



BUNDLE OF WRITES

INTERNATIONAL RIGHT OF WAY ASSOCIATION

18101 Von Karman, Suite 1800
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www.irwa67.org

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Next Meeting:
Tuesday
February 8th, 2011

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PRESIDENT'S MESSAGE

By Michele Folk, SR/WA, R/W-RAC

Members:

I can't believe it's the end of January already. It seems as though we were just immersed in the holidays. With the incredibly beautiful and mild weather we've been having, I feel like it is already spring. 2011 seems to be moving forward quickly, and I sense a renewed energy at work and in our community.

Our Region 1 Spring Forum is fast approaching and will be held on Saturday, March 5th in Phoenix, Arizona. We will have two representatives from Chapter 67 attending this leadership caucus of all of the Chapters in Region 1. Traditionally, the Spring Forum focuses on educational goals and professional needs of our membership, although round tables regarding current trends and issues related to Chapter operations are held as well. All members are welcome to attend. If you would like more information about the forum and associated activities, please contact Kathie Sholly at KSholly@GLENDALEAZ.com.

We meet again for our February luncheon on Tuesday, February 8th. February's luncheon will honor our Past Chapter Presidents. Quite a few of them will be in attendance, and I look forward to conveying our appreciation for their past years of service to our Chapter. Chapter 67 leadership is currently looking for interested parties to nominate for the President-Elect position as well as various Committee Chair positions. Please contact me at mfolk@opcservices.com, if you are interested in assuming a leadership position on our Board and/or on a committee.

Our guest speakers for February's luncheon will be Daniel Johnson and Steve Stafford with ADR West, a mediation organization offering alternative dispute resolution. Having been involved in arbitrations, mediations, negotiations, and settlement conferences as mediators or advisors for decades, they offer exceptional analytical skills relating to business, economics and relationship matters. Their broad and diverse—experience has provided them with a unique set of communication, mediation and relationship-building skills that are critical to settling conflicts.

Their topic will be "Using Emotions During Negotiations." Since we are all in disciplines and careers somehow related to acquiring rights of way, any tips or recommendations to assist us in our negotiations will be welcomed with our goal of a negotiated settlement versus a condemnation action – or mediation versus litigation.

Please join us at the Santa Ana/OC Airport Holiday Inn, located at 2726 South Grand Boulevard, Santa Ana, CA 92705, and please remember to RSVP to Joe Munsey at jmunsey@semprautilities.com. Our Board Meeting will follow immediately after the luncheon - everyone is welcome to attend.

Looking forward to seeing everyone there!



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CHAPTER BUSINESS MEETINGS – SUCCESS IS OUR GOAL

Your Chapter's Executive Board continues its duties and obligations to chart the success of the premier IRWA Chapter. We encourage members to attend and see your Executive Board in action.

The Executive Board meets immediately after the general IRWA 67 luncheons
Next Board Meeting is: February 8, 2011.

FEBRUARY 2011 SPEAKERS

Daniel Johnson and Steve Stafford with ADR West
"Using Emotions During Negotiations"

DANIEL JOHNSON

Mr. Johnson has twenty-five years of experience as a Fortune 50 executive and consultant dealing with domestic/international sales management, operations, mergers/acquisitions, negotiations and mediations. Dan completed his undergraduate studies at Southern Illinois University. His expertise includes contracts, business and governmental policies/affairs and cultural issues. He has facilitated the development, evaluation and execution of sustainable business plans, strategies and relationships in a diverse range of business contexts, and cultures; from startups to large corporations and from domestic to international issues.

His broad and diverse experience has provided him with a unique set of communication, mediation and relationship-building skills that are critical to settling conflicts in civil and family law mediations.

STEVE STAFFORD

Thirty-five years of experience as a CPA, consultant, advisor dealing with business transactions, acquisitions and sales of business ownership, development of new markets, employee stock incentive plans, closely held business and family dispute resolutions, Steve Stafford brings with him a wealth of personal knowledge and experience to the alternative dispute resolution process. Steve completed his undergraduate studies at University of Southern California. As a non-attorney who has been involved in arbitrations, mediations, negotiations, and settlement conferences as a mediator, consultant or advisor over the past thirty-five years, he offers exceptional analytical skills relating to business, economics and relationship matters.



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EDITOR'S CORNER

Katherine Contreras, Esq.

