



Chapter 11 San Diego



ELECTION DAY — NEW OFFICERS LUNCHEON APRIL 20, 2016



April Presentation Topic:
**City of San Diego's Pure
Water Project**

Speaker: JoEllen Jacoby

Mingle with your colleagues, make new friends
and join us for an informative presentation on the
City's water reclamation project.

**PLEASE NOTE: THE 2016 RECOGNITION DAY FOR
25+ YEAR MEMBERS, SR/WA'S, PAST
PRESIDENTS, AND RETIRED MEMBERS HAS BEEN
MOVED TO OCTOBER**

Handlery Hotel and Resort

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, April 15, 2016**
RSVP To Lida Jimenez: ljimenez@semprautilities.com
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.

April-May 2016

Upcoming Events:

Executive Board Meetings:

April 27 and May 25—12:00 noon to 1:00 p.m. at the SD County Water Authority, 4677 Overland Drive, San Diego

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**April—May 2016 Message from
President Cynthia Colburn, SR/WA**



~~~~~ For those of you who actually read my President's Message last April, the message here is going to be pretty much the same. I want to once again thank our hard working Chapter Board Members for making my job as President so easy and so rewarding! I had no idea I was going to be President for a second year in a row! But, I have to say, the second time around was more than easy. The new processes are different and ever-changing, but once you have them down, they are a piece of cake.

My overall goal, as President, was to bring new leadership into our organization, as well as to proudly serve those who so generously give their service to our Chapter year after year. We are gaining traction with our Chapter 11 Young Leadership Group, thanks to Lauren Kodama Roenicke and Julie Marshall. I would like to urge all of the employers in our chapter to please continue to support our young professionals. IRWA is focusing on a "higher purpose" and the organization can truly be a *Leadership Incubator* for the individuals that make a commitment to grow. We have to keep focused on the future of our organization.

As a member of IRWA, I have seen the association grow and change. We have created industry specific education pathways, improved the quality of our courses, and expanded globally into Europe, Africa, China, and Mexico. We are truly making a difference in the way that countries do business. I am proud to be part of the IRWA. I appreciate all of the experiences, knowledge, and friendships that I have gathered as a member of this organization. My thanks go out to all of the committed members that make all of this happen.



Best,  
Cynthia

~~~~~  
YOUR VOTE: SOMETHING NEW!

It's that time of the year to vote for the 2016-2017 slate of officers. And with this new fiscal year term comes new voting procedures required by the IRWA:

Anyone who is interested in serving as an officer (2016-2017), and is not one of the current candidates (see below), may run-from-the-floor at the April general membership meeting if they satisfy the following criteria:

- Must be a member in good standing with Chapter 11.
- Must be present at the April luncheon meeting to announce your candidacy.

Paper ballots vs. showing of hands shall be the procedure for members to cast your vote. If no one runs from the floor then the officer candidate will be voted in by Acclamation.

Chapter 11's 2016-2017 Nominated Slate of Officers is as follows:

- President: Mike Flanagan, SR/WA, Clark Land Resources**
- Vice-President: Fred Clark, SR/WA, Clark Land Resources**
- Treasurer: Roger Bush, SR/WA, MAI, Independent Consultant**
- Secretary: Nick Von Gymnich, SR/WA, San Diego County Water Authority**

Save April 20th for our general membership meeting to cast your vote for our new slate of leaders.



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 irwchapter11education@gmail.com

INTERNATIONAL NEWS: CERTIFICATION TOPICS

From Francis Vincente, Manager-Credentialing, this note is a reminder of an event for newly-recognized SR/WA's, scheduled to be held at the Education Conference this June in Nashville:

"The [SR/WA Recognition Breakfast](#) will be held on Tuesday, June 14, 2016 from 7:30 am to 9:00 am in conjunction with the [62nd Annual International Education Conference - 2016](#) in Nashville, TN. Those members who have been awarded their SR/WA Designation from May 1, 2015 to April 30, 2016 are eligible to attend this event. They will be presented with a special recognition certificate. To participate in this event, completion applications for SR/WA candidates must be received at the Headquarters by April 15, 2016. All required information and supporting documentations must be provided to facilitate the processing and approval of the applications.

Nikki Dieball, Accreditation Program Coordinator, will be sending out a formal e-mail invitation to all new SR/WA members. All they have to do is to RSVP if they will attend the event. For details, please contact Nikki at dieball@irwaonline.org or give her a call at 310-538-0233, Ext. 138."

