



San Diego Chapter 11



IRWA FEBRUARY LUNCHEON FEBRUARY 17, 2016

Our Annual Recertification Luncheon

Guest speakers will be:

Ricardo Goni, Goodwill Appraiser at Desmond, Marcello & Amster
Jamey Wyman, Attorney at Best, Best & Krieger

With a goodwill appraisal presentation entitled:

“All Danced Out...No Goodwill for a Nonprofit Performance Company on Federal Land”

What happens when a nonprofit business on federal property is displaced due to a State highway project and the business seeks compensation for loss of goodwill?



Handlery Hotel

Registration: 11:30 a.m. - 11:45 a.m.
Luncheon: 11:45 a.m. - 1:00 p.m.
COST: \$25/pp w/reservation;
Non-members and walkups \$30 at the door

**RSVP MUST BE RECEIVED by
2:00 p.m. on Friday, February 12, 2016**
RSVP To Lida Jimenez: ljimenez@semprautilities.com
Or by phone at (858) 637-7918
Or online at <http://www.irwa11.org/events/>

NO-SHOWS: IRWA is billed for meals based upon your reservation whether you attend or not. If you make a reservation and do not attend, you will be invoiced \$30 for the meal to recover costs. Thank you for your consideration.

February-March 2016

Upcoming Events:

Executive Board Meetings:

March 23 and April 27—12:00 noon to 1:00 p.m. at the SD County Water Authority, 4677 Overland Drive, San

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**February—March 2016 Message from
President Cynthia Colburn, SR/WA**



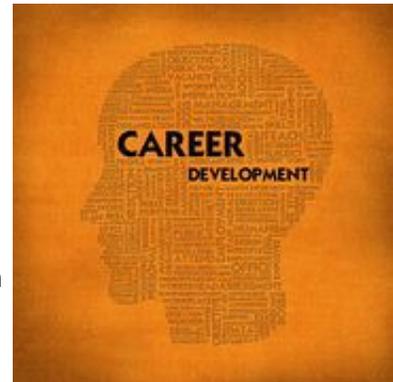
February 2016

It's hard to believe that another year has passed and we are well on our way in a new year that promises to be filled with interesting activity for our Chapter. First though, I would like to report that the Chapter Holiday Luncheon was a huge success. Our attendance numbers have grown each year. This year we had a filled house with 167 in attendance. Many thanks to our generous sponsors; nearly everyone was able to walk away with a nice gift! I need to also commend Mike Flanagan, SR/WA, Chapter 11 Vice President, and the outstanding Holiday Luncheon Committee that he put together, who were responsible for transforming the room into such a festive atmosphere!

At our January Board Meeting, we heard several interesting reports on upcoming events in store for our Chapter in 2016...

Hugh Rowles, Education Chair, reported that he has several courses in the works for the coming months. Please check-out the Education page in this newsletter for more details in what Hugh has in store for us.

If you are still working on your New Year's resolutions, why not add a commitment to achieving your credentials through the IRWA? The new curriculum pathways allow you to get a designation in the industry or industries you serve: Oil & Gas, Electric & Utilities, and/or Transportation. The Industry Generalist designation of SR/WA is also still attainable. Let the chapter help you achieve your professional goals this year!



Mike Flanagan, SR/WA, reported that Chapter 11 will be hosting the Region 1 Fall forum, slated to happen in October, 2016. There was much discussion on whether or not to combine an education seminar with the forum. Mike has formed a sub-committee that will look at all the options for the exciting event. This year will be another busy year for our Chapter, so we will be asking for volunteers and sponsors to help us out, as we get closer to the Fall Forum.

The February Luncheon promises to be an informative event. Two guest speakers, Ricardo Goni, Goodwill Appraiser with Desmond, Marcello & Amster and Jamey Wyman, Attorney at Best, Best & Kreiger, will be giving a goodwill appraisal presentation for all of us to receive one hour of recertification credit. I hope to see all of you there!

Best Regards,
Cynthia

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**CONGRATULATIONS TO  
IRWA CHAPTER 11 2015 EMPLOYERS OF THE YEAR:  
CALTRANS DISTRICT 11  
AND  
HENDRICKSON APPRAISALS, INC.**



## San Diego Education Opportunities: 2016

### **403 - Easement Valuation - May 17, 2016 (1 day) Instructor: Orell C. Anderson, MAI**

This course is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result.