February! Time for Valentines, Cupids and Presidents. Not only are we honoring Lincoln and Washington, but Chapter 67 is honoring its past presidents this month. I hope you can join us for our lunch on February 8th.

Board News

The board meets right after the monthly lunch meeting. All are welcome. We are currently discussing lunch speakers for the next few months. If you have an idea for a presentation, please let us know.

Also, we are looking ahead for next year. If you are interested in joining the board or becoming more involved, please let Michele or another board member know.

Raffle Sponsors

Thank you to the sponsors of our January drawing:
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If you would like to donate to the drawing, please bring your item to the lunch. Thank you.

Attendance Raffle

Too bad Mike Heineke, you missed out on \$25. But you and everyone else get another chance in February. For a chance to win, all you need to do is show up. Good luck.

Hope to see you on the 8th.



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CASE OF THE MONTH

2010 Eminent Domain Year in Review

By: Bradford B. Kuhn, Rick E. Rayl,

In contrast to 2009, eminent domain had a big year in 2010. The courts handed down a number of important decisions, and there was even an attempt to pass some new legislation. On the ground, stimulus dollars appeared to reach local agencies and projects started moving forward. And at the polls, Proposition 22 passed in November, helping to secure redevelopment agencies' coffers.

As 2011 evolves, we expect another exciting year. Stimulus dollars mean long-delayed projects will finally be built, and there are already some cases awaiting decision that should provide fireworks.

What follows is an eminent domain recap of 2010, along with our thoughts on what the Right of Way profession can expect in 2011.

Regulatory Takings/Inverse Condemnation

The most anticipated 2010 case was almost certainly [Guggenheim v. City of Goleta](#). Following what we thought would be a landmark takings decision in 2009, the Ninth Circuit Court of Appeals ordered a rehearing of the *Guggenheim* case, en banc. In December, the Court issued its new decision, this time holding that the city's rent control ordinance did not constitute a taking. Because the city's rent control ordinance was in place long before the property owner purchased the property, and the purchase price likely reflected the ordinance's impact on the property's value, the owner failed to establish the necessary "investment-backed expectations." That said, the *Guggenheim* decision still goes down as the first time the Ninth Circuit ever reached the merits of such a claim, meaning the decision is not a complete loss for property rights advocates.

In [MHC Financing Limited Partnership Two v. City of Santee](#), another court confronted a rent control ordinance. In a much more typical regulatory takings decision, the court rejected the claim on procedural grounds, never reaching the merits. In a painful twist for the owner, the court held that its "as applied" challenge to the rent control ordinance was not ripe, while its "facial" challenge was stale.

In [Adams Bros. Farming v. County of Santa Barbara](#), the owner argued that the county effected a taking by improperly designating 95 percent of the owner's property as wetlands. The state court concluded that the claim was not ripe, and when the owner thereafter sued in federal court, the Court held that the claim was barred under principles of res judicata.



Business Goodwill

In [*Los Angeles Unified School District v. Casasola*](#), the Court held that business owners cannot recover as lost business goodwill anything that falls within the scope of California's Relocation Assistance Act, regardless of whether the losses are actually recoverable under the Act. The decision has the effect of precluding compensation for any reestablishment costs the owner incurs above the Relocation Act's \$10,000 cap, a paltry sum in the context of any large-scale relocation.

Property Valuation

In [*City of San Jose v. Union Pacific Railroad*](#), the Court addressed the amount of compensation to which a railroad was entitled as a result of a street widening. While the Court seemed to deviate from traditional fair market value rules, on closer inspection, the Court simply applied a traditional highest and best use analysis, concluding that when an agency acquires an easement across a rail line for a street, nominal compensation is appropriate since the taking has no measurable impact on the underlying fee value.

Attorneys' Fees

In [*Tracy Joint Unified School District v. Pombo*](#), the Court clarified when attorneys' fees are recoverable by a property owner. Where the agency's final offer is unreasonable and the owner's final demand is reasonable, agencies typically seek to avoid paying attorneys' fees by asserting that they acted in "good faith." The *Pombo* court concluded that mere "good faith" reliance on the agency's appraisal is not enough; where the agency's offer is way off, it will be on the hook for attorneys' fees unless (i) the difference in the figures is due to a weighty issue of law and (ii) the agency proves good faith efforts to negotiate, including a showing that it took the owner's appraisal into consideration in framing its final offer.