Contact Chapter 11 PDC Chairman Vince McCaw for more info on these items and answers to other professional programs questions. He's at (619) 688-7980, ext. 201, or at vmccaw@OPCservices.com

IRWA - Certification Transitioning Options

Parameters for transitioning your current certification under the old program to the new Industry Certification Program are as follow:

Pathway certification levels available under the new Industry Certification Program are:

Generalist	O&G Pipeline	Transportation	Electric-Utilities
RWA	RWA	RWA	RWA
RWP-GN	RWP-OG	RWP-TN	RWP-EU
SR/WA-GN	SR/WA-OG	SR/WA-TN	SR/WA-EU

- Anyone who held an RWA certification prior to January 14, 2016 is automatically an RWA under the new Industry Certification Program in any of the -GN, -OG, -TN & EU pathways.
- Anyone who held an RWP certification prior to January 14, 2016 is automatically an RWP-GN under the new Industry Certification Program.
- Anyone who held an SR/WA certification prior to January 14, 2016 is automatically an SR/WA-GN under the new Industry Certification Program.
- Anyone who held an RWA, RWP or SR/WA certification prior to January 14, 2016 is automatically granted credit for RWA level coursework under all of the pathways (-GN, -OG, -TN & EU) within the new Industry Certification Program.

Transitioning options for those partially through the old program (the pre-2016 RWA, RWP or SR/WA program):

- Anyone with 64 or more credit hours of IRWA courses completed as of January 14, 2016 may apply for SR/WA candidacy under the pre-2016 program. Candidacy applications must be received by no later than June 1, 2016.
- Approved candidates must complete the requirements within the 5 year candidacy time frame. Candidates who complete this certification under the pre-2016 program will be granted SR/WA-GN certification.

What The Government Giveth – the Government May Taketh Away;– But Sometimes the Government May Have Inverse Condemnation Liability For Doing So.



By Mike Rubin, Esq., Partner, Rutan & Tucker, LLC

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RE: Pacific Shores Property Owners Assn. v. Department of Fish & Wildlife, (2016)244 Cal. App. 4th 12.

It is established law in California that public entities may be held liable in inverse condemnation when they build and operate flood control projects that fail, if it can be shown that the project posed an unreasonable risk of harm to private property, and that unreasonable risk was a substantial cause of actual damage to the private property. *Belair v Riverside County Flood Control Dist.* (1988) 47 Cal. 3d 550, 565. *Pacific Shores* extended this doctrine to situations where the public entity had built no flood control project, but has instead failed to undertake measures to reduce flooding that historically had been taken. Moreover, *Pacific Shores* held that a public entity may be held strictly liable, without proof of unreasonableness, if the failure to undertake measures was a result of an intentional plan which was adopted to accomplish non-flood protection objectives, in this case protection of sensitive ecological resources.

In *Pacific Shores*, the Court of Appeal upheld a trial court ruling that the State Department of Fish & Wildlife was liable in inverse condemnation for adopting and implementing a plan to reduce the historic flood protection the government had provided to an area of vacant residentially zoned properties. As a result of the reduced flood protection, the residential properties were flooded during certain times of the year.

The residential properties were adjacent to a large coastal lagoon that was separated from the ocean by a sandbar. Historically the County breached the sandbar to cause the lagoon waters to flow into the ocean when the water level in the lagoon rose above 4 feet mean sea level (msl). If the sandbar were not breached, the lagoon water level would ultimately overflow and flood adjacent lands. Cutting the breach required approval of regulatory agencies, which agencies varied over time and included the Army Corps of Engineers and later the State Coastal Commission.

In the early 1960's the County approved the residential subdivision along the lagoon's shore and lots were sold to buyers who relied upon the historical flood protection provided by the breaching of the sandbar at the 4 foot msl level. For various reasons, homes were never built on the lots. Ultimately the State Department of Fish & Wildlife acquired ownership of the lagoon, and

the Coastal Commission gained regulatory authority over the lagoon area and the residential area, resulting in the need for Coastal Commission approval for grading, construction or development activities, including breaching of the sandbar. Through 1987 the County had obtained Coastal Commission approval to breach the sandbar when water levels in the lagoon rose above 4 msl, but after 1987, until 2005, the Coastal Commission declined to issue long term permits for the breaching of the sandbar and only acted upon emergency requests of the County or of the Department of Fish & Wildlife. The reason for the hiatus was the need for the preparation of environmental studies to determine what water levels were necessary within the lagoon during various seasons in order to protect sensitive species and environmental resources. During at least the 16 year period before 2005, emergency permits for breaching the sandbar were issued by the Coastal Commission only when the lagoon's water level rose above 8 feet and began flooding properties and roads within the residential subdivision.

In 2005 the Department of Fish & Wildlife approved a management plan that called for the sandbar to be breached when water levels in the lagoon rose between 8 to 10 feet. In the process of preparing and adopting this plan, the Department processed an EIR which also examined alternatives of breaching the sandbar at 4 msl and the alternative of never artificially breaching the sandbar (it breached naturally after even higher water levels were reached). Permits were thereafter issued by the Coastal Commission which only allowed the Department to breach the sandbar at the 8 to 10 foot msl. In 2007, the owners of residential lots adjacent to the lagoon sued both the Coastal Commission and the Department of Fish & Wildlife for inverse condemnation when the waters rose in the lagoon past 8 feet msl, flooding their properties.

