with the acquisition, disposition, development and management of the City's Real Estate Assets. Lori has two years direct experience in right-of-way and two years in-direct. Lori was a public relations professional for eleven years, then joined the City of Long Beach in the Traffic Operations Division, Public Services Bureau of the Public Works Department. Lori has already completed C-100 and is ready to take more classes. She was referred by Mary Frances Torres, Property Services Officer.



**Diane Dominguez**  
Membership Chair

**Chu Man Kow** has been employed with the Port of Long Beach for the past nine years as a Senior Surveyor in the Survey Division. Chu has one year direct experience in right-of-way but has experience in hydrographic survey, construction survey, ALTA Survey Subdivision surveys and legal descriptions. He is exploring the educational options that IRWA provides and several co-workers encouraged him to join Chapter 1.

**Joycelyn Granflor** currently works as a retired annuitant with Caltrans in the Right of Way Appraisals Section. As a Caltrans retiree, she has retained her classification as Senior Right of Way Agent in Right of Way Appraisals. She has over twenty seven years of experience in appraisal and right-of-way. Joycelyn has taken many IRWA classes over the past years and has interest to pursue her SR/WA designation. Also, she has taken many classes and attended many seminars but not until now is she officially joining IRWA.



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## Highlights from Chapter 1 Membership Committee

### Welcome New Chapter 1 Members *(continued)*

**Sergio Huezo** has been employed with Los Angeles County Department of Public Works for the past thirteen years. He is fairly new to the field of right-of-way with six months as a Real Property Agent I in the Survey Mapping Property Management Division and is also a licensed Real Estate Agent. Sergio is interested in attending IRWA classes and seminars. Alexandra Nguyen-Rivera referred him to join our chapter.

**Alan Kosoff** has been employed with the City of Long Beach for twelve years. Alan's first eleven years was in the Department of Park, Recreation and Marine as an Administrative Analyst. He recently received a promotion as Real Estate Project Coordinator in the Department of Economic Development - Property Services Bureau. He intends to register for C-100 as he has no experience in right-of-way. Mary Frances Torres, Property Services Officer, referred him to join our chapter.

**Lisa Wilson** has been employed with Chevron Pipeline for eighteen years. Lisa began her career in the Engineering Department in 2001 and transferred to the Land Department as a Land Representative in 2011. As a Land Representative, Lisa is responsible for all land and right-of-way activities in the San Joaquin Valley and parts of Southern California. Lisa has taken IRWA classes in the past and was a member of Chapter 38, due to budget cuts, her membership lapsed. She is looking forward to get back into taking new classes to complete her SR/WA designation and attend seminars. Tom Denison, SR/WA CLIMB Instructor and Carmelita Delgado, R/W-NAC and former Young Professionals Developer of Chapter 38 referred her to Chapter 1.



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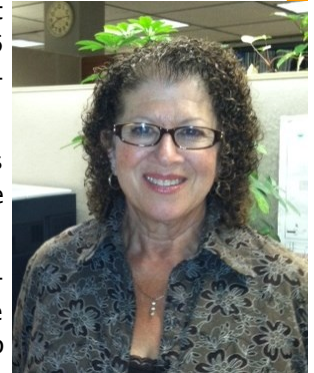
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## Highlights from Chapter 1 Professional Development Committee

Chapter 1 is among the top percentage of IRWA's national and international chapters when it comes to member credentialing! We have 57 members who hold the SR/WA designation and 36 members who hold specialty certifications! We also have many members who are diligently pursuing their designation and certifications and are close to reaching their goals.

We're so proud of our hard working, ambitious Chapter 1 members. In 2019, two members were awarded their SR/WA designations, one R/W-RAC, one R/W-AMC, one R/W-AC and five members earned their RWA certifications! Way to go Chapter 1!

Many more of our members are well on their way to completing the requirements for IRWA certifications in 2020 as well. If you have any questions or would like to receive help and guidance regarding credentialing, please do not hesitate to contact the Chapter PDC. We are here to help you pursue your path to success!



**Marilyn Stuart,  
Professional Development  
Committee Chair**

### **What are the benefits of obtaining the SR/WA Designation?**

The Senior Right-of-Way Professional (SR/WA), is the most prestigious professional designation granted to those right-of-way professionals who have achieved professional status through experience, education, and examination. While the SR/WA professional may be a specialist in one area, they must also be familiar with all disciplines associated with the right-of-way profession. The SR/WA designation is the only designation reflecting evidence of professional accomplishment in the right-of-way profession.

