



International Right of Way Association Chapter 67 Orange County, California



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# BUNDLE of WRITES

May 2011

## President's Message

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

Members:

Spring is here, and it's time for "out with the old and in with the new." We will be voting on our new Chapter Board at our May luncheon as presented to you when we last met in April. As a reminder, anyone can run for a position from "the floor," so please contact me at the luncheon (or prior to), if you are interested in any of the Board positions (President, President-Elect, Treasurer, Secretary and Professional Development Chairperson) and you have not yet been presented to the membership as a nominee.

June is fast approaching, and registration is still open for the Annual International Education Conference in Atlanta, GA from June 12th – 15th. If you have never attended the annual conference, it is quite the event. I invite you to take advantage of the many educational and learning opportunities as well as the networking events planned every year. With the uncertainty surrounding the future of redevelopment agencies, it would certainly be an opportunity to check out opportunities locally as well as nationally. The conference draws attendance of 800 – 1,100 professionals working in every aspect of the right of way industry each year. For more information on the conference schedule of events and sessions, go to [www.irwaonline.org](http://www.irwaonline.org) and click on News & Events.

Rick Rayl and I will be in attendance at the conference representing Chapter 67 as your voting International Directors. Please look for a future email where I will present to you the issues on which we will be voting. Since we represent all of you with our two votes, any feedback or opinions are much welcomed.

It's not too late! May 10th is our annual Spring Seminar. We will have several panels discussing the valuation of mobile home parks and mobile homes, mobile home acquisition and relocation issues and legal challenges and tips surrounding mobile home park acquisition. Please see the seminar announcement and registration form in this newsletter.

Please don't forget, our regular Chapter luncheon and Board meeting will follow our event on the 10th. We will have two additional speakers, Dave Cosgrove and Mark La Bonte, who will tie together all the great information from the morning's panel topics with a discussion about a local project involving acquisitions affecting two mobile home parks. Members who cannot attend the full half day event are still encouraged to come for our regular luncheon gathering (\$15 for those that RSVP - \$20 at the door.)

Please join us at the Santa Ana/OC Airport Holiday Inn, located at 2726 South Grand Boulevard, Santa Ana, CA 92705, and remember to RSVP to Joe Munsey at [jmunsey@semprautilities.com](mailto:jmunsey@semprautilities.com). Our Board Meeting will follow immediately after the luncheon.

See you on the 10th!

## Next Luncheon Meeting

Date: May 10, 2011

### Spring Seminar

Panels discussing the valuation of mobile home parks and mobile homes, mobile home acquisition and relocation issues and legal challenges and tips surrounding mobile home park acquisition.

### Luncheon Speakers:

Dave Cosgrove and Mark La Bonte

### Topic:

Spring Seminar Wrap Up

## Board Meeting

Date: May 10, 2011

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 monthly luncheons.

## Special Thanks

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

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## Editor's Corner

Katherine Contreras, Esq.

I hope everyone is enjoying the spring time. Remember, the newsletter and website is a great way to stay connected and up to date with our chapter. In the next couple of months, look for new dynamic content to be added. We are upgrading the directory to make it easier to find each other. There will also be a calendar feature to help everyone keep track of upcoming events. Have an idea of something you'd like to see? Send me an e-mail at [contreras2000@lawnet.ucla.edu](mailto:contreras2000@lawnet.ucla.edu).

### 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.

### Drawing Sponsors

Thank you to the sponsors of our March 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

Our attendance drawing is now \$50. Remember, all you need to do to win is show up.

Hope to see you on the 10th.



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## APRIL LUNCHEON PHOTOS



Orell Anderson, MAI, and Steve Valdez of Bell, Anderson and Sander, LLC, spoke on the issues of "Environmental Justice". This was a precursor to a new class being developed for the IRWA



"Young Professional" and New Member, Daniel Chuong, HDR Right of Way Tech and soon-to-be Chapter 67 Newsletter Editor, presents his report on the "Young Professionals Symposium" held in Las Vegas

# Case of the Month

Bradford B. Kuhn, Esq.

