

IRWA

ORANGE COUNTY

CHAPTER 67

International Right of Way Association Chapter 67 Orange County, California



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BUNDLE of WRITES

January 2012

President's Message

Rick Rayl, Esq.

Members:

As I write this, it's December 24: Christmas Eve to some; the fourth day of Chanukah for others; some random day about half way between the Islamic New Year and Muhammad's Birthday for others; two days before Kwanzaa for yet others, and if we're really going to go through a complete list, it's also a mere 16 days after Bodhi Day and three weeks before Makar Sankrant (extra credit for anyone who can identify all of these without resorting to Google).

For me, I'm struggling to get all my holiday plans in order as I continue to scratch my head at two things that are permeating my holiday home life: (1) who I need to track down and kill for coming up with the "Elf on a Shelf"; and (2) why my almost-eight-year-old is convinced that some really dull coloring book she saw in a catalog is the most important gift of the entire year. With respect to the "Elf," if you happen to be responsible, I suggest you take some of the untold millions you've undoubtedly collected from the idea and run far, far away before someone like me finds you. With respect to the coloring book, I can only wait in fear at my daughter's inevitable grief upon realizing that her most-treasured holiday request really is no more than a cheap coloring book.

But for now, I will take a few minutes to reflect on less stressful pursuits – like the IRWA. I have been told that the Tri-Chapter lunch was a great success, and that the Chapter 67 "party bus" – while perhaps missing the stripper pole reported to have been on the Chapter 57 bus – was a lot of fun. I am sorry to have missed it (the event; not the stripper pole), but rest assured that I raised a glass to all of you from my remote beach-front location that fine day.

As I look towards next year, I know our Nominations and Awards Committee has been hard at work, and that we will have our Chapter Awards ready for presentation on January 10. We'll also be working to finalize plans for our annual Spring Seminar, and should be ready to make announcements about the date and schedule by our February meeting. And if that isn't enough to entice you, John Ellis will be returning to give us a market overview as we begin 2012.

As always, we'll be at our normal location at the Santa Ana/OC Airport Holiday Inn, located at 2726 South Grand Boulevard, Santa Ana, CA 92705 (\$15 for those who RSVP to Joe Munsey at jmunsey@semprautilities.com, or \$20 at the door).

I hope to see you all there. In the meantime, I hope you all had a wonderful, safe holiday season, regardless of which "December 24" applied to you. See you soon!

Next Luncheon Meeting

Date: January 10, 2012

Luncheon Speaker:
John Ellis - Market Overview

John Ellis is currently the Managing Director for Integra Realty Resources. Mr. Ellis has been appraising in Southern California continuously since 1980. He holds a Bachelor of Arts in Business-Economics from the University of California, Los Angeles. He is an active instructor of appraisal courses and seminars, was an elected member of the officers and Board of Directors of the Southern California Chapter of the Appraisal Institute for six years, and is a past president of the Chapter. Mr. Ellis has given expert testimony in Federal and Superior courts on more than two dozen occasions. He has served as a court-appointed appraisal expert, and as an arbitrator in valuation matters. Mr. Ellis serves a client base that includes investment advisory firms, lending institutions, public agencies, corporate and individual property owners, and the legal profession.

Special Thanks

IRWA Chapter 67 would like to send out a special thanks to all our sponsors for their continued support.

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Board Meeting

Date: January 10, 2012 - immediately after luncheon

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.



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Editor's Corner

Daniel Chuong, HDR Engineering

Happy New Years Everyone! With the start of another year, it is a great time to get recharged and refocused on new exciting opportunities in the Right of Way Industry. For all of our new/current members, welcome and please make it your New Years resolution to work on achieving your SR/WA designation. We have many education courses being offered locally and online, so please stay tuned for the announcements. We also have some great events coming up. In June, the National Convention is being hosted in Seattle, so please save the date on your calendars and take the time to meet some of the industries brightest minds and innovators. We at Chapter 67 are excited to get things moving and are looking forward putting together workshops, course seminars and luncheons to engage our membership. I hope to see you at our next luncheon and here's to a fantastic 2012!

