

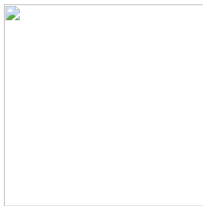


Issue #2023-2024, Q1

Oct 10, 2023

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CHAPTER NEWSLETTER



Alexandra Nguyen-Rivera, SR/WA, R/W-NAC

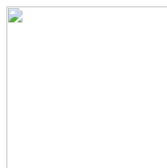
President's Message

Hello Chapter 1 Members!

A clear takeaway based on the turnout at the recent events is that members are ready to get back to networking, learning, and socializing. Who doesn't like and appreciate a good get together with like-minded people?

Back in May, Chapter 1 hosted its first in-person lunch since March 2020 and the turnout was wonderful! The Awards & Officers luncheon allowed us to honor April Harvey for her leadership, support, and guidance as the outgoing Chapter President; Neidy Pinuelas and Alana Edwards as Professionals of the Year; Diana Kwan as the Young Professional of the Year; CBRE- Encino (formerly Integra) as Small Employer of the Year; and Los Angeles Department of Water & Power as the Large Employer of the Year. Congratulations to all of the award recipients! A special thank you to Craig Justesen and the entire Nominations & Elections committee for your tireless efforts in making the luncheon happen.

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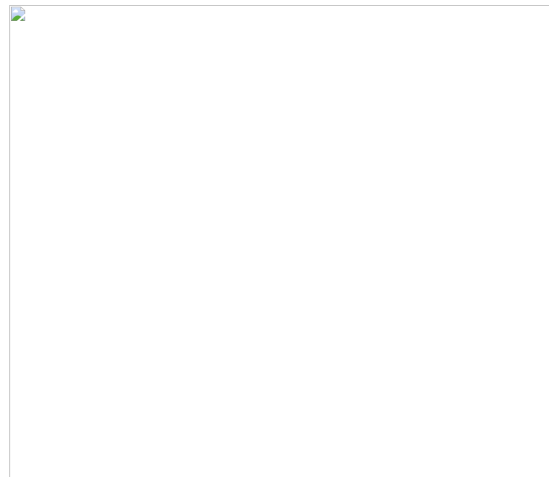
President-Elect's Message

Janelle Adeloga A. Parra, SR/WA, R/W-AMC

As we start this new fiscal year, I am grateful for the opportunity to serve the members of the International Right of Way Association Local Chapter 1 for another year. This edition, I am proud to share one of my department's projects completed in 2022.

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Stay Informed Through Caltrans Division of Local Assistance

By: Neidy Pinuelas, SR/WA, R/W-RAC, R/W-URAC

Are you aware that Caltrans offers training to all Local Agencies?

Are you signed up to receive notices from Caltrans Local Assistance?

Caltrans Division of Local Assistance Mission and Vision is to help their partners deliver local transportation projects. Caltrans Division of Local Assistance and the Division of Right of Way and Land Surveys know how important it is for the Local Agencies to stay informed of updates and to receive the proper training.

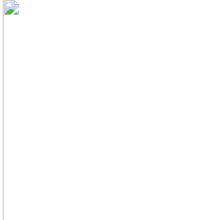
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Top 5 Reasons to get an IRWA Designation

By: Cheryl DeMucci, SR/WA, RW/RAC



Obtaining an IRWA designation can offer several benefits to those seeking to advance their career or establish expertise in a specialized field. Here are the top five advantages to obtaining a designation...

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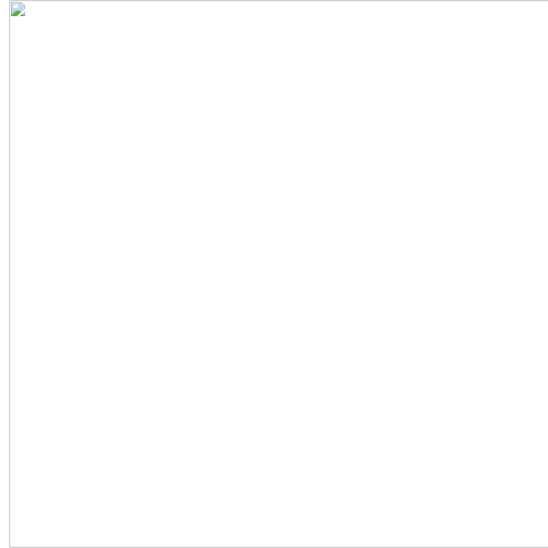
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IRWA Chapter 1 courses for Fall 2023-Winter 2024

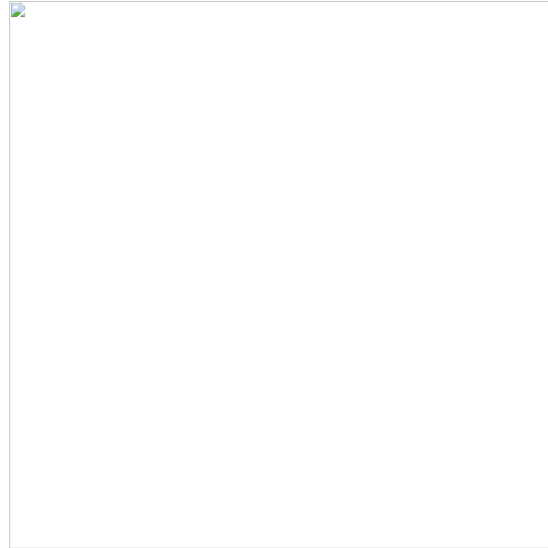
Hello IRWA Chapter 1 members! I am excited about our courses for this Fall 2023/Winter 2024. I am currently collaborating with Raven to complete an IRWA course survey to acquire an accurate account of the most desirable courses. Please let me know if anyone is interested in coordinating a class. As reminder, one of the perks to being a coordinator is the course fee will be waived for that coordinated course. Please feel free to contact me by email or phone for any IRWA course questions or comments.