**Stay Ahead of the Curve** Today's marketplace is crowded and complex. To develop a solid, competitive advantage—and to remain ahead of that curve—you can rely on an IRWA designation to prepare you and your company for whatever lies ahead.

**The Only Name That Counts** IRWA stands for the highest standard of excellence. As such, an IRWA designation is a rigorous process that will work to differentiate you from other professionals. Our high standards have enabled us to create a distinction that is universally respected by customers, businesses and colleagues across most disciplines.

**The Right Stuff** Companies with employees who are IRWA certified report impressive results. Designation can often win business in competitive situations. Certified professionals often make better employees. They tend to exhibit higher productivity, reduced learning curves, increased technical competencies, lower error rate, and a higher level of job satisfaction.

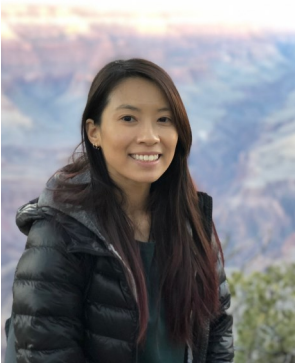
**Individual Benefits** Earning the SR/WA Designation will help boost opportunities and salary potential. The SR/WA Designation expands employment opportunities, increases salary potential, boosts chances for career advancement and demonstrates professional commitment. Research shows that professionals who have earned the SR/WA Designation earn more throughout their career than those without it.

**Benefits to Employer** Employers benefit from the SR/WA Designation too. They will be rewarded with higher employee retention, increased productivity and a boost in employee morale and confidence. The Designation enhances employee skills through multidiscipline training and examination. Retaining experienced staff is an enormous competitive advantage for any employer.

## Highlights from Chapter 1 Professional Development Committee

Please join us in congratulating the following Chapter 1 Members on their credentialing accomplishments:

### RWA Designation:



#### **Annie Li, RWA, Metropolitan Water District**

Annie is a Real Estate Representative in the Real Property Group at The Metropolitan Water District of Southern California. She joined Metropolitan in 2017 after working in the City of Los Angeles and in the private sector. She is currently working on the Prestressed Concrete Cylinder Pipe Rehabilitation Program – Second Lower Feeder and various projects for the Land Planning Team.

Annie has a bachelor's degree in Business Economics with an Accounting minor from the University of California, Los Angeles. She now holds a Right-of-Way Agent designation from IRWA, a Real Estate Salesperson license, and is currently working on her Certified Public Accountant license.

### RWA Designation:



#### **Jennifer Ryan, RWA, Metropolitan Water District**

Jennifer received a B.A. in Psychology with minors in Business, Sociology, and Ethics from Villanova University, and a J.D. from UCLA School of Law. At UCLA, she was the recipient of the Masin Family Academic Excellence Award in Advanced Real Estate Transactions, and a member of the Transactional Law Meet Competition and the Real Estate Law Association. Jennifer is a member of the State Bar of California and a two-time panel speaker on "Recent Developments in Real Estate Finance" at the Los Angeles County Bar Association. In joining Metropolitan Water District of Southern California in 2018, she brought nearly three years of experience as Real Estate Associate at a prominent regional law firm. Jennifer now serves as the Interim Land Planning Team Manager in the Planning and Acquisition Unit of Metropolitan's Real Property Group. Her work focuses on increasing water reliability through the acquisition of real property and real property rights in support of existing and future infrastructure. Jennifer looks forward to a continued professional relationship with IRWA and its members.

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## Highlights from Chapter 1 Professional Development Committee

Please join us in congratulating the following Chapter 1 Members on their credentialing accomplishments:

### R/W-AMC Certification:



**Diane Dominguez, SR/WA, R/W-AMC, L.A. Metro**

Diane Dominguez is a Project Manager with the Los Angeles County Metropolitan Transportation Authority (Metro). She began working for Metro in December 2000 in the Real Estate - Property Management as a Real Estate Officer, with promotions to Senior Real Estate Officer, Principal Real Estate Officer and currently as Project Manager-Asset Management.