Board News

If you are interested in becoming more involved in the chapter, please consider joining the board. There are still positions available. See a board member for more details. The board meets immediately following the monthly lunch meeting. Everyone is welcome.

For those new to chapter, please find our website at <http://www.irwa67.org/> for more information about upcoming events, membership, and classes. I encourage all members to be involved with chapter activities and leadership so we can make this the best year yet!

Drawing Sponsors

If you'd like to donate to the drawing, please bring your donation to the lunch.

Attendance Raffle

Any member who comes to lunch is eligible to win cash!! Just show up for your chance! Our next lunch is January 10, 2012. Hope to see you there!

Education Coupon

For those of you who missed it in the November newsletter, a coupon for valuable savings on Chapter 67 courses and seminars is at the end of this newsletter. Bring this coupon with you to lunch and ask Ben Rubin (our Treasurer) to sign your coupon and you will be one-third of the way to your \$100 off. A great way to keep money in your wallet before the holidays arrives.



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Case of the Month

Bradford B. Kuhn, Esq.

Court of Appeal Upholds Regulatory Takings Decision Under Penn Central Test

Regulatory takings claims are notoriously hard to prove. Myriad substantive legal obstacles exist to establishing a successful claim. Even worse for property owners, often they never even get the chance to argue their cases on the merits, as they fail to overcome one or more of the several procedural hurdles. As a result, it is rare to see a published decision come down in favor of a property owner – and even more rare to see a decision upholding a claim based on the U.S. Supreme Court’s landmark decision in *Penn Central*.

But this is exactly what happened recently in a decision arising from a down zoning in the *City of San Clemente*. In *Avenida San Juan Partnership v. City of San Clemente*, 2011 Cal.App. LEXIS 1564 (Dec. 14, 2011), the Court of Appeal upheld a judgment that ordered the City of San Clemente to choose between (1) rescinding a decision rejecting the owners’ applications for development permits or (2) paying the owners damages for a regulatory taking of their property.

In reaching this decision, the Court navigated the complex substantive and procedural issues, concluding that the claim was timely and proper procedurally, and that the owner had established all of the requirements for a taking under *Penn Central*’s three-prong test. The Court remanded for a redetermination of the damages to be awarded in the event the City elects the second of its two options.

The Background. The story for this case dates back 30 years. The owners purchased the property in 1980, with the intention of building four residences on the 2.85-acre property, a density permitted under the property’s zoning. Shortly after purchasing the property, the owners secured entitlements for just such a development. Despite securing the entitlements, the owners did not commence construction.

In 1983, a group of neighbors petitioned the City to rezone the property as open space. The City refused because, among other reasons, the City attorney opined that such a rezoning would constitute a compensable taking. For the next decade, little happened with the property.

In 1993, the City amended its general plan, creating a new zoning category, RVL (residential, very low), which provided for one residential unit per 20 acres. In the enabling legislation for the new zone, the RVL designation was described as being intended for preserving “open space in canyons” by rezoning “significant acreage.” The property at issue was less than three acres, and it was not located in a canyon. Despite this, the City applied the new RVL zoning to the property in 1996. All the surrounding properties remained zoned RL, which permitted four dwellings per acre.

Again, most of a decade passed without incident. Finally, in 2006, the owners submitted new applications, once again seeking the right to develop four dwellings. In light of the RVL zoning, the applications included requests to change the zoning and general plan, presumably to return the property to its prior, RL designation. In 2007, the City denied the applications, concluding that the development plan did not conform to the property’s zoning, and the owners sued.

The Trial Court Proceedings. The court first heard the owners’ writ of mandate claim, seeking to overturn the denial of their applications. The trial court concluded that the down zoning qualified as an arbitrary and capricious “spot zoning,” and it issued the writ.

With respect to the inverse condemnation claim, the court found that a compensable taking had occurred. The court awarded damages of \$1.3 million, which it found to be the overall value of the property (\$2.8 million), less the anticipated cost to build a driveway needed to support its development (\$1.5 million).