### **502 - Non-Residential Relocation Assistance - June 2-3, 2016 (2 days) Instructor: Michele L. Folk, SR/WA, R/W-RAC, R/W-URAC, R/W-NAC**

This course presents the processes necessary to relocate a business. Participants will learn how to apply provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, in conjunction with the Surface Transportation and Relocation Assistance Act of 1987, and subsequent revisions, to the relocation of non-residential entities. Participants must read 49 CFR Part 24 prior to attending this class.

### **900 - Principles of Real Estate Engineering - July 18-19, 2016 (2 days) Instructor: Steve Schmitt SR/WA**

With the use of lecture, questions and answers, exercise methods and graphic illustrations, participants in this course will learn how to use engineering tools and will gain basic skills in reading and interpreting information contained on engineering plans. Participants will also learn how to read, understand and plot simple descriptions using the most common methods of property descriptions.

### **100 - Principles of Land Acquisition - August 8-11, 2016 (4 day) Instructor: Carol L. Brooks, SR/WA**

This course outlines real estate law terms and concepts. Participants will gain awareness of environmental issues, learn the methods of acquiring and transferring title to realty, three views of engineering plans and the fundamentals in property description systems. Topics also include the requirements of a valid contract, information on easements, deeds, leases, the appraisal process, successful negotiations, and relocation requirements involved with property acquisition and management.

### **103 - Ethics and the ROW Profession - September 14, 2016 (1 day) Instructor: Carol L. Brooks, SR/WA**

This course outlines the concept of ethics and acquaints the right of way professional with the Rules of Professional Conduct and Disciplinary Procedures. This course combines lecture and practical learning exercises as a means of exchanging ideas and solutions to ethical conflicts within the right of way profession.

**205 - Bargaining Negotiations - September 15-16, 2016 (2 days) Instructor: Carol L. Brooks, SR/WA** This course provides an overview of the steps involved in bargaining negotiations, how to determine whether negotiations are progressing in a bargaining or problem-solving mode and the specific skills and attitudes required of successful bargainers.

### **201 - Communications in Real Estate Acquisition - Oct. 26-28, 2016 (3 days) Instr.: Carol L. Brooks, SR/WA**

Utilizing self-learning exercises, role-playing and simulations of actual acquisition interviews, this course helps to instill confidence in participants and to enhance their communication/negotiation skills.

### **421 - The Valuations of Partial Acquisitions - Nov. 1-4, 2016 (4 days) Instructor: Craig Owyang, SR/WA**

Participants will learn how to determine and appraise the larger parcel, techniques for appraising the part acquired, identifying and measuring various types of damages and how to value the remainder after acquisitions. The course introduces ways to handle special benefits and explores the before and after approach (how, why and when), and includes numerous exercises and case studies to aid in understanding.

*Would you like to be a part of Chapter 11's success? Would you like to attend IRWA courses at no cost? Chapter 11 is now accepting Course Coordinator applications. Any time you have any questions, feedback to share, or would like more info about scheduled courses, OR find out about coordinating a class, contact Hugh Rowles, Education Chair, at (714) 316-4548 or by email at [irwachapter11education@gmail.com](mailto:irwachapter11education@gmail.com)*



## Luncheon and Board Meeting Calendar 2015—2016

### December 16

**Chapter 11 Holiday Luncheon  
Administrative Assistants/Bosses Day and  
Employer and Professional of the Year Awards  
Handlery Hotel & Resort—11:30 a.m. to 1:00 p.m.**

January 27, 2016

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

### February 17

**Chapter 11 Luncheon—*Bring a Guest*  
Handlery Hotel & Resort—11:30 a.m. to 1:00 p.m.**

February 24

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

March 23

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

### April 20

**Chapter 11 Luncheon  
Election Day—*New Officers & Recognition Day—Past  
Presidents, SR/WAs, 25+ Year Members, and Retired Members*  
Handlery Hotel & Resort—11:30 a.m. to 1:00 p.m.**

April 27

Chapter 11 Board Meeting  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

May 25

Last Board Meeting before going Dark for the Summer  
San Diego County Water Authority—12:00 p.m. to 1:00 p.m.

### It's YOUR newsletter ... Be a part of it!

This month we are happy to present two articles authored by attorneys from Rutan & Tucker, and generously shared with us by Chapter 67 member Joe Munsey. If you want to contribute an article you've written, if you want to suggest a possible topic or project to be covered, or if you're agreeable to being interviewed for our "Meet Your Colleague" feature, please email newsletter editor

Diane Schooler at

[schoolerco@usa.net](mailto:schoolerco@usa.net) or text to 858.229.9295 ... any time!