Her current responsibilities are to assist with the management of Metro Gold and Red Lines, San Gabriel Sub-Division and Azusa Branch Lines. She negotiates and prepares lease, license and access agreements for real estate activities adjacent to, over or under Metro's right-of-way from private property owners and other public agencies for utility encroachments and other uses. In addition, she is managing Metro's Station Vendor Program and provide permits for various activities and special events at Metro's Station Plaza areas and other Metro properties.

Prior to joining Metro, Diane worked for Paragon Partners and also worked for over 18 years with Union Pacific Railroad formerly known as Southern Pacific Transportation Company. She was given the opportunity and challenge to work in various departments assisting in Administrative Support, Rail Operations, Train Crew Dispatcher, Train Dispatcher and Intermodal Operations. With her last position at UPRR, she worked as a Property Manager in the Real Estate Department.

She obtained her Bachelors' Degree in Business Administration from the University of La Verne and a Masters' Degree in Public Administration/Leadership from Cal State Northridge.

Diane is an active member with International Right of Way Association (IRWA) Chapter 1 where she currently serves as Membership Chair and had also previously assisted as Luncheon Chair. She earned and received both the Senior Right of Way Designation and Right of Way - Asset Management Certified Designation.



### SR/WA Recertification:

**Janelle Parra, SR/WA, R/W-AMC**  
City of Los Angeles

**Armando Parra, SR/WA**  
City of Los Angeles

## We are Right-of-Way Engineering Experts

Survey and Right-of-Way Services were provided for this 4-mile northern extension of the existing Metro Orange Line in the San Fernando Valley.



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Northridge, CA 91325



## Important News From the Professional Development Committee

You may access the IRWA Credentialing Program information on the IRWA website  
<https://www.irwaonline.org/professional-development/credentialing/>

### Get Credentialed in INDUSTRY

<https://www.irwaonline.org/professional-development/industry-path/>

IRWA's credentialing program consists of FOUR PATHWAYS that you can choose from to obtain your SR/WA designation depending on what industry experience you have or want to pursue:

- OIL & GAS
- TRANSPORTATION
- ELECTRIC & UTILITIES
- GENERALIST

Select an industry and go through the three simple steps: LEARN, QUALIFY & CERTIFY

### Get Credentialed in SPECIALTY

<https://www.irwaonline.org/professional-development/right-of-way-professional-career-path-specialist/>

You may also access information on how to obtain one of the Specialty Certifications:

- R/W-AC Appraisal Certification
- R/W-AMC Asset/Property Management Certification
- R/W-NAC Negotiation and Acquisition Certification
- R/W-RAC Relocation Assistance Certification
- R/W-URAC Uniform Act Certification
- Appraisal Cross Certification



# Get Credentialed!



Do you have questions about IRWA certifications or which courses you should take to reach your goals?

Feel free to contact the Chapter 1 PDC, if you have any questions about the SR/WA designation, IRWA specialty certifications or if you want to know which courses you should take to reach your goals. We are available to provide guidance and assistance with your career path planning. We want to help you reach your professional goals! You may contact any one of the Professional Development Committee Chairs listed below for more information about the IRWA Professional Career Path programs or for questions about the scholarship program, requirements needed to attain your specific goals for professional development or are interested in having a mentor to guide you through your professional educational path. We are here to assist you!

Marilyn Stuart, PDC Chair [marilyn.stuart.lb@gmail.com](mailto:marilyn.stuart.lb@gmail.com) - (702) 250-2865

Gus Parcero, PDC Co-Chair [augusto.parcero@lacity.org](mailto:augusto.parcero@lacity.org) - (213) 485-5775

Michael Popwell, PDC Co-Chair [michael@mpopwell.com](mailto:michael@mpopwell.com) - (323) 874-2384

Joyce Riggs, PDC Co-Chair [jriggs@sbcglobal.net](mailto:jriggs@sbcglobal.net) - (805) 578-2400

Andrew Thompson, PDC Co-Chair [athompson@semprautilities.com](mailto:athompson@semprautilities.com) - (213) 244-5032

Gary Valentine, PDC Co-Chair [gsv@valentineappraisal.com](mailto:gsv@valentineappraisal.com) - (661) 288-0198

**Great News! The Chapter 1 Board of Directors Have Approved the Free Course Voucher for the 2019-20 Fiscal Year!**

As a Chapter 1 Member You are Eligible to Attend a FREE One-Day Chapter 1 Sponsored Class Within the Next Year

This is a wonderful opportunity for all Chapter 1 members to help you fulfill your IRWA educational requirements for certifications, SR/WA designation, or to receive continuing education credit. Please check the chapter course listing in this newsletter to make plans to enroll in courses you need and take advantage of the free 1-day course credit.