Case of the Month, continued

The City filed a motion for new trial claiming, among other things, that the two decisions had the effect of a “double recovery” by forcing the City both to rescind its decision and to pay damages. The trial court agreed, and pursuant to *Hensler v. City of Glendale (1994) 8 Cal.4th 1*, the court modified the judgment to provide that the City could elect to either rescind its decision or pay the damages. The City appealed.

Spot Zoning. In analyzing the propriety of the writ, the Court of Appeal examined the rules related to so-called “spot zoning.” The idea is simple: if the government targets a specific property for zoning treatment different from other similarly-situated properties – especially where it does so for an improper purpose – the zoning can be invalidated. The Court held that the City had specifically targeted this property for down zoning, leaving it as an “island” of “minimum lot size zoning in a residential ocean of substantially less restrictive zoning.” This was enough to qualify as “irrational discrimination” under cases such as *Hamer v. Town of Ross (1963) 59 Cal.2d 776*. The Court upheld the writ.

Penn Central and “Economically Viable” Uses. Next, the Court turned to the takings decision. The City argued that its action fell short of a regulatory taking, as a matter of law, because the RVL zoning did not leave the owner with no economically viable use of the property, a fatal flaw under *Lucas v. South Carolina Coastal Council (1992) 505 U.S. 1003*. The Court found this view “too limited,” explaining that a taking occurs where a regulation goes “too far,” even if some economically viable use remains. (See *Palazzolo v. Rhode Island (2001) 533 U.S. 606*.) Where this occurs, courts look to the three-part test established in *Penn Central Transportation Co. v. New York City, 438 U.S. 104 (1978)*, analyzing:

1. The economic effect on the landowner;
2. The extent of the regulation’s interference with investment-backed expectations; and
3. The character of the governmental action.

The Court quickly concluded that all three factors “readily appl[ied]” in this case. In terms of economic effect, the Court reasoned that the trial court’s determination that the damages suffered were \$1.3 million established the first prong.

In terms of investment-backed expectations, the Court again made quick work of the issue, concluding that the owners’ reasonable expectation when they purchased the property was that they could develop it in accordance with the property’s then-existing zoning – a zoning which predominated the area.

Finally, in terms of the character of the governmental action, the Court was convinced that the City’s motivation was merely to keep the property as open space, as evidenced by the facts that (a) the RVL zoning, on its face, seemed to have no application to the property, (b) the RVL zoning was inconsistent with a residential area, and (c) the surrounding properties all retained the earlier RL zoning, leaving the property as an island.

The Court affirmed the trial court’s decision that a taking had occurred.

Standing. Before turning to the damages award, the Court examined the procedural hurdles, looking both at statute of limitations and ripeness defenses. Many regulatory takings claims fail these dual tests, and the City raised a number of arguments that the owners were both too late – and too early – to make their claims.

The City argued that the owners waited too long to challenge the RVL zoning, which was applied to the property more than 10 years before the lawsuit commenced. The Court disagreed, concluding that the statute of limitations began to run on the challenge only when the City denied the owners’ development applications in 2007. The Court went through a painstaking analysis of the difference between “facial” and “as applied” challenges, holding that the owners’ challenge mirrored the challenge in *Travis v. County of Santa Cruz (2004) 33 Cal.4th 757*. As the court held in Travis, this type of challenge falls on the “as applied” side of the ledger, making it timely.

Case of the Month, continued

Next, the City argued that if the owners' claims were not too late, then they were too early, failing on ripeness grounds because the owners failed to apply for entitlements to build what the RVL would have allowed them: a single dwelling. The Court rejected this argument as well, holding that the Supreme Court had rejected almost the exact argument in *Palazzolo*.

Damages. Having upheld the trial court's determinations on the merits, the Court turned to the damages calculations. The trial court had performed a simple analysis, taking opinions of the value of the property absent the RVL zoning, and subtracting out the cost the owners would have incurred to build the (expensive) driveway necessary to support the property's development.