In [*Transwestern Pipeline Co. v. 17.19 Acres of Property*](#), the Ninth Circuit confronted the question of whether a private utility company constituted a "federal agency" when exercising the power of eminent domain under a license from the Federal Energy Regulatory Commission (FERC). At stake was whether the utility company was liable to the property owner for attorneys' fees when it abandoned the condemnation action. The Court concluded that the utility company did not qualify as a "federal agency," and therefore was not liable for fees.

Right to Take

In [*County of Los Angeles v. Glendora Redevelopment Project*](#), the Court struck down an agency's redevelopment plan for inadequate blight findings. In particular, the Court held that the agency failed to present substantial evidence to support the "physical blight" test, and therefore could not exercise the power of eminent domain. The significance of the opinion lies not just in the holding itself, but in the Court's willingness to scrutinize the blight findings, rather than merely deferring to the agency's determination.



Supreme Court Action – and Inaction

In [*Stop the Beach Renourishment, Inc. v. Florida Department of Environmental Protection*](#), beachfront property owners alleged that Florida's efforts to restore beaches by depositing sand, which created a new public beach between the owners and the water, resulted in a taking by cutting off the owners' littoral rights (the rights owners possess by owning property that extends to the water's edge). By the time the case reached the Supreme Court, the issue presented was whether a court decision (here the Florida Supreme Court's decision finding no actionable conduct by the government) could constitute a "judicial taking" of property. The Court concluded that the decision did not constitute a taking, but did recognize, at least conceptually, the idea of a "judicial taking."

The U. S. Supreme Court had at least three other chances to weigh in on eminent domain issues, and all three seemed like pretty good candidates for review, yet the Court declined to review each of these cases:

1. [*Tuck-It-Away, Inc. v. New York State Urban Development Corp., dba Empire State Development Corp.*](#), in which the New York Court of Appeals concluded that a government agency's use of eminent domain to transfer property from one private owner directly to another private owner (the University of Columbia – a private institution) was constitutional;
2. [*480.00 Acres of Land v. United States*](#), in which an owner's property was acquired as part of the Everglades National Park expansion, and the issue was whether a government's actions must be the primary cause of precondemnation depression of a property's market value, or whether there only needs to be a nexus between the government's actions and the depressed market value to warrant precondemnation damages; and
3. [*Kimco of Evansville, Inc. v. State of Indiana*](#), in which the owner argued review was necessary to change a fundamentally unfair principle that damages arising from access impairments in eminent domain cases are non-compensable as long as the owner is left with reasonable access.

Legislative Updates

[*Assembly Bill 2531*](#) proposed to allow the Community Redevelopment Association of Los Angeles to expand its eminent domain authority to acquire non-blighted property outside of its redevelopment area. On the eve of the deadline for taking action, Governor Schwarzenegger vetoed the bill noting that it "would violate the primary purpose of redevelopment law."

On the other hand, Proposition 22 passed in November, and while the campaigns both for and against it took on the negative tone typical of American politics these days, the bottom line is that its passage will make it harder for the state to usurp certain local agency funds, including funds directed to redevelopment agencies. California's Redevelopment Association viewed Proposition 22 as providing crucial



protection to cash-strapped agencies, all of which undoubtedly breathed a huge collective sigh of relief on November 9.

Themes for 2011

Since 2005's *Kelo* decision, we have seen heightened scrutiny, and a lot of anger, directed at eminent domain. As time passes and stimulus dollars make their way into the system, there appears to be a shift in public perception taking place. While the public will undoubtedly continue to denounce eminent domain for redevelopment purposes, the major infrastructure projects under construction and on the horizon (1) are generally badly needed and long overdue, (2) will improve the lives of huge segments of the population, and (3) generate large numbers of jobs.

It appears that the public may be ready to move past *Kelo* and embrace these traditional infrastructure projects, even if it means more eminent domain. We've even seen some examples in the past year of the public actually pushing government agencies to use their powers of eminent domain to improve local communities.

That said, with Proposition 22's passage and *Kelo* more than five years behind us, redevelopment agencies may once again start to consider eminent domain to implement their projects. If they do, the public will undoubtedly watch closely, and where redevelopment projects do not have wide-spread public support, the battle cry of *Kelo* will likely ring out again.