## Court Finds Agency's Acquisition Program Does Not Give Rise to Precondemnation Damages

As the approval process for development projects in California becomes more difficult and time consuming, public agencies must tread lightly so as to not cross the often blurry line for precondemnation damages liability. The drawn-out project approval process also puts property owners in an uncertain situation making it difficult to sell, process entitlements, and find or retain tenants.

These diverging positions came together in an interesting set of circumstances in a recent Court of Appeal decision, *City of Los Angeles v. Superior Court of Los Angeles County (Plotkin)* (April 12, 2011). In Plotkin, a number of property owners within the Manchester Square and Belford areas of Los Angeles sued the City for inverse condemnation, alleging that the City created "condemnation blight" by buying nearby properties in their neighborhoods, relocating the residents, demolishing the structures, and leaving the properties vacant. Summary adjudication was granted in favor of the property owners, but on appeal, the Court reversed, finding no inverse condemnation liability because the City's acquisitions were voluntary and unrelated to a public project.

### Background

In Plotkin, the property owners filed an inverse condemnation action against the City, alleging that the City had announced plans to expand Los Angeles International Airport (LAX), and had acquired most of the properties within the expansion areas. There was no dispute that the City had expended over \$265 million in its acquisition efforts, acquiring 72 percent of the multi-family dwellings and 95 percent of the single-family dwellings within the areas. After acquiring the properties, the City's practice was to demolish the buildings, leaving the land vacant. The property owners claimed that the City intended to create blight, encourage flight from the areas, and reduce the property values so it could acquire the properties more cheaply for the airport expansion. The owners also claimed that the City's actions effectively froze the market as the City became the only potential buyer. Based on these allegations, the owners filed a motion for summary adjudication, seeking a determination that the City's actions created "condemnation blight" requiring the payment of just compensation.

The City did not dispute most of the facts set forth by the owners. However, the City established that its acquisition program was completely voluntary, and many of the residents expressed a desire for buyout and relocation due to the airport noise. Moreover, the City established that it did not intend to expand LAX into the neighborhoods, and therefore after voluntarily acquiring the properties, it had no specific intended use other than maintaining the properties in an undeveloped state.

The trial court concluded that although there had been no formal initiation of condemnation proceedings, the City was liable, holding "[i]nverse condemnation occurs when a gov[ernmental] agency depresses land values in an area near where it wants to acquire before even making its decision to take a particular parcel located in that area. Such will trigger the duty to pay just compensation. No actual taking is required."

### The Court of Appeal's Decision

The City filed a writ seeking review of the trial court's decision. On appeal, the Court explained that the property owners could only succeed on their inverse condemnation claim if they could prove a taking or damaging of their properties for a "public use" or "public improvement." The Court walked through long-standing inverse condemnation law, clarifying that there is no right to recover for a decline in the value of property adjacent to a public project where the property itself is not slated for condemnation, and there is likewise no recovery available for visual blight alone.

The Court analyzed the owners' claims under the precondemnation damages theory set forth in *Klopping v. City of Whittier* (1972) 8 Cal.3d 39. In order to establish such a claim, the condemning agency must act unreasonably in issuing precondemnation statements, either by excessively delaying eminent domain action or by other oppressive conduct. The Court held that in this case, the owners' precondemnation damages claim failed for three reasons:

1. The owners failed to establish that the City intended to acquire their properties through condemnation, or at least had a plan for their properties that would someday require condemnation. While the owners argued that the acquisition program was not truly “voluntary,” they failed to present any evidence that any neighboring property owner felt coerced to sell, or that the City was undertaking these efforts for the purpose of reducing the value of property in the area.
2. The owners failed to demonstrate that the properties were being acquired for a public purpose. Once the City acquired the properties, they were simply demolished and not put to a public use. While the owners tried to establish that the acquisition activity was tied to the potential expansion of LAX, this fact was disputed and therefore summary adjudication was inappropriate.
3. The owners failed to show that the City’s conduct was unreasonable. The owners suggested the City could have prevented “blight” by renting or developing the properties after they were acquired, but such actions would contradict the City’s intended purpose of protecting individuals from living in proximity to airport noise.