The Court correctly noted that this methodology only worked if the taking was complete – i.e., if the taking left the owner with no economically viable use of the property. Otherwise, a proper damages assessment must take into account the property's residual value. As the Court explained: "A very large taking is not a total taking." While this sounds like good news for the City, there was a bit more to the story. The Court concluded that the trial court may have intentionally understated the damages figure at a time when it believed the City would have no choice but to pay the award.

In other words, at the time the Court set the \$1.3 million figure, it had not yet reached its decision under *Hensler* that the City would have the option to rescind its decision to avoid paying the damages. The Court specifically noted that the trial court claimed to have "low-balled" the damages, and that it may not have been "really focused, as the law requires, on fair market value."

Attorneys' Fees. Finally, the Court turned to the attorneys' fees award, which the owners had appealed. The owners complained that the trial court had not awarded any fees for one of the owners' time, even though the owner was an attorney. They also complained that the trial court failed to apply a fee multiplier in recognition of the nature of the case and its risk. Such multipliers are common in direct eminent domain actions where the court concludes that the nature of the case, its complexity, the amount at stake, and the risk the attorneys took in taking the case warranted such a multiplier.

The Court rejected both claims. Applying the plain language of Code of Civil Procedure section 1036, the Court noted that fees could be recovered only to the extent they were "actually incurred." Concluding that the owners incurred no actual fees for the services of the attorney-owner and no "multiplier" fees, the Court upheld the fee award, noting that if public policy demanded that provisions exist for things such as fee multipliers in inverse condemnation cases, that was for the Legislature to address, not the courts.

Lessons Learned. From the government's standpoint, the opinion serves as a reminder that the tide may well be turning in regulatory takings jurisprudence. Blatant efforts to spot zone a property with a zoning designation that, on its face, should not apply to that property may well result in liability. Courts may also look with more scrutiny at a common tactic cities have used to stave off takings claims. The "just because we rejected this application does not mean we'll reject some other application" defense has long been used to defend these types of claims, but where the government's intent is pretty clear, the courts may not require owners to continue in futile entitlement efforts before imposing liability.

From an owner's perspective, the lessons are a little trickier to divine, which makes sense: the owners won. But a couple of thoughts come to mind. First, even though it worked here (at least so far, pending any California Supreme Court review), it seems unwise to allow a decade to pass after the city down zones your property. While the Court held that this challenge qualified as an "as applied" – and therefore timely – challenge, the result could have gone the other way. And, if the City had provided better notice to the owners back in 1996, it may well have. Second, if you're counting on a massive fee award, take care to structure your fee arrangements so that you meet the "actually incurred" test. With respect to the owner-attorney, the owners' group could have solved the problem by having a fee agreement under which the owner would be compensated for his time. (There's risk there, of course, as this could leave an owner with a massive fee bill if the claim fails, but a careful contingency fee could help address that issue.)



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News

Membership - Meredith McDonald:

We have six new members this month:

- Meredith McDonald Senior Appraiser at **Kiley Company**
- Alyson Suh Attorney at **Woodruff, Spradlin and Smart**
- Craig Farrington Attorney at **Woodruff, Spradlin and Smart**
- Laura Tanaka Environmental Scientist at **Converse Consultants**
- Greg Letts Senior Consultant at **Overland, Pacific and Cutler**
- Stephen Valdez Independent Consultant - self employed, associated with Coast Appraisal Network

January: New Member Spotlight

Meredith McDonald

Senior Appraiser, Kiley Company

Meredith began appraising in 2003 and is a Certified General Real Estate Appraiser. She has over four years of experience in regional mall property management, two years of industrial portfolio management and has worked on appraisals of large shopping centers, industrial parks, office buildings and multi-level parking structures. Meredith started appraising right-of-way properties five years ago and is now serving as the Chapter 67 Membership Chair. Hobbies and interests include traveling, hiking and spending time with loved ones.