The Department argued that it had no obligation to provide any flood protection to the residential areas, so it should not be liable for inverse condemnation when it reduced the flood protection (by allowing waters in the lagoon to rise to higher levels before it breached the sandbar). The appellate court rejected this argument, indicating that by reducing historic levels of flood protection that were reasonably relied upon by private property owners, and doing so for purposes unrelated to

flood control (i.e. to protect ecological resources), the State had made an intentional decision to take the private property for public use. Having done so, the State is liable for inverse condemnation and must compensate the private property owners for the flooding easement.

The Court held that the Coastal Commission was not liable for inverse condemnation because the property owners had not exhausted their administrative remedies, specifically, had not challenged the Commission's decision to issue permits to breach the sandbar only when the water levels rose between the 8 to 10 foot msl. State law requires such rulings to be challenged within 60 days of the decision or they would be barred by the Statute of Limitations (Pub. Resources Code § 30801). The means of challenge would be by filing with the courts a writ of mandamus petition seeking to reverse the Coastal Commission action (which writ petition could be combined with an inverse condemnation lawsuit). Since the property owners waited until 2007 to challenge the 2005 Coastal Commission permit decision, their lawsuit was time barred against the Coastal Commission.

The 60 day challenge period, however, did not apply to an inverse action against the Department of Fish & Wildlife. The difference is that the action against the Coastal Commission was one for a regulatory taking, i.e. a taking by adoption of a regulation that impacted the use of property. The Court held that the Commission had not physically invaded or damaged the plaintiffs' properties but had only regulated the use of the properties. On the other hand, the Fish & Wildlife had effectively physically appropriated plaintiffs' properties when it adopted and implemented a plan to enhance the protection of ecological resources by allowing the water levels to rise between the 8-10 foot msl.

The statute of limitations in California for physical appropriation or damaging of real property is three years. The Department argued that this three year statute of limitations had passed because flooding of the plaintiffs' properties had occurred intermittently between 1987 and 2005 when breaches of the sandbar were done only by emergency permit and such permits were issued only when the lagoon's water level rose above 8 feet and began flooding properties and roads within the residential subdivision. The Court rejected that argument and ruled that the statute of limitations does not begin to run in such cases (particularly in cases of flooding claims) until the "situation has stabilized"— "until the consequences of the inundation have so manifested themselves that a final account may be struck". The reasoning is that a plaintiff does not know the degree or quantity of damages until there has been a stabilization of events. Such stabilization was held to occur here in 2005 when the Department adopted and implemented its plan. Before then, the plaintiffs had no way of know-

ing what water levels would be allowed in the lagoon from time to time. Since the plaintiffs sued within 3 years of 2005, their inverse condemnation suit was not barred by the 3 year statute of limitations.

A side issue was the plaintiffs' attorneys' fees claim. A successful plaintiff in an inverse condemnation lawsuit is entitled under Code of Civil Procedure § 1036 to recover reasonable costs including reasonable attorneys' fees "actually incurred". The plaintiffs had a contingent fee agreement with their attorneys that provided the attorneys would be paid at a rate of \$225/hour and the amount the Attorney will receive will be the greater of [1] those fees awarded by the court in a final judgment, or [2] forty percent of the recovery if any recovery is obtained after trial. The damages awarded to plaintiffs for the inverse condemnation amounted to \$114,500 and the trial court awarded plaintiffs approximately \$45,000 in attorneys' fees (approximately 40% of the \$114,500). Plaintiffs claimed that they should receive \$550,000 for attorneys' fees based upon the hours worked times the \$225/hour rate. The appellate court rejected plaintiffs' arguments holding that the statutory restriction to attorneys' fees "actually incurred" did not permit an award based upon hours worked times hourly rates, because plaintiffs' fee agreement did not require plaintiffs to pay that sum.

Lessons Learned and Practical Recommendations:

A key lesson to property owners is to be aware of the need to file a petition for writ of mandamus to challenge a governmental land use regulation within a very short period (in this case, 60 days) or risk being barred from pursuing a challenge to that regulation or from claiming that the regulation has resulted in the inverse condemnation of your property.

A key lesson to public entities is that they risk inverse condemnation liability when they reduce historic protections the government provided to private properties when the reduced protection gives rise to physical invasion or physical damage to the private properties. This may be the case even when the public entity had no duty to provide the protections in the first place. This is particularly important to keep in mind during days of fiscal constraints when public entities must make decisions about levels of service to provide.