# No Longer United, Yet Not Subdivided

By Joseph Larsen, Esq., Associate, Rutan & Tucker, LLP

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*Save Mount Diablo v. Contra Costa County* (Cal. Ct. App., Oct. 7, 2015) 15 Cal. Daily Op. Serv. 11084 [Condemnation which physically separates property does not effect a subdivision.]

Simply put, this case held that a “division” of property within the meaning of the Subdivision Map Act (Gov. Code § 66410 *et seq.*) (the “Act”) does not occur simply because an eminent domain proceeding results in a physical separation of a property’s non-condemned portions.

Roughly rectangular in shape, the property which was the subject of this case was crossed by two narrow, intersecting strips of land that were acquired by the Contra Costa Water District (the “District”) through condemnation proceedings in 1997. The appellant owners purchased the property in 2006. The deed described it as a single parcel, defined by metes and bounds, with District-owned land excluded. As a result of the condemnation, the property consisted of four parts, separated from each other by the narrow strips of District-owned land.

After buying the property, the appellant owners applied to the county for a parcel map subdividing the property under the Act into four lots. Before completing the parcel map process, however, the appellants abandoned their application. Instead, they asked the county to issue a certificate of compliance for each of the property’s four parts under Government Code section 66499.35, subdivision (a). Under this provision in the Act, a property owner need not file an approved map if the responsible agency concludes that “the real property complies with the provisions of [the Act] and of local ordinances enacted pursuant to [the Act].” The appellants argued that they were entitled to a certificate for each part because the District’s condemnation had the effect of subdividing the property for purposes of the Act.

County planning staff denied the appellants’ request for four certificates of compliance, concluding that the property’s separation as a result of the condemnation did not constitute a “subdivision” for purposes of the Act. The appellants appealed, and the county planning commission reversed the staff’s decision.

Save Mount Diablo (“SMD”), a nonprofit corporation, then appealed to the county board of supervisors, which rejected the appeal and issued the four certificates.

SMD filed a petition for writ of mandate against the county and board of supervisors, seeking an order requiring the county to set aside the certificates. The trial court granted the petition. It concluded that no legal authority supported the appellants theory that the condemnation effected a subdivision of the property within the meaning of the Act. The appellant owners appealed.

The court of appeal affirmed, holding that a taking by eminent domain of two narrow strips of land crossing a property and intersecting each other, which physically separated the property into four parts, was not a division within the meaning of the Act, and thus did not effect a subdivision as a matter of law. The court acknowledged that a subdivision map or parcel map is generally not required in order to convey land to or from a public entity or public utility (Government Code § 66428), but this did not mean that the reconfigured and divided privately owned land remaining as a result of the exempt conveyance(s) were also exempted from Map Act compliance.

## Lessons Learned and Practical Recommendations:

To the extent a condemnation action divides a remaining property, such division is not a division within the meaning of the Subdivision Map Act, and thus does not effect a subdivision of the remaining property. As a result, owners, who may be unable to develop their reconfigured and non-contiguous leftover pieces as a single parcel project, may face hurdles and expense to obtain governmental approvals to subdivide and develop the remaining pieces as separate parcels. The bastardized remaining pieces may be of shapes or in locations that do not conform to subdivision requirements. All of this may impact severance damages in the condemnation case that resulted in the divided, but not subdivided pieces.

*Mr. Larsen can be reached at [JLarsen@rutan.com](mailto:JLarsen@rutan.com).*

**CHAPTER NEWS:**

**CELEBRATING !**

**IRWA Chapter 11 Members' Birthdays  
February and March 2016**

**February 2016**

Kathy Babcock  
Raymund M. Carreon, SR/WA, R/W-AMC  
Joseph A. Currie, SR/WA  
Gabriela M. Esquivel  
Jim Gilpin  
Gregory E. Locke  
Julie Welch Marshall  
Timothy J. Regello