Laura Tanaka

Principal Environment Scientist, Converse Consultants

Laura has been with Converse Consultants for 21 years and is the Principal in charge of the Costa Mesa Office. She has experience in environmental due diligence and is a Certified Asbestos Consultant and a Department of Public Health Lead Inspector/Assessor, Designer and Monitor. Her hobbies include watercolor and ceramic painting.

Events

Upcoming Monthly Luncheons:

- January 10, 2012
- February 14, 2012
- March 13, 2012
- April 10, 2012
- May 8, 2012
- June 12, 2012

Board Meetings:

Board meetings are held immediately following the monthly luncheons.

IRWA Events:

Young Professionals Event
June 8 - 10, 2012
Seattle Westin

Educational Conference
June 10 - 13, 2012
Seattle Westin

(Event details are at the end of this newsletter.)

Chapter 67 2011 Award Nominees

The Awards and Nominations Committee is pleased to announce the nominees for the 2011 Chapter 67 service awards. Winners will be announced at the January lunch meeting. Congratulations to the following nominees:

Employer of the Year:

HDR Inc.

HDR's business class of Real Estate and Right of Way Services specializes in a full range of acquisition and relocation services throughout the United States, delivering tailored solutions through a strong, local presence. The Real Estate Services division has over 120 right of way professionals across the country. HDR is an employee-owned corporation with five Southern California offices located in Irvine, Long Beach, Los Angeles, Riverside, and San Diego. HDR supports its Right of Way Agents' participation in the IRWA by paying the entirety of their annual dues, classes, chapter lunches, regional and national events, and other IRWA-related activities. HDR promotes the IRWA by encouraging its staff to participate in Chapter leadership. Currently in Chapter 67, HDR Right of Way Agents fill the positions of Education Chair, Monthly Newsletter Editor, and Nominations and Awards Committee Member.

Chapter 67 thanks HDR, Inc. for its continued support of IRWA.

Kiley & Co.

Kiley Company offers real estate appraisal, review, and consulting services in Southern California and has been an active supporter of IRWA. Kiley staff have been active in Chapter 67, serving on the board for several years, including as our current membership chair. Kiley Company supports and encourages its employees to participate in IRWA and been an active supported of the Tri-Chapter lunch. Chapter 67 thanks Kiley Company for its continued support of IRWA.

Nossaman LLP

Nossaman's Eminent Domain and Valuation Group consists of leading California eminent domain lawyers. Nossaman attorneys are experienced practitioners in all aspects of eminent domain and other valuation disputes, representing public agencies, landowners, and business owners. Nossaman supports its attorneys involvement in IRWA by paying for all dues and expenses related to participation in seminars, forums, and conferences. Nossaman has consistently supported several IRWA Chapters throughout California. Currently, Nossaman attorneys hold positions as president, president-elect, seminar chairs, treasurer, and on the nominations and awards committee. In addition, Nossaman has been a significant sponsor of several chapter events, including the annual Tri-Chapter lunch. Chapter 67 thanks Nossaman LLP for its continued support of IRWA.

Overland, Pacific & Cutler, Inc.

Overland, Pacific & Cutler, Inc. provides professional services including management and planning for projects involving land and right of way acquisition and relocation assistance. OPC continues to actively support its employee's involvement in IRWA by paying their annual dues, classes fees, lunch expenses and related national and regional events. OPC employees serve on the boards of several chapters. Specifically, OPC employees currently hold positions as the Region 1 Representative to the International Relocation Assistance Committee, and on the Transportation, Local Public Agencies, Finance and Communication & Marketing committees. Chapter 67 thanks Overland, Pacific & Cutler, Inc., for its continued support of IRWA.

Professional of the Year:

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

Michele is a Principal at Overland, Pacific & Cutler, Inc. She has been a member of IRWA for 12 years and has contributed to the organization at the chapter, regional, and international levels. Currently, Michele is Chapter 67's PDC Chair, the Region 1 Representative to the International Relocation Assistance Committee, as well as being the immediate past-president of Chapter 67. She was also on the board of Chapter 11. Michele has also participated, coordinated, and led many IRWA courses. In addition to being a Principal at OPC, Michele is the director for all in-house IRWA training, and also facilitates education and training for public agencies. Congratulations, Michele, on your nomination!