How do you use the Free Course voucher?

- You will register directly with the course coordinator of any Chapter 1 sponsored class to register.
- First, send a copy of the voucher to the PDC Chair for authorization.
- Next, send your registration form and voucher to the course coordinator to complete registration.

If you haven't redeemed your voucher yet, feel free to use the copy of the voucher provided below for your convenience.

Your voucher can be redeemed for a free 1-day Chapter 1 sponsored IRWA class or equivalent credit if applied to the tuition of a multiple day class. The Chapter 1 Professional Development Committee can help you develop a plan to reach your professional goals for RWA, RWP certifications leading to the prestigious SR/WA designation or a specialist certification.

Here is your FREE COURSE VOUCHER for the 2019-20 Fiscal Year! It will be valid until the end of June 2020

	<p align="center"><b>IRWA CHAPTER 1</b> <b>FREE ONE DAY COURSE VOUCHER</b></p>
<p align="center"><b>THIS VOUCHER IS REDEEMABLE FOR A ONE DAY CHAPTER 1 SPONSORED IRWA COURSE OR EQUIVALENT CREDIT APPLIED TO ONE DAY OF A MULTIPLE DAY COURSE*</b></p>	
<p><b>*Terms of Voucher Usage:</b></p>	
<p><b>Valid for IRWA Chapter 1 Members for attendance at Chapter 1 Sponsored Courses Only</b></p>	
<p><b>Voucher Use is Limited to the First 10 Enrollees Per Each Chapter 1 Course</b></p>	
<p><b>This Voucher NOT Valid for Online Courses, is NOT Transferable and has NO Cash Value</b></p>	
<p><b>Course Registration Must be Arranged in Advance Through Course Coordinator</b></p>	
<p><b>MEMBER NAME</b> _____</p>	
<p><b>COURSE NAME AND NUMBER</b> _____</p>	
<p><b>COURSE COORDINATOR SIGNATURE</b> _____</p>	
<p><b>PDC CHAIR SIGNATURE</b> _____</p>	
<p align="center"><b>Must be presented to course coordinator at registration - Expires JUNE 30, 2020</b></p>	