**March 2016**

Andrew C. Bartlett, SR/WA  
Randall H. Blaesi, ASA  
Sabrina Boothe  
Jean Catling, MAI  
Karen R. Frostrom  
Steve Geitz, SR/WA, R/W-EC  
Dick Greenleaf, SR/WA  
Gregory D. Hill  
Rita Hiller  
Angela D. Jackson, SR/WA  
Greg Jones, SR/WA  
Thomas J. McCabe, PLS  
Paul Nussbaum, SR/WA  
Michael (Jeff) Reed  
Eric Schneider, MAI, ASA  
Barry Slotten, SR/WA  
Danette Starling  
Luis P. Tejada, SR/WA,  
R/W-NAC



*We're sorry if we missed your February or  
March birthday, but if we did it's because  
we don't have the information in our files.*

*Contact Carole Herrin at*

*[c-pherrin@msn.com](mailto:c-pherrin@msn.com) to update our records, and  
we'll put a candle on the next birthday cake for  
you too!*

**PLEASE MAKE THESE CORRECTIONS/  
ADDITIONS TO YOUR 2015-2016 ROSTER:  
(All corrections are underlined)**

EDWARDS, Ramona Lee 619-699-6958  
Senior Contracts & Procurement Analyst  
San Diego Association of Governments (SANDAG)  
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[ramona.edwards@sandag.org](mailto:ramona.edwards@sandag.org)

FLANAGAN, Mike J., SR/WA, R/W-NAC  
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Senior Right of Way Agent  
Clark Land Resources, Inc.  
9387 Ruffin Court, Ste. C  
San Diego, CA 92123  
[mike.flanagan@clarklandresources.com](mailto:mike.flanagan@clarklandresources.com)

JACKSON, Curtis M. 760-434-2836  
City of Carlsbad  
1200 Carlsbad Village Drive, Carlsbad, CA 92008  
[curtis.jackson@carlsbadca.gov](mailto:curtis.jackson@carlsbadca.gov)

**Please add the following to your Roster:**

ESQUIVEL, Gabriela M. Cell: 619-944-9261  
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[gabriela\\_esquivel21@yahoo.com](mailto:gabriela_esquivel21@yahoo.com)

HALL, David C. 760-758-1562  
Records Research/Title Cell: 619-987-4227  
Clark Land Resources, Inc.  
2049 Vista Valley Rim Place; El Cajon, CA 92019  
[david.hall@clarklandresources.com](mailto:david.hall@clarklandresources.com)

ROBINSON, Sandra E. 760-758-1562  
Records Research/Title Officer Cell: 619-867-  
1906  
Clark Land Resources, Inc.; 1554 Apache Drive,  
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WHITE, Corbin M. 760-560-6218  
1014 La Solana Dr.; Fallbrook, CA 92028  
[corbin.white@clarklandresources.com](mailto:corbin.white@clarklandresources.com)

**Please note the following new SR/WA's:**

BARTLETT, Andrew C., SR/WA  
SMITH, Jennifer L., SR/WA

# “Shell Game Exposed: Why a Conditional Final Offer by a Condemnor under CCP 1250.410 is Illusory and per se Unreasonable”

by Mike Rubin, Esq., Partner, Rutan & Tucker, LLP



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RE: *City and County of San Francisco v PCF Acquisitionco, LLC, 237 Cal. App 4th 90 (2015)*

Simply put, this condemnation case held that a statutory final offer made by the City of San Francisco before trial (under California Code of Civil Procedure § 1250.410) is per se unreasonable, effectively not an offer at all, if it is subject to a condition that it is not binding unless later approved by the governing body of the public entity. As a result, the public entity will be required to pay the condemnee’s litigation expenses, including reasonable attorneys’ fees, if the trial court finds that the condemnee made a timely final demand that was reasonable. This conclusion would almost seem self-evident, but the trial court had ruled the other way, and until the appellate court reversed in this case, there had never been a case in California on the point. Apparently, it has not been unusual for various public entities to make such conditional final offers in condemnation cases.

The trial court had found the final offer made by the City to be reasonable, though its offer was \$5,000,000 and the jury had awarded the property owner \$7,319,000. The property owner had demanded \$8,600,000 plus costs and interest. The trial court’s reasoning was that the City’s final offer exceeded its own appraisal by \$1,872,000 (or by 60%), and the City did not stubbornly adhere to its own valuation. The property owner appealed the trial court’s ruling on the basis that the final offer was not an offer at all, since it was subject to later approval by the governing bodies of three different public entities. The appellate court agreed with the property owner, viewing the final offer merely as a non-binding recommendation to enter into a settlement. If the property owner accepted the “offer”, there was no assurance that there would be a settlement since one or all of the governing bodies required to approve the offer, might not do so.