Brad Kuhn, Esq.

Brad is an attorney with Nossaman LLP. He has been a member of IRWA for 6 years, during which time he has been an active participant in Chapter 67. Brad keeps our chapter up to date on legal developments by presenting the Case of the Month each month, as well as acting as our Legal Affairs Chair. Brad is also acting (for the third time) as the Seminars Chair. Congratulations, Brad, on your nomination!

Rudy Romo

Rudy is a Senior Project Manager with the City of Irvine. He has been an IRWA member for 25 years. Currently, Rudy is Chapter 67's President-Elect. He has also served as the Membership Chair for Chapter 67 and has been on the board at Chapter 1. He has completed several IRWA courses. As a project manager, Rudy has done right of way appraisal, acquisition, and project development for many city projects, including street and highway widening. Congratulations, Rudy, on your nomination.

Joe Munsey- Regional Professional of the Year Award

As Chapter 67's current Hospitality Chair and Pipeline Representative, and past Utility Chair, Joe Munsey has been a member of the IRWA for over 23 years. An experienced professional, Joe is a Registered Professional Landman (RPL), a member of the American Association of Professional Landmen (AAPL), President of the Los Angeles Association of Professional Landmen, and Past Director of the National Association of Lease and Title Analysts. Over the years, Joe has won numerous awards for Chapter newsletters, including the IRWA Newsletter of the Year Award in both 2002 and 2006, and an AAPL award for best Small Chapter Newsletter Award in 2007, 2009, and 2010. Joe's writing abilities also extend outside of the Right of Way industry. Joe wrote and directed a play titled, "He is Risen", which was shown in NW Indiana and was attended over the years by over 75,000 people. His play was later produced in Nashville, TN, Trenton, MI, Herrin, IL and San Juan Capistrano, CA. Joe also serves locally in our chapter, assisting with the booking of our monthly speakers.



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Education Corner

Mike Williams

Escape the cold this winter! Take a warm weather education break in San Diego

San Diego Chapter 11 is offering the following opportunity:
January 31 – February 2, 2012 (3 days)
IRWA Course 201
“Communications in Real Estate Acquisition”



This three day course utilizes self-learning exercises, role-playing, and simulations of actual acquisition interviews to help instill confidence in participants and enhance their communication/negotiation skills. The course provides a setting wherein participants can experiment with the application of communication concepts and skills presented and discussed and to receive applicable feedback.

Facilitator: Carol Brooks is a Right of Way Consultant. Her expertise includes easement and land acquisition, negotiations, easement valuation, permitting, easement law, project management, and eminent domain support. Brooks has received the 1999/2004 Professional of the Year, Chapter 11 and 1999 Frank C. Balfour Professional of the Year Finalist. She graduated from the University of Redlands, receiving a Bachelor’s Degree in Business Administration and Management with Distinction and a Fellow of the Leadership Society of Alfred North Whitehead Center for Lifelong Learning.

Classes will be held near the “Birthplace of California” in Old Town San Diego! Visit <http://www.oldtownsandiego.org/> for information on area attractions.

QUESTIONS? Please contact Mike Flanagan, SR/WA, Course Coordinator: Phone - (858) 522-6914
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Michael Rubin
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Economy Busters

Continue your right of way training while saving money with Chapter 67's education incentives. Employers who register 3-5 employees are eligible for a 10%-per-participant tuition discount. Employers who register 6 or more employees are eligible for a 15%-per-participant tuition discount. To qualify, all registrations from an employer must be received and processed together by contacting the Course Coordinator or our Chapter Education Chair (this discount cannot be used in conjunction with any other IRWA HQ offer or the chapter \$100 Course Discount Coupon. The best offer available will prevail).