**Conclusion**

In order to establish a precondemnation damages claim, a property owner is required to demonstrate that a government agency (1) intended to acquire the owner’s property for a public purpose through condemnation at some future point, and (2) engaged in unreasonable actions geared toward devaluing the owner’s property. In this case, the owners’ assertions fell short on both counts.

The “unreasonable” line for precondemnation damages liability is often a moving target. Large public projects regularly require years to analyze environmental issues, process entitlements, and often face court challenges. And while this process takes place, there is no question that potentially impacted property owners face difficult challenges, and many times a diminution in property value. But precondemnation damages liability usually cannot attach unless the public agency makes announcements of intent to condemn or engages in other unreasonable conduct. While this may seem unfair to impacted property and business owners, if this were not the case, public projects may never get built, at least not in California.

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## News

Nothing to report.

## Events

### Upcoming Monthly Luncheons:

June 14, 2011

September 13, 2011

October 11, 2011

November 8, 2011

December 13, 2011 (Tri-Chapter Luncheon)

### Board Meetings:

Board meetings are held immediately following the monthly luncheons.



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### **Will California's 33% Renewable Portfolio Standard Survive a Commerce Clause Challenge by Other States? A Recently Filed Colorado Case May Provide the Answer**

By Michael N. Mills

Attorney with the Law Firm of Stoel Rives LLP, Sacramento, CA ([www.stoel.com](http://www.stoel.com))

Last fall, the attorneys general of at least four states said they were preparing to sue the State of California if AB 32(1) (otherwise known as Proposition 23) survived the ballot box referendum on many of its substantive provisions. The lead prosecutors for the states of Alabama, Texas, Nebraska and North Dakota indicated their plans to sue California's greenhouse gas law on the grounds that it "interferes with the right to freely conduct interstate commerce" in violation of the U.S. Constitution(2). The target of such a lawsuit would be AB 32's mandating a 33% renewable energy portfolio standard ("RPS") for California electric utilities. California obtains 30% of its power from beyond its borders, most of it from states in the Pacific Northwest and the Southwest(3).

Last year, Governor Schwarzenegger issued an Executive Order directing California's Air Resources Board to develop regulations for a 33% RPS under the authority of AB 32. Following this fall's election, Democrats in the state legislature introduced Senate Bill ("SB") X1-2, which was passed at the end of March 2011 and signed by Governor Brown on April 12, 2011. The law requires California's electric utilities to procure 33% of their energy from renewable sources by the year 2020. In his signing statement, Governor Brown stated the "bill will bring many important benefits to California, including stimulating investment in green technologies in the state, creating tens of thousands of new jobs, improving air quality, promoting energy independence and reducing greenhouse gas emissions." With the enactment of SBX1-2, California will have the most aggressive renewable energy policy in the country. It also undoubtedly will get its share of lawsuits from other states challenging the law as unconstitutional. Such a fate already has befallen Colorado's renewable energy standard ("RES") in the case of American Tradition Institute, et al. v. Colorado(4).

Just eight days before Governor Brown signed SBX1-2, various conservative groups filed suit in federal court in Colorado challenging Colorado's RES. Colorado's RES states that by 2020 the state's two major investor-owned utilities must get 30% of electricity sold from recycled or renewable resources. Renewable energy resources are "solar, wind, geothermal, biomass, new hydroelectricity with a nameplate rating of ten megawatts or less, and hydroelectricity in existence on January 1, 2005, with a nameplate rating of thirty megawatts or less." "Fossil and nuclear fuels and their derivatives" are not "eligible energy resources" for complying with the RES.