## FY 2019 – 2020 Executive Board

<b>Elected Officers</b>			
<b>President</b> <i>International Director 1</i>	<b>Natasa Lenic, SR/WA, R/W-RAC</b> <i>LACAL Consulting, Inc.</i>	323-951-9887 x: 101	nlenic@lacialconsulting.com
<b>President-Elect</b> <i>International Director 2</i>	<b>Ann Kulikoff</b> <i>Andeavor</i>	714-624-3876	kulikoa@aol.com
<b>Treasurer</b>	<b>Craig Justesen</b> <i>LACMTA</i>	213-922-7051	JustesenC@metro.net
<b>Secretary</b>	<b>Diana Knezevic, SR/WA</b> <i>Wagner Engineering &amp; Survey, Inc.</i>	818-892-6565	dianak@wesinc.org
<b>Professional Develop. Committee Chair</b>	<b>Marilyn Stuart, SR/WA, R/W-NAC</b> <i>Consultant</i>	702-250-2865	marilyn.stuart.lb@gmail.com
<b>Appointed Committee Chairs (in Alphabetical Order)</b>			
<b>Asset Management</b>	<b>Frances Impert, SR/WA</b> <i>LACMTA</i>	213-922-2410	impertf@metro.net
<b>Communication</b>	<b>Amy Betonte, JD, RWA</b> <i>Interwest Consulting Group</i>	949-637-6734	amybetonteirwa1@gmail.com
<b>Education</b>	<b>Alexandra Nguyen-Rivera, SR/WA</b> <i>LA County DPW</i>	626-458-7052	alnguyen@dpw.lacounty.gov
<b>Educational Conference Bid - 2024</b>	<b>David Graeler, Esq.</b> <i>Nossaman LLP</i>	213-612-7836	dgraeler@nossaman.com
<b>Engineering/Surveying</b>	<b>Diana Knezevic, SR/WA</b> <i>Wagner Engineering &amp; Survey, Inc.</i>	818-892-6565	dianak@wesinc.org
<b>Environmental</b>	<b>William O'Braitis</b> <i>Keramida, Inc.</i>	951-202-7205	wobraitis@keramida.com
<b>Fall Seminar/Acquisition Negotiation</b>	<b>Brian Everett</b> <i>OPC</i>	562-304-2000	beverett@opcservices.com
<b>Law</b>	<b>Michael Yoshiba, Esq.</b> <i>Richards, Watson &amp; Gerson</i>	213-626-8484	Myoshiba@rwglaw.com
<b>Local Public Agency</b>	<b>Janelle Parra, SR/WA</b> <i>City of Los Angeles</i>	213-485-5447	Janelle.parra@lacity.org
<b>Luncheon</b>	<b>Julia Miranda</b> <i>LACAL Consulting, Inc.</i>	323-951-9887	jmiranda@lacialconsulting.com
<b>Membership</b>	<b>Diane Dominguez, SR/WA</b> <i>LACMTA</i>	213-922-5253	dominguezd@metro.net
<b>Newsletter</b>	<b>Doug Harman, SR/WA</b> <i>LACSD</i>	562-908-4288 x: 2756	DougHarman@lacsds.org
<b>Nominations &amp; Awards</b>	<b>Artin Shaverdian, Esq.</b> <i>Nossaman LLP</i>	213-612-7811	ashaverdian@nossaman.com
<b>Oil &amp; Gas Industry</b>	<b>Steve Parent, SR/WA</b> <i>CBRE</i>	916-919-7262	steve.parent@cbre.com
<b>Pipeline</b>	<b>April Harvey, SR/WA</b> <i>Crimson Pipeline</i>	562-714-3201	aharvey@crimsonpl.com
<b>Project Management</b>	<b>Ray Mehler, SR/WA, PMP</b> <i>Right of Way Management Consulting</i>	562-313-9439	Raymond.d.mehler@gmail.com
<b>Relocation</b>	<b>David Richman, R/W-RAC</b> <i>Autotemp</i>	888-202-9195	david@autotempservices.com
<b>Transportation</b>	<b>Cheryl DeMucci, SR/WA</b> <i>Paragon Partners, Ltd</i>	310-844-4514	cdemucci@paragon-partners.com
<b>Utilities</b>	<b>Janella Cordova</b> <i>Metropolitan Water District</i>	949-438-0820	jcordova@mwdh2o.com
<b>Valuation</b>	<b>William Larsen, SR/WA</b> <i>Integra Realty Resources-Los Angeles</i>	818-290-5428	wlarsen@irr.com
<b>Webmaster</b>			
<b>Young Professionals</b>	<b>Maya Hamouie, Esq.</b> <i>Nossaman LLP</i>	323-640-5610	mhamouie@nossaman.com



**January 23, 2020 Luncheon—11:30 A.M. at Luminarias**



*Don't Miss Out—Great Opportunity—Meet & Hear From  
Our Panel of Highly Knowledgeable & Experienced Professionals*

**PANEL DISCUSSION ON AGENCY CHALLENGES**

- **Lisa Sandoval, Civil Works Branch Chief, U.S. Army Corps of Engineers**
- **John Kallish, (retired) as Chief, Office of Renewable Energy Coordination, Bureau of Land Management (BLM), U.S. Department of the Interior**
- **John Potts, Executive Officer, Los Angeles County Metropolitan Transportation Authority**

Important to learn about the challenges others in our profession encounter & helps us:

- understand the impacts their challenges may have on our projects
- think about ways we can help each other

# SAVE THE DATE VALUATION SEMINAR

IRWA CHAPTER 1



**02. 25. 20**

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## **SAVE THE DATE**

Join IRWA Chapter 1 for the Annual

*Joint luncheon with  
the  
Appraisal Institute!*

**TUESDAY, MARCH 24, 2020**

**More Details to Follow**



## SAVE THE DATE



**MAY 21  
2020**

**IRWA CHAPTER 1  
LUNCHEON AND  
1/2 DAY PIPELINE  
SEMINAR**



**MORE DETAILS TO FOLLOW**