On the other hand, Proposition 22 will do little to save redevelopment agencies' budgets if Governor Brown has his way. His January 10 budget proposal would (1) freeze redevelopment agencies' ability to create new contracts or obligations, (2) "disestablish" all redevelopment agencies in the state, effective July 1, and (3) use existing redevelopment agencies' budgets to service existing debt obligations and, over time, to be distributed to other local agencies for general use. This developing story will be closely watched over the next several months.

Projects to Watch for in 2011

We expect a busy 2011 in the right-of-way profession. Things to watch for:

- The 91 freeway is one of the most congested in California, and efforts have been ongoing for years to alleviate the gridlock. Late last year, [AB 2098](#) was passed, opening the door for the Riverside County Transportation Commission (RCTC) to utilize a design-build process to deliver expansion of SR-91 and I-15. Construction is scheduled to commence in 2012 on the \$1.3 billion freeway widening project.
- In the last week of December 2010, a [contract was awarded for \\$33.8 million in Recovery Act funds](#) to be used towards the [Colton Grade Separation Project](#) in San Bernardino, which will elevate two Union Pacific Railroad tracks over two Burlington Northern Santa Fe Railway tracks.
- Also during the last week of December 2010, the [U.S. Department of Transportation announced a \\$46 million grant agreement](#) for the final phase




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of the [Doyle Drive -- or Presidio Parkway -- Project](#) in San Francisco, which will include a redesign of the road and improve access to the Presidio.

- On January 5, 2011, the Los Angeles County MTA announced that the Federal Transit Administration has given the MTA [formal approval to commence preliminary engineering work on the Westside Subway Extension](#) and the [Regional Connector](#), another proposed subway project. This approval signals the likelihood that the FTA will approve the projects as part of its [New Starts program](#), a key federal funding component for large-scale transit projects.
- Ever since the devastating 2008 Metrolink accident in Chatsworth, the public has demanded a safer commuter rail system. [SB 1371](#) will enable the Southern California Regional Rail Authority (SCRRA) to move forward with a \$200 million rail safety program to implement Positive Train Control throughout the Metrolink system.



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NEWS AND EVENTS

NEW MEMBERS AND TRANSFERS

NEW MEMBERS

Nothing to Report

TRANSFERS

Nothing To Report

EVENTS

Board Meeting:

The next board meeting February 8, 2011 immediately following the luncheon.

Spring Seminar:

Our Spring Seminar will be Tuesday May 10, 2011.



Attorneys You Can Count On

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ARTICLES

WHERE ARE THEY NOW?

*Joe Munsey, RPL, Southern California Gas Company
Hospitality Chair*

For our new members with inquiring minds, the whereabouts of those past presidents are presented below. Believe it or not, there is actually some **fresh news** on the whereabouts of those past presidents who cannot sit in one place for long. The good news, many are still active with the chapter and attend the meetings.

Name	Year	Where They were Then	Where Are They Now
Phillip Pierce	1977	City of Orange	Deceased
Richard Riemer, II, Esq.	1978	Private Practice	Private Practice. We'll see Rick at the luncheon.
Terry Swindle, SR/WA	1979	County of Orange, Real Estate Division	Terry is still with the Transportation Corridor Authority – same as last year. Terry decided since he missed last year's luncheon he plans to show up and grab his 2011 free lunch.
Edward W. Goodyear, SR/WA	1980	Southern California Edison Company	We were not able to contact Mr. Goodyear due to stale a phone number and email address. We trust all is well with Ed and assume he is still semi-retired and living in Prescott, AZ. Perhaps by now he is fully retired and no longer working as a substitute teacher for the Prescott Unified School District.
Ed Elliot	1981	PacBell	Retired and not locatable. However, we do wish Ed good fortune wherever he may be.
William Price	1982	County of Orange, Real Estate Division	Have lost track of Mr. Price; we wish him the best for the year 2011.



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Name	Year	Where They were Then	Where Are They Now
Jack Stewart, Jr.	1983	AT&T, f/k/a PacBell	FRESH "OLD" NEWS. Jack graduated in May of 2010 as a newly minted culinary chef. He will be attending the luncheon to check out the food.
Robert P. Stolhand, SR/WA	1984	City of Orange	Retired – "Threepeat", still doing very little consulting work for the City of Orange. Bob will be attending the luncheon to cash in on the free lunch – last year he missed the luncheon due to travelling.
Sandra L. Pinnell	1985	Irvine Company	Next time this year Sandy will be living in a large well maintained Victoria style house built in the early 1800's in Waynesboro, GA. Sandy grew up in Murrieta, GA and so the surroundings will seem familiar. She and her husband Jay will make the move back to the east coast sometime in 2011. Driving that move to the other side of the county actually entails grandchildren – and the rest is history, as they say.
Michael N. Green SR/WA	1986	Willdan and Associates, Supervisor of Real Estate Services	Mike still finds showing for work at Overland, Pacific & Cutler is a good thing on a part basis. Full retirement in the future? Stay tuned for full details.
Daniel Brennan	1987	City of Huntington Beach	Travelling the USA and taking cruises – such is the life this past president continues to enjoy. When not traveling around, he keeps up the golf swing as much as is possible. Dan will join us at the luncheon.