Of particular importance to California, plaintiffs in American Tradition Institute, et al. v. Colorado raise a sweeping Commerce Clause claim: Colorado's statutory scheme is unconstitutional because it discriminates against non-renewable generation resources, both in-state and out-of-state, with plaintiffs alleging that such non-renewable generation is "legal, safer, less costly, less polluting and more reliable than renewable generation." Plaintiffs' Commerce Clause claim is grounded in a U.S. Court of Appeals for the Tenth Circuit's decision in KT&G Corp. v. Attorney General of the State of Oklahoma(5), which says a state may violate the dormant Commerce Clause by:

Discriminating against interstate commerce in favor of intrastate commerce, unless "the discrimination is demonstrably justified by a valid factor unrelated to economic protectionism"; or  
Imposing "a burden on interstate commerce incommensurate with the local benefits secured"; or  
Creating mandates with the "practical effect of extraterritorial control of commerce occurring entirely outside the boundaries of the state in question."

Undoubtedly, Colorado will vigorously defend its RES as being constitutional because it will assert that promoting renewable energy generation is an important policy choice. Plaintiffs are attacking that position head-on, however, by challenging the policy of favoring renewable resources, particularly wind energy. They allege that wind energy is not reliable, causes more pollution due to the cycling of coal and natural gas plants during times when wind generation is

not possible and drives up utility costs for consumers. They do not attack other forms of renewable energy as vociferously, but still argue that any scheme favoring renewable resources over other energy sources burdens interstate commerce and violates the Commerce Clause.

The outcome of this case could have a profound impact on California's 33% RPS and any legal challenges mounted against it. A key question that the courts have yet to answer is whether such mandates create protectionist barriers to interstate trade.

Until these cases are decided, however, in California you can expect the pressure to develop new renewable energy projects to continue to grow, as utilities work toward meeting the RPS requirements. The past few years have seen a significant rise in proposed wind and solar projects throughout the state, and regulatory agencies are struggling to keep up with the review and approval process to allow these projects to move forward. One of the biggest impediments to new projects is the permitting process, which varies depending on the technology proposed and the size of the project. Some projects qualify for the streamlined, one-stop shop permitting process at the California Energy Commission, but many renewable projects will be permitted by the local jurisdiction where the project is located. These local jurisdictions are already faced with diminishing resources and cuts in staffing that impede project processing timelines. The increased RPS may simply exacerbate this problem.

These competing demands on renewable project permitting will create numerous disadvantages for permitting oil and gas projects because the regulatory "red tape" is being cut left and right for renewable energy projects, while state and local regulators, especially in Sacramento, continue to show no inclination to do the same for the oil and gas industries. The California Energy Commission and the Bureau of Land Management, in coordination with other state and federal agencies, have been pursuing policies and programs to facilitate streamlined review and approval of renewable projects. Those policies and programs will take time to establish, but once in place should provide expedited renewable energy project approvals. In Kern County, one of the most desirable California counties for both wind and solar projects, as of April 1, 2011, there were over 30 pending applications for solar projects and approximately 10 pending applications for wind projects. Kern County staff has indicated that, generally speaking, the timeline for processing permits for new solar project applications is at least 18 months, maybe longer. But Kern County and other counties in California are exploring opportunities to streamline environmental review and looking at options such as the use of programmatic environmental impact reports ("EIR") to help facilitate faster permitting of projects. Kern County has gone so far as to approve a resolution to support any state legislation that would exempt renewable energy projects within a programmatic EIR from challenges under the California Environmental Quality Act.

(1) The Global Warming Solutions Act of 2006, Division 25.5 of Health & Safety Code, § 38500 et seq.

(2) Source Watch, Global Warming Solutions Act of 2006 (last modified Sept. 10, 2010). [http://www.sourcewatch.org/index.php?title=Global\\_Warming\\_Solutions\\_Act](http://www.sourcewatch.org/index.php?title=Global_Warming_Solutions_Act).

(3) Id.

(4) Case No. 11-cv-00859-WJM-KLM (D. Colo. April 4, 2011).

(5) 535 F.3d 1114, 1143 (10th Cir. 2008).