The City argued that it had no choice but to make its offer conditional because it typically takes 6 to 8 weeks for its governing body to approve a settlement and the final offer had to be made 20 days or more before trial, insufficient time to go through the process of obtaining that approval. Moreover, it argued that the exchange of valuation data does not occur until 90 days before the trial date (CCP 1258.220) and depositions do not occur until much closer to the trial date, so that by the time the other side’s appraisal can be understood and assessed, there is insufficient time to obtain

governing board authorization of a final offer. The appellate court ruled that these logistical problems were not justification to override the requirements of the condemnation law, as expressed in the final offer and demand provisions in CCP 1250.410.

It should be noted that the appellate court drew upon one analogous prior case in reaching its decision, *People ex rel. Dept. of Transportation v Zivelonghi* (1986) 183 Cal. App. 3d 187. In that case, another appellate court ruled that a final offer was unreasonable for purposes of CCP 1250.410, if the offer was subject to a reserved right to appeal. For example, if the trial court makes an evidentiary ruling adverse to the condemnor, the condemnor might determine to make a liberal pre-trial offer, but include terms that allow the condemnor to appeal the unfavorable ruling, and further provide that if the unfavorable ruling is reversed on appeal, the offer is invalidated, and the case will then go to trial. Under such circumstances, the appellate court in the *Zivelonghi* case already ruled that such an offer was unreasonable, per se.

## Lessons Learned and Practical Recommendations:

The condemnation law in CCP 1250.410 creates an incentive for a condemning agency to make a reasonable final offer at least 20 days before trial and for the property owner(s) to make a reasonable final demand. The incentive is the potential award to the condemnee of its reasonable litigation expenses if the public entity’s final offer is found to be unreasonable, and the condemnee’s final demand is found to be reasonable, in light of the evidence admitted and the award made at trial. While negotiating staff of public entities may, and almost always do, make settlement offers that are conditioned upon the later approval of the governing board of the public entity; that is not permissible for the final offer under CCP 1250.410 which triggers the potential entitlement to an award of litigation expenses. If the public entity’s procedures provide for a lengthy process to obtain approval of offers, the process must be started early enough to conclude before the final offer is made by the public entity, i.e. more than 20 days before trial. Either the public entity will need to change its rules to provide for a faster approval procedure or the public entity’s attorney will have to find a way to get the trial court to order an early exchange of valuation data, much earlier than the normal 90 days before trial.

Mr. Rubin can be reached at [mrubin@rutan.com](mailto:mrubin@rutan.com).



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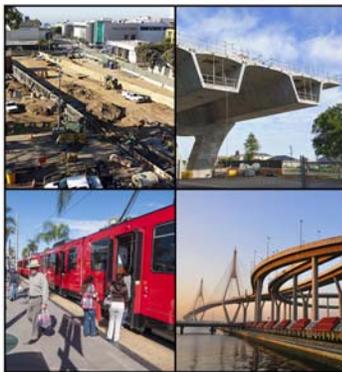
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Cell (619) 846-5928



**Thursday, March 3, 2016**  
**11:30 a.m. – 5:00 p.m.**  
**Reception to Follow**

The Center Club  
Costa Mesa, CA



Register Here!  
[nossaman.com/2016Seminar-SoCal](http://nossaman.com/2016Seminar-SoCal)

## 2016 Eminent Domain Seminar

Nossaman LLP invites you to join us for a **complimentary afternoon seminar** with Nossaman Eminent Domain attorneys **Brad Kuhn, Bernadette Duran-Brown, David Graeler, Rick Rayl, Artin Shaverdian, Katherine Contreras, Katrina (Diaz) Wu**, and invited industry experts.

Panelists will provide the latest insight on:

- unique legal and valuation issues with the condemnation of private utilities;
- tools and techniques for right-of-way delivery including parcel mitigation opportunities;
- the valuation of project benefits in eminent domain actions, including case studies and opportunities for transit oriented development; and
- the most important eminent domain court decisions and legislation from 2015

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**REGISTER  
TODAY!**

Congratulations and Well Done!



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City of Shreveport

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Mary Anne Merr, SR/WA  
Consumers Energy

Vice President  
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Overland, Pacific & Cutler, Inc.

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Mark A. Reck  
International Right of Way Association

General Counsel  
Eric Finn, Esq.