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Name	Year	Where They were Then	Where Are They Now
Diane Schooler, MAI	1988	The Schooler Company, Principle, Appraisal Consultant	The Schooler Company, Principle, Appraisal Consultant – Still a member of Chapter 11, San Diego. Diane has promised me one day she shall show up.....just need to tie down that date.
Robert Hoffman	1989	City of Santa Ana	Retired and off the radar screen. Bob, we wish you good heath, fame and fortune.
Sharon Hennessey, MAI, SR/WA	1990	Hennessey & Hennessey, LLC	Sharon is steadily holding the course by showing up for work at the firm of Hennessey & Hennessey, LLC. I am still befuddled to know which Hennessey she represents on the firm's shingle.
Sydney H. Hawran, MAI	1991	Donahue & Company, Inc.	Syn is now with the firm Donahue, Hawran & Malm – did not stray too far away form the “ole firm” and still in Newport Beach.
Marilyn Adarbeh	1992	City of Costa of Mesa	Still on holding mode. RE: Fallen off the radar screen; but we still wish her well.
Mark R. La Bonte, SR/WA	1993	Willdan and Associates	Mark's goal is to continue as Vice President at Overland, Pacific & Cutler until they tell him not to show up at the office.
Stacey Dooling	1994	First American Title	Stacey has disappeared from the Chapter scene. Wishing her health and happiness.
Linda Wilford	1995	CalTrans – Orange County	Placed a call to Linda's office number, it sure sounded like the message left on the answering machine was an indication that Linda had left the building – for good.



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Name	Year	Where They were Then	Where Are They Now
Ray S. Armstrong, SR/ WA	1996	Overland Resources, Inc	Ray faces what many of our past presidents deal with, obligated to work at an office where his former company name is on the stationary and thus making it compulsory to show up to work.
Lisa M. Kimbro, MAI	1997	Kimbro Consulting	As far as we can establish, Lisa is still holding the title as VP of Collateral Risk at Aurora Bank FSB, Commercial Services.
David B. Cosgrove, Esq.	1998	Rutan & Tucker	Dave still drives to the same address and uses the same office as his "home away from home." We will see Dave at the luncheon.
Larry S. Stevens, SR/WA	1999	CalTrans	The prolific writer and Past President, now residing in Monument, CO, must be off travelling the world. Several emails to Larry have gone unanswered – which is not like him to avoid responding. We suspect he is sipping adult beverages somewhere in the world and not available to attend the Past President's luncheon. We are still eager Larry will come through with his threats and resurrect penning the occasion article for submission to the "Bundle of Writes."
John Murphy, Esq.	2000	Nossaman, Guthner, Knox & Elliott	John's name is on the shingle and thus required to practice at the firm bearing his name – Murphy & Evertz.



BUNDLE OF WRITES

INTERNATIONAL RIGHT OF WAY ASSOCIATION

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Name	Year	Where They were Then	Where Are They Now
Kevin Donahue, MAI	2001	Donahue & Company, Inc.	Kevin really did move to Overland, Pacific & Cutler as head appraiser for OPC's appraisal section.
Barbara L. Zachry, MAI	2002	Donahue & Company, Inc.	Barbara is enjoying retirement with an arm full of wonderful grandchildren.
Keith McCullough Esq	2003	McCormick, Kidman & Behrens	FRESH NEWS: Keith thought his time was up at Adorno, Yoss, Alvarado & Smith and thus decided to show up at the office of AlvaradoSmith. Amazing, as he arrived at the new firm's office, although it was the same address and suite number, he noticed his "former" colleagues and staff decided to do the same. Things only appear to change.
Orell C. Andersen, MAI	2004	Bell, Andersen & Sanders, LLC	Orell's last name is still on the single hanging outside the office; and he is still showing up at the same address and suite number as he faithfully did a year ago.
K. Erik 'Rick' Friess, Esq.	2005	Nossaman, Guthner, Knox & Elliott	Rick is now the embodiment of .Allen Matkins Leck Gamble Mallory & Natsis LLP. He is also known as the Chapter President who brought back desserts as part of our dining experience at the Holiday Inn. Hooray for Rick! He plans to attend and re-confirm dessert is still being served as a monument to his formidable leadership.