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## CONCEPTUAL SITE PLANS IN THE EMINENT DOMAIN PROCESS

Wayne Rasmussen, Rasmussen Planning, Inc., [www.rasplan.com](http://www.rasplan.com)

Conceptual site plans can play a significant role in the eminent domain process. They are used to demonstrate the physical feasibility of land use development scenarios and their potential to satisfy the local requirements necessary for approval in the “before condition.” In this way they further help the finder of fact (often a jury) to better visualize the use of the property in reaching their conclusions regarding “highest and best use.”

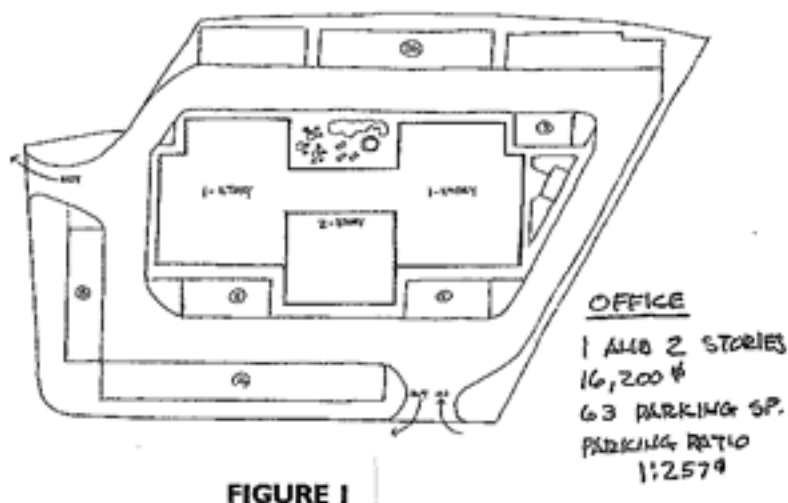
Land planners, architects and civil engineers are commonly called upon as experts to perform this work. Plans are typically prepared and characterized as “conceptual” to avoid being held inadmissible in court on the grounds that they lead to the valuation of property for a “specific purpose.” Plans can initially be very basic for cost efficiency, and later graphically enhanced if desired for presentation purposes.

Plan preparation requires knowledge of the property in terms of its physical characteristics, accessibility to streets and other infrastructure, surrounding land use, local planning regulations, and environmental conditions. A variety of public documents are available that provide useful baseline information, including aerial photos, infrastructure maps, general plan, zoning regulations, environmental impact reports, etc. It is also important for the site planner to interview local planning officials to better understand the planning environment in which the property is located.

In addition to “highest and best use,” conceptual site plans are used for related eminent domain matters, including “assemblage of parcels,” severance damages and overcoming physical site constraints. Recent condemnation disputes in California where plans played an important role in resolving such issues prior to going to trial are summarized below as case studies.

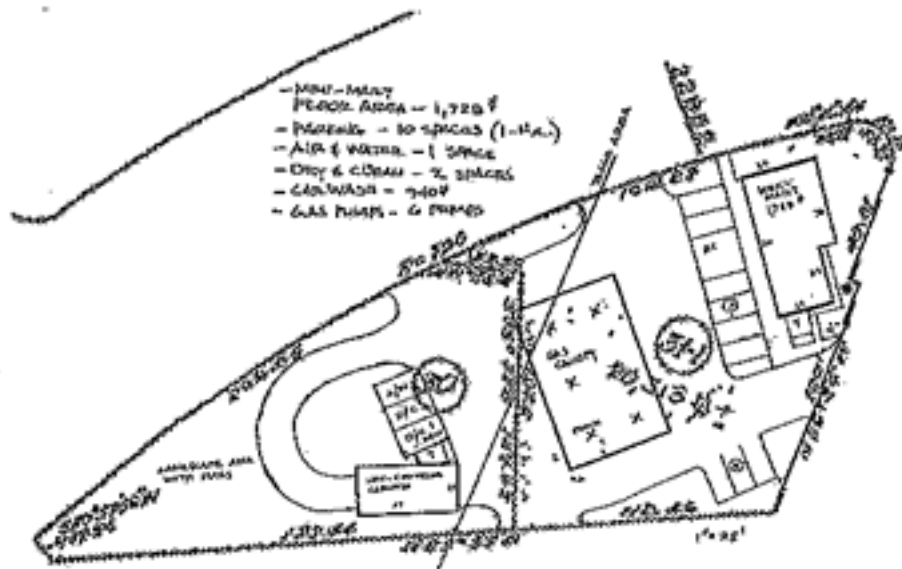
**Highest and Best Use** – “Highest and best use” feasibility studies sometimes rely upon the probability of a rezoning to a higher and more profitable land use. These studies can be supported by conceptual site plans illustrating that certain densities or intensities of use could have been physically feasible, and would probably have been approved by the local agency in the “before condition.”