\$100 Course Discount Coupon

Bring your coupon to the monthly luncheons and once you've obtained three months of initials from our Treasurer, the coupon can be redeemed for \$100 off of any Chapter 67 offered course. Coupons can be found on the last page of the "Bundle of Writes", our chapter's monthly newsletter.

Both of these incentive programs are great deals, so take advantage of them while they're available!

Upcoming Courses

Click on the course descriptions below to find out more information about specific courses and locations.

Course Number	Description
100	Basic Right of Way Disciplines
200	Communications/Negotiations
300	Management
400	Appraisal
500	Relocation Assistance
600	Environment
700	Asset (Property) Management
800	Real Estate Law
900	Engineering
SR/WA	Study Review Session

Overland, Pacific & Cutler, Inc.

*Building relationships,
delivering projects.*



Right of Way Services for your Project Team

- Right of Way Acquisition
- Program Management
- R/W Risk Management
- Relocation Assistance
- Real Estate Appraisal
- Project Cost Studies
- R/W Data Sheets
- Utility Coordination
- Property Management

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Employment

The positions listed below are offered by:
HDR, Inc.



Journeyman Relocation & Acquisition Agent – 111582 Irvine, CA

Description: The Journeyman Relocation and Acquisition Agent performs right-of-way/land acquisition and relocation services with minimal 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): Right of Way, Acquisitions, Relocation.

[Click here](#) to download full job description.

Right of Way Appraiser – 111583 Irvine, CA

Description: The primary duties of this position will be to prepare Real Estate appraisals and perform appraisal reviews for public acquisitions for transportation projects following eminent domain rules for valuation in conformance with requirements of the Uniform Act, Caltrans Right of Way Manual, and the State of California. Conduct project scoping and right of way cost estimating functions and prepare administrative offer determinations for acquisitions. KEYWORDS: Right of Way Appraiser, Right of Way, Relocation, Acquisition

[Click here](#) to download full job description.

The positions listed below are offered by :
OPC Services Inc.



Senior Consultant Acquisition/Relocation

Overland, Pacific & Cutler, Inc. seeks an experienced Senior Consultant Acquisition and/or Relocation for our Riverside, CA office. The Senior Consultant implements right of way, acquisition and/or relocation programs on behalf of public agency clientele; negotiates independently with property owners; has a thorough understanding of the Uniform Relocation Act, the Eminent Domain Process, and Right of Way Acquisitions. Occasionally supervises, trains or mentors team members. Duties include client interaction, assisting project managers, maintaining well organized/accurate case files; providing open and strong communication with property owners and clients.

[Click here](#) to download full job description.

Senior Program Manager R/W Services

The Senior Program Manager of R/W Services is a seasoned acquisition/relocation professional with 12+ years of experience who will effectively provide strategic direction and planning to meet project goals on long-term multi-phased projects. The ideal candidate possesses strong project management and program management experiences on Caltrans/DOT projects; possesses exceptional skill developing R/W programs/plans for design-build projects; has an understanding of construction schedules, engineering and design constraints; the ability to move projects forward; expert knowledge of Uniform Relocation Act, the Eminent Domain Process, and Right of Way Acquisitions; and outstanding communication, negotiation, and presentation skills.

[Click here](#) to download full job description.

Staff or Senior Appraiser

The Appraisal Group of Overland, Pacific & Cutler, Inc. seeks a Certified Staff or Senior Appraiser in Irvine, California. Candidates must possess significant complex partial acquisition appraisal experience with 5+ years of Right of Way experience. Full-time split-fee position with benefits--not a sub-contract position. Must be self-directed, have excellent computer skills, strong detail and communication skills. Only experienced licensed appraisal professionals need apply as this is not a trainee position.

[Click here](#) to download full job description.

\$100 Discount Coupon
Redeemable for IRWA Chapter 67
Course Tuition Discount

Must Be a Member of Chapter 67
And Attend Three Luncheon Meetings

Treasurer's Initials

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Expires 12/12



IRWA Young Professionals Event 2012

SAVE THE DATE!