BUNDLE OF WRITES

INTERNATIONAL RIGHT OF WAY ASSOCIATION

Name	Year	Where They were Then	Where Are They Now
Douglas Evertz, Esq.	2006	Stradling Yocca Carlson & Rauth	Doug's name is on the shingle and thus required to practice at the firm bearing his name – Murphy & Evertz.
Orell C. Andersen, MAI	2007	Bell, Andersen & Sanders, LLC	Bell, Andersen & Sanders, LLC – same story as for the year 2004.
Mike Quijano, RW-RAC	2008	The Relocation Specialist	The Relocation Specialist
Michael d'Angelo	2009 ½ of 2010	Palmieri Tyler Wiener Wilhelm and Waldron	Mike is unique in that he is the first and only president to serve an additional 6 months beyond the normal term. He loved his job as chief cook and bottle washer for the chapter; and rumor has it that he sorely misses the limelight as our grand potentate. Please feel free to confirm with Mike if this is merely a figment of my imagination or the gossip is true. As far as we can ascertain, he is planning to continue arriving at the offices of PTWW&W and practice the art of law for the near future – time will tell.

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EMPLOYMENT OPPORTUNITIES



Right of Way Agent - 100765 Irvine, CA

Description: The Right of Way Agent performs right-of-way/land acquisition services with supervision and training, primarily for public agencies that have the power of eminent domain. Requires an ability to work confidently with clients and owners. Relocation, utility relocation, title and/or property management experience helpful. Keyword(s): Realty Specialist, Real Estate, Acquisitions, Relocation.

Requirements: 2+ years experience with public agency acquisitions preferred. College degree or acceptable experience required. Demonstrated real estate experience, excellent communication skills, and outstanding references are all necessary. Must have experience delivering right of way under the Uniform Act, and purchasing property under the threat of eminent domain. Experience working with Caltrans, delivery of right of way in Southern California and dealing with loss of business goodwill a plus. Must have willingness to travel in state for upcoming and future projects. Must have a current California real estate license. Proficient with MS Office, Word, Excel, Outlook, PowerPoint, Experience with database preferred. Ability to conduct research and navigate the internet for research.

This position may be subject to a pre-employment drug test and drug and alcohol testing during the course of your employment based upon HDR's Drug Testing and Drug Free Workplace Policy. An Affirmative Action Participant EOE M/F/D/V

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Or see the careers section of www.hdrinc.com and browse for job number 100765

Senior Right of Way Agent - 101592 Irvine, CA

Description: The primary duties of the Senior Right of Way Agent: Assist clients with many aspects of right of way delivery for public projects; feasibility, acquisition, appraisal, relocation, finance, costs, tax effects and project execution. May work directly with clients. Assists project managers and coordinates among team members focused on real estate, relocation and economic issues. Work will be performed with minimal supervision. May act as lead in directing and reviewing work of other Agents and support staff. Property acquisition and relocation of persons, businesses and personal property are the primary responsibilities. This position may be located in Irvine or Riverside, California. Keyword(s): Realty Specialist, Real Estate, Acquisitions, Relocation.

Requirements: Bachelors degree. 5+ years experience with public agency acquisitions preferred. Proficiency with Microsoft Office and Excel. Working knowledge of Project, ARGUS and ECONPAK software a plus. Ability to read, review and understand legal descriptions and the knowledge to draft the following types of real estate documents: deed, easement and lease. Must have experience delivering right of way under the Uniform Act, and purchasing property under the threat of eminent domain. Experience working with Caltrans, delivery of right of way in Southern California and dealing with loss of business goodwill a plus. Must have willingness to travel in state for upcoming and future projects. Must have a valid California real estate license.

This position may be subject to a pre-employment drug test and drug and alcohol testing during the course of your employment based upon HDR's Drug Testing and Drug Free Workplace Policy. An Affirmative Action Participant EOE M/F/D/V

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