The “highest and best use” case study (Figure 1) involves the taking of a parcel for public transportation purposes. Five scenarios were prepared on behalf of the condemning agency to help explore the physical feasibility and legal permissibility. The Figure 1 scenario illustrates an office complex, including the required landscaping and parking and a design solution to the site’s restricted vehicular access conditions. It further illustrates the maximum developmental intensity that could have been achieved for an office use at this specific site, i.e., amount of total floor area.



Assemblage of Parcels – The “assemblage theory” involves the combination of two or more adjacent parcels under different ownership for the determination of “highest and best use.” This can be used to show that combined properties may result in a higher use with greater value than would the single condemned parcel by itself. A higher recovery for the condemned parcel may then be possible when considered as part of the larger combined parcel area. The party supporting this position carries the burden of proof to demonstrate that the joinder of parcels is “reasonably practicable.”

The assemblage of parcels case study (Figure 2) involves the condemnation of a single parcel in conjunction with a roadway realignment project. It focuses however on the combining of two parcels, the one that was being condemned and a second located adjacent to it that was already owned by the condemning agency. The private landowner used the “assemblage theory” to establish the physical feasibility and legal permissibility of a service station as the highest and best use. The Figure 2 site plan scenario includes sheltered gas pumps, convenience market, carwash and parking. This scenario further involved the resolution of constraints relating to two major earthquake fault-lines that traversed the site and restricted driveway access.



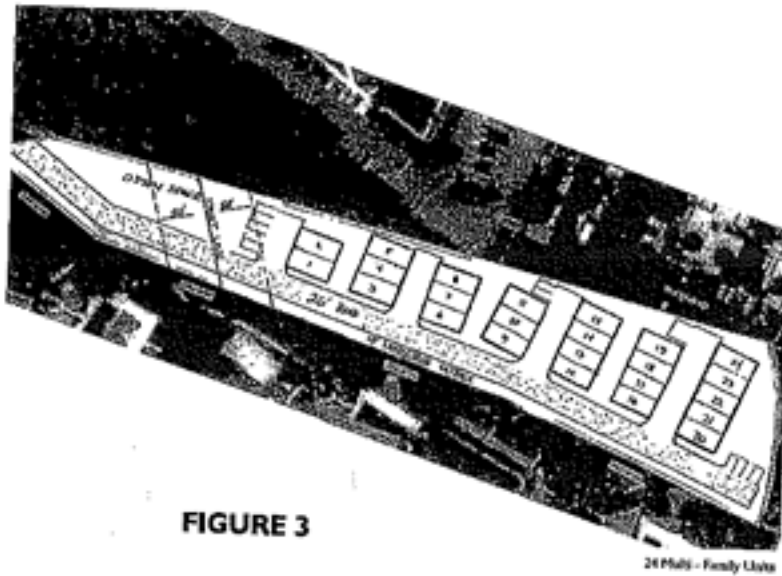
**FIGURE 2**

Severance Damages – Severance damages can come into play in cases involving a taking of land where the agency’s valuation does not contemplate full development of a partially developed site. Here, conceptual plans that maximize the development expansion potential and meet the local regulations for project approval in the “before condition” can be used to demonstrate “highest and best use.” For example, a site plan could show that it would have been reasonably probable to expand a commercial building while providing the parking, setbacks, etc. required for local planning approval.