June 8 – 10, 2012

WHERE: The Westin Seattle
1900 Fifth Avenue
Seattle, WA 98101
(206) 728-1000
www.westinseattle.com

What to expect...

Arrive in time Friday evening for a networking reception. Join old friends, make new friends and enjoy yourselves at this relaxing kick off to the Young Professionals Event.

Saturday morning starts bright and early and is filled with a full day of educational sessions that are designed specifically for the "30 and under" crowd. The educational program is being created with your input and will allow you the chance to ask questions and share your thoughts with colleagues and peers.

The event isn't over yet! Come back on Sunday for more educational sessions and insights on how to get involved with the association. The YPE is done at noon, but stick around because your registration to the YPE also gives you access to the events held at the annual conference on Sunday, June 10th. Visit the expo hall, attend the Opening Ceremonies, and join the entire group at the Sunday evening networking reception. Meet the other 1000+ individuals who will be in attendance at the IRWA's biggest event of the year.

Further details will be announced in the coming weeks, including registration fees, travel details, and a formal agenda.

If you have any questions about this event, please contact Jade Yoong, Meetings and Events Manager, (310) 538-0233 x146.

Early Bird Pricing opens Feb 1st, \$195
Price goes to \$225 in March/April

[LinkedIn – Young Professionals Group](#)

[Facebook – IRWA](#)

About Young Professionals...

This group is composed of individuals 30 and under in the right of way industry. The event was created specifically for this group to assist in the continued learning, leading among other professionals, and advancing in your careers.

The 2012 Event is intentionally placed immediately prior to the Association's Annual International Education Conference to allow attendees of the Young Professionals Event (YPE) to participate in part, or all of the Annual Conference activities.



EDUCATION CONFERENCE
SEATTLE
JUNE 10-13, 2012

Conference Location:

Seattle Westin

1900 Fifth Avenue

Seattle, Washington, 98101, US

www.westinseattle.com

Conference Dates:

Sunday, June 10, 2012 – Wednesday, June 13, 2012

Registration Rates (all rates are listed in US\$):

	By March 23	March 24 – May 11	After May 11
Member – Full Registration	\$475	\$575	\$650
Non-Member – Full Registration	\$575	\$675	\$750
Daily Registration (per day)	\$200	\$225	\$250
Companion	\$250	\$250	\$300
Youth (under 18)	\$40	\$40	\$50

Full Registration Package includes:

- Educational breakout sessions (Monday – Wednesday)
- Opening Ceremony/General Session (Sunday)
- Networking Welcome Reception (Sunday)
- Awards Luncheon (Monday)
- Live Auction & Casino Night (Monday)
- SR/WA Recognition Breakfast (Tuesday)
- Installation Reception/Banquet/Dance (Wednesday)
- Meeting Breaks (Monday – Wednesday)
- Continental Breakfasts (Monday & Wednesday)
- IRWA Expo (Sunday & Monday)

Daily Registration Package includes:

- Educational Breakout Sessions
- Continental breakfasts and meeting breaks
- IRWA Expo
- Sunday daily registration includes Opening Ceremony/General Session and Networking Welcome Reception
- Monday registration includes the Awards Luncheon and Auction/Casino Night
- Tuesday registration includes the SR/WA Recognition Breakfast
- Wednesday registration includes the Board of Directors' Meeting (Note: A One day conference registration for Wednesday does NOT include the Installation Reception/Banquet/Dance).

Companion Registration Package includes:

- Opening Ceremony/General Session (Sunday)
- Networking Welcome Reception (Sunday)
- Awards Luncheon (Monday)
- Live Auction & Casino Night (Monday)
- SR/WA Recognition Breakfast (Tuesday)
- Installation Reception/Banquet/Dance (Wednesday)
- Continental Breakfasts (Monday & Wednesday)
- IRWA Expo (Sunday & Monday)

Youth Registration Package includes:

- Networking Welcome Reception (Sunday)
- Youth Party Night (Wednesday)
- Continental Breakfasts