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Overland, Pacific & Cutler, Inc.

Region 2  
Ana Rausch, SR/WA, R/W-RAC  
Percheron, LLC

Region 3  
Lou Ann Doller, SR/WA  
Ameren Missouri

Region 4  
Phyllis Lilly, SR/WA

Region 5  
Brad Krabel, SR/WA, R/W-NAC  
Consumers Energy

Region 6  
Sean Sampson, SR/WA, R/W-NAC  
Nashville Electric Service

Region 7  
Brad Thomas, SR/WA, R/W-RAC  
HDR Engineering, Inc.

Region 8  
Sharon Stuenkel, SR/WA  
Prince Edward Island Department of  
Transportation

Region 9  
Wayne Larsen, SR/WA, R/W-URAC, R/W-AC  
The Right of Way Group, LLC

Region 10  
Brian Taylor, SR/WA, R/W-AC  
Natural Resources Canada

January 22, 2016

Ms. Christina Marin, RWA  
City of San Diego Real Estate Assets  
1200 Third Avenue - Suite 1700  
San Diego, CA 92101

RE: RWA – Right of Way Agent Certification  
Approval date: January 22, 2016

Dear Ms. Marin:

Congratulations! You have successfully satisfied the education, experience and course curriculum requirements for the first level of generalist program leading to SR/WA Designation, as required by the Credentialing Committee, and are approved as:

Right of Way Agent (RWA)

As proof of your achievement, a certificate of completion and a RWA certification lapel pin will be mailed to you in 4 to 6 weeks.

You are one step closer to SR/WA Designation. Your hard work and dedication will differentiate you from other professionals and will help boost your opportunities professionally and financially. We hope that your next goal is to pursue the Right of Way Professional Certification that will ultimately lead you to the SR/WA Designation.

An annual maintenance fee of \$135 will be billed for non-IRWA member who obtained this certification starting on the first anniversary of the approval date.

Sincerely,

Wayne Goss, SR/WA, R/W-NAC  
International President

cc: Vince McCaw, SR/WA, Chapter 11 PDC Chair  
Cynthia Colburn, SR/WA, Chapter President

INTERNATIONAL RIGHT OF WAY ASSOCIATION  
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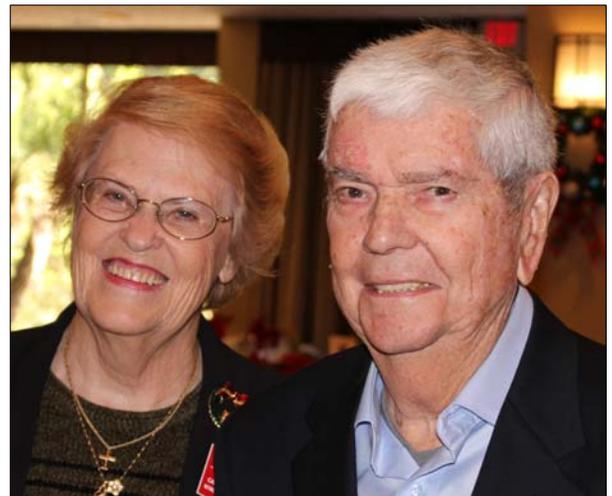
**CHAPTER NEWS:**

**December 2015 Chapter Meeting**

*T'is the season when friends gather ...*



*... the best of times ... all made even better through the generous support of our sponsors, Anderson & Brabant, Carolyn Lee, SR/WA, R/W-RAC, Clark Land Resources, Cornerstone Management Skills, Daly & Heft, Desmond, Marcello & Amster, D.F. Davis Real Estate, Dokken Engineering, Hendrickson Appraisal Company, Keagy Real Estate, KP Land, Overland, Pacific & Cutler, VAP Enterprises and the Wiggins Group, Inc. .... Thank you all so very much!!*



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## CHAPTER NEWS:

### Meet Your Colleague

This month we hear from member *Jean Catling, Principal Appraiser with the City of San Diego*. Jean has been in the ROW industry for 30 years, all building up to the last year-and-a-half's work as the City's principal appraiser. Here in her own words, is a personal sketch of our colleague Jean:



**What are your current job responsibilities?** I oversee the Valuation Division at the City of San Diego Real Estate Assets Department. Largely utilizing independent appraisers, we appraise a wide variety of property types, from open space and parkland, proposed utility and road easements, and special purpose properties such as market rent for City-owned properties in Balboa Park and Mission Bay. We provide valuation services to various City departments that involve a multitude of issues. Every day is a different adventure!