Overcoming Physical Site Constraints – Feasibility studies can also involve conceptual site plans to demonstrate the constraints on development created by the site’s physical conditions. Physical constraints can impact both the “highest and best use” as well as the density or intensity of use. Condemning agencies sometimes use site plans to project discounted costs for mitigating such constraints, i.e., earthquake fault-lines, contaminated soils, etc. On the other hand, private landowners can use site plans to demonstrate how physical constraints might otherwise be cost-effectively mitigated in order to allow for a higher use.

The physical constraints case study (Figure 3) involves the determination of “highest and best use” and maximum intensity of use for the condemnation of a parcel for transportation purposes. Although the property was designated by the general plan as a transportation corridor, its highest and best use absent the transportation project, was agreed by

both parties to be multi-family residential. The extent of potential development for this “in-fill” site in the “before condition” however was clouded by the existence of two earthquake fault-lines, poor vehicular access, and the precedent set by the existing limited housing density that surrounded the site. In this case, the condemning agency’s feasibility study included a conceptual site plan that helped determine the maximum number of units that could have been developed in the “before condition,” given the constraining physical site conditions.



Conclusion - Conceptual site plans can assist the trier of fact in determining the “highest and best use” of a property by demonstrating the site’s physical development feasibility as well as its potential to satisfy local requirements for project approval in the “before condition.” They can also be used to support arguments for and against assemblage, severance damages and site physical constraint limitation disputes.

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# Education Corner

Mike Williams

## ECONOMY BUSTERS

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### \$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
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300	Management
400	Appraisal
500	Relocation Assistance
600	Environment
700	Asset (Property) Management
800	Real Estate Law
900	Engineering
SR/WA	Study Review Session



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Keith E. McCullough  
Thony R. Montoya  
Christopher S. Yoo  
Kevin A. Day





## Right of Way Project Manager 101769 Irvine, CA

**Description:** The Right-of-Way Project Manager manages right-of-way and utility issues for large and complex construction projects without supervision. Ensures all right-of-way acquisition, relocation and utility relocation schedules are met. Responsible for compliance with all local, state and federal laws and regulations and oversight of contract administration and payment of invoices.

**Requirements:** Bachelor's degree or equivalent required; advanced degree helpful. California Real Estate license is required. 7+ years of experience with right-of-way acquisition and relocation, and utility relocation; property management experience preferred. Applicant must be familiar with Uniform Relocation Act and Eminent Domain proceedings. Must have extensive experience with Caltrans policies and procedures, and with the preparation of Data Sheets and Right of Way Certifications. Position requires ability to develop and maintain excellent relationships with clients; strong communication and presentation skills; proven ability to deal effectively with property owners on fast track projects; ability to motivate and manage staff and proficiency with MS Office. May require workplace location in Los Angeles or Riverside as workload dictates.

To apply, please use the following: [https://prod.fadvhms.com/hdr/jobboard/New-CandidateExt.aspx?\\_\\_JobID=14322](https://prod.fadvhms.com/hdr/jobboard/New-CandidateExt.aspx?__JobID=14322)

Or see the careers section of [www.hdrinc.com](http://www.hdrinc.com) and browse for job number 101769

## 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.

To apply, please use the following: [https://prod.fadvhms.com/hdr/jobboard/New-CandidateExt.aspx?\\_\\_JobID=14140](https://prod.fadvhms.com/hdr/jobboard/New-CandidateExt.aspx?__JobID=14140)

## 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.

To apply, please use the following: [https://prod.fadvhms.com/hdr/jobboard/New-CandidateExt.aspx?\\_\\_JobID=13251](https://prod.fadvhms.com/hdr/jobboard/New-CandidateExt.aspx?__JobID=13251)

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*of the International Right of Way Association*
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