- November 8 & 9, 2023 – Virtual Class – C400 Principles of Real Estate Appraisal – Instructor, Joel Walker
 - November 28, 2023 – Virtual Class – C603 Understanding Environmental Contamination in Real Estate – Instructor, Fred Walasavage
 - Rescheduling Date TBD – Virtual Class – C201 Communication in Real Estate Acquisition – Instructor, TBD
 - January 11 & 12, 2024 – Virtual Class – C900 Principles of Real Estate Engineering, Instructor, Laura Slye
 - February 28, 29, and March 1 – Virtual Class – C201 Communication in Real Estate Acquisition, Instructor, Denise Lopez
 - Date pending TBD 2024 – In Person- 2-day C219 – Adult Communication Principles and Method, Instructor, Michele Folk
 - Date pending TBD 2024 – Virtual - C100 Principles of Land Acquisition
- Please note scheduled courses and dates are subject change based on instructor availability.

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English as a Second Language Tenants and Buyers: Special Issues for Right of Way Public Agencies

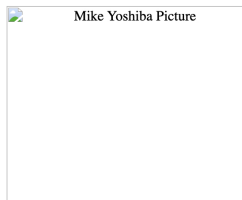
Kalysha Murphey* and Bryan Otake**

California public agencies that manage right-of-ways sometimes lease or sell parcels to private parties in order to further agency objectives or dispose of surplus land interests. In these efforts, public agencies that own and manage right of ways encounter the multilingual fabric of the California economy. As of 2021, 27 percent of California's overall population was foreign born and this group made up almost 35 percent of working adults aged 25 to 54. Thus, in leasing and sales transactions, public agencies often encounter tenants and buyers for whom English is a second language. This article is intended to highlight some of the legal issues raised in such transactions and to help public agency right-of-way property managers address common English as a second language pitfalls.

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Mike Yoshiba Picture



Detour Ahead

By Michael Yoshiba - Law Chair Chapter 1

The City designed a rail/street grade-separation project that required part-take acquisitions from several properties. Only a few property interests were needed at the beginning of the project for funding certification. One property interest needed was from the backyard of a three bedroom single-family residence: 949 square feet of fee and a 362 square foot temporary construction easement. These property interests were needed to remove and replace an existing retaining wall. Preliminary title reports were obtained and the property owners of record were appropriately identified. The right of way maps and legal descriptions were prepared and forwarded to the appraiser. The appraisal was approved by the City Council who directed the right of way agent to make an offer to purchase the property.

[Read more](#)

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Public Agency Chair

Jonathan Quan, City of Los Angeles: Bureau of Engineering

The City of Los Angeles continues its commitment to develop projects with innovative ways to utilize right-of-way for improving the lives of its community members. Here are a few notable projects:

Sixth Street PARC Project – On August 5, 2023 the groundbreaking was held for the Sixth Street Park, Arts, and River Connectivity (PARC) Improvements Project, just one year after the Sixth Street Viaduct made its debut. The 12 Acre park beneath the 6th Street Bridge will create new green space for the Boyle Heights and Arts District Communities. The City took a modern approach so utilization of space beneath the bridge will bring walking and jogging paths, plenty of picnicking areas, adult fitness equipment stations, a basketball court, a synthetic soccer field, multipurpose fields, an amphitheater arts plaza, public restrooms, a west park café building, a Recreation & Parks staff building, general landscaping and lighting. Over 300 new shade trees will be planted. Also, Recreation & Parks will construct a children's playground and a skatepark. With sustainability in mind, the park has been designed to capture stormwater to be reused for irrigation of the drought tolerant landscaping.

[Read more](#)

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Young Professional Update

The Young Professional's chapter-wide social events this year promise to be an exciting and diverse array of gatherings that will foster engagement among our chapter's members! We are aiming to cater to a wide range of interests and preferences, ensuring that there is something for everyone. These events will provide invaluable opportunities for the chance for our members to form memorable experiences together and lasting connections. Stay tuned for updates on this year's social calendar. It is bound to be an unforgettable year for our chapter!

Young Professional Chair- Maya Hamouie

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Job Bulletins

COUNTY OF SANTA BARBARA INVITES APPLICATIONS
FOR THE POSITION OF:

Real Property Division Manager

Job Bulletin #23-8027-24 (O/GS) An Equal Opportunity
Employer

SALARY

\$106,808.37 - \$145,002.66 Annually This salary range reflects the negotiable range for hire, however the top of the range for future career and salary advancement tops at \$156,106.14

OPENING DATE: 8/3/2023

CLOSING DATE: Open Until Filled

We are currently accepting applications to fill one full-time Real Property Division Manager (Program/Business Leader job classification) in the General Services Department. The current vacancy is in **Santa Barbara** with the ability for the incumbent to discuss a long-term hybrid telework schedule contingent upon the needs of the department.

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