**What has been your favorite project you have been involved with?** The Sunrise Powerlink. Herding appraisers is kind of like herding cats, but I enjoyed coordinating the appraisal process and performing the reviews for San Diego Gas & Electric Company while I was self-employed as The Catling Company. The people at SDG&E were great to work with and my familiarity with the appraisal community made the job much easier. In a sense, that project helped prepare me for the Principal Appraiser position here at the City.

**What path did you take to arrive in the ROW industry?** My first full-time job was as a teller at a savings and loan. The appraiser used to stop by our office and I thought, "It would be so much fun to get paid to drive around and look at houses." The branch manager told me that females couldn't be appraisers because something bad might happen out in the field. Fortunately, several years later, the same S&L was looking for an appraiser-trainee and the branch manager wasn't doing the hiring. After working for lenders for about seven years appraising residential and small commercial properties as well as being a huge failure as an industrial broker, I joined the office of Andrew Smith, MAI. Andy did a large amount of agency and ROW appraisal work and he (and Steve) taught me the basics.

**What hobbies or activities do you enjoy outside of work?** I'm artsy-crafty and like to crochet, knit, and make custom note cards. A lot of people have seen me crocheting afghans at long meetings and trainings. Every night I read for at least a half-hour, usually something with no social redeeming value. I used to like to cook and bake, but the older I get, the more fattening the food gets. I've developed an appreciation for takeout food in recent months!

**What is your ideal vacation destination?** My husband and I love to visit Kauai. We enjoy snorkeling as well as the laid back attitude there. We also are fond of cruising and took a 15-day cruise that went through the Panama Canal in 2009. This year we cruised through the South Caribbean.

**If you could try another job for a day what would it be?** My dream job out of high school was to be a women's clothing merchandise buyer for a department store chain. I would go to New York for the fashion shows and meet with the manufacturers. Doing that for a day, or a week, would be awesome!

**Whom do you admire and why?** My mother, Andy Smith, and Eleanor Roosevelt. The first two taught me a lot. I admire Eleanor Roosevelt because she was a shy woman who became an advocate for underprivileged people around the world. My favorite quote from her is, "No one can make you feel inferior without your consent." Another quote is "Great minds discuss ideas; Average minds discuss events; Small minds discuss people."

**Tell us about an experience you consider part of your 15 minutes of fame.** It's not necessarily fame, but as a teenager I danced in a Rockettes-style dance line. We performed in a number of venues, but it was pretty cool to dance on the floor of the Oakland Coliseum and the Anaheim Convention Center.

**Is there a ROW/public improvement project you would like to see developed in the region?** There are people out there smarter than me to figure out what the region needs.

**Is there any one question in particular that you would like to ask your ROW colleagues?** Do you see any changes coming to the ROW profession and, if so, what are they?

**Do you have any advice to newly hired ROW professionals?** Get yourself invited to as many meetings as possible ... and pay attention!

January 2016

## Chapter 11 Executive Board 2015-2016 Committees and Communities of Practice (CoP)

### OFFICERS:

|                 |                        |                                                                                                  |
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| President:      | Cynthia Colburn, SR/WA | <a href="mailto:ccolburn@OPCservices.com">ccolburn@OPCservices.com</a>                           |
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| (Committee Members: Kathleen Hider, SR/WA, and Nick von Gymnich, SR/WA)                                   |                                                |                                                                                                                                              |
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| Membership Co-chairs                                                                                      | Lisa Murphy, SR/WA<br>Eric Schneider, MAI, ASA | <a href="mailto:LMurphy2@semprautilities.com">LMurphy2@semprautilities.com</a><br><a href="mailto:eschneider@irr.com">eschneider@irr.com</a> |

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| Transportation:       | Monica Coria       | <a href="mailto:UCSDurbanplanning@gmail.com">UCSDurbanplanning@gmail.com</a>               |

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| Relocation:              | Vacant                   |                                                                                                  |
| Surveying & Engineering: | Julie Blackman           | <a href="mailto:Julie.blackman@clarklandresources.com">Julie.blackman@clarklandresources.com</a> |
| Valuation:               | Eric Schneider, MAI, ASA | <a href="mailto:eschneider@irr.com">eschneider@irr.com</a>                                       |

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