A key lesson to attorneys is to be aware of the limitations on recovery of attorneys' fees in inverse condemnation actions under Code of Civil Procedure § 1036 to those "actually incurred" and to word your contractual fee provisions in contingent fee agreements with that restriction in mind. Attorneys had put in \$550,000 of time and effort at their normal rates of \$225/hour, but collected only \$45,000 despite being successful in a difficult, hard fought case.

Mr. Rubin can be reached at mrubin@rutan.com.

CHAPTER NEWS:

CELEBRATING !

IRWA Chapter 11 Members' Birthdays April, May, June and July 2016

APRIL 2016

Mel Barosay, SR/WA
Susan M. Cope
Dennis Daley
Mike Flanagan, SR/WA, R/W-NAC
Daniel R. Furr
Charles D. Gray
David C. Hall
Michael C. Hardesty
Mike Harris, R/W-NAC
Steven A. Heise
John M. Hutter, SR/WA
Bianca K. Lee-Cristaldi
Kelsey A. Powell



JUNE 2016

Dennis Alviso
Deborah Ann Bailey
Bruce Beach
Rob Caringella
Walt E. Evans, III, SR/WA,
R/W-RAC, R/W-NAC
Balinda Lucero
Sean P. Quinn
Bill Rose
Patrick J. Ryan
Diane Schooler
James Shepard
Lidia Sosinsky
Mickey Zeichick, SR/WA

MAY 2016

William Anderson
Vladimir Balotsky, SR/WA
John Berggren
Gerry C. Canfield, SR/WA
Susan C. Diekman
Sandra Durbin, SR/
WA
Colleen E. Fino, SR/
WA
Pete Golding
Amanda R. Jones
Daniel Kackert
Debra S. Lundy, SR/WA,
R/W-NAC
Vince McCaw, SR/WA, R/W-RAC
Alex K. Mockus
Catherine Morlino
Patrick Nash, SR/WA, R/W-AMC
Scott Noya
Hugh W. Rowles
Jennifer L. Smith, SR/WA
Kristen Steinke-Combe
Nicolaus Von Gymnich, SR/WA
William (Bill) Yee, SR/WA



JULY 2016

Antonio Barragan
James Brabant
Roger Bush, SR/WA, MAI
Jeffrey K. Davis
Cecilia Echeverria, SR/WA
Dave Estey, SR/WA
Lucy Galvin, SR/WA, R/W-EC
Carmela Gutierrez
Carl Harry
Kathleen Hider, SR/WA
Ian S. Hodgson
Lida F. Jimenez, SR/WA, R/W-RAC
Rosa A. Jones
Stephen Kiley, SR/WA
Mimi Morisaki
Corbin M. White



Sorry if we missed your April, May, June, or July birthday, but it's because we don't have that information in our records. You can update our info with Carole Herrin at c-pherrin@msn.com ... and we'll put a candle on the cake for your next birthday!

**PLEASE NOTE THE FOLLOWING CHANGES
TO YOUR Chapter 11 2015-2016 ROSTER .**

Please make these corrections to your Roster:

CAULDER, Timothy L. (Tim), SR/WA 619-276-3737
2749 Erie Street
San Diego, CA 92117-6644 tl_caulder@yahoo.com

SOLOMON, Sara 619-236-6020
Property Agent
City of San Diego - Real Estate Assets
1200 Third Avenue, Suite 1700
San Diego, CA 92101 ssolomon@sandiego.gov

ALL CORRECTIONS/CHANGES ARE UNDERLINED.

Please note the following new Certification:
MARIN, Christina C., RWA

Please add the following members to your Roster:

BRISENDINE, Edward O. 619-596-1358
Helix Water District
7811 University Avenue
La Mesa, CA 91942 ed.brisendine@helixwater.org

GUTIERREZ, Carmela 619-956-4832
Associate Real Property Agent
County of San Diego - DPW Airports
1960 Joe Crosson Dr.
El Cajon, CA 92020
Carmela.Gutierrez@sdcounty.ca.gov

HENDRICKSON, Mark 619-282-0800, X304
Hendrickson Appraisal Company
2741 Cowley Way
San Diego, CA 92110
mark@hendricksonappraisal.com

KACKERT, Daniel 619-417-8982
Real Property Agent
County of San Diego - DPW Airports
1960 Joe Crosson Dr.
El Cajon, CA 92020 kackertds@msn.com

**CALENDAR OF CHAPTER 11 MEETINGS
THROUGH THE END OF 2015-2016 YEAR:**

- April 20 Chapter Luncheon
Election Day – New Officers
for 2016-2017
Handlery Hotel & Resort –
11:30 a.m. to 1:00 p.m.
- April 27 Chapter Board Meeting
SD County Water Authority offices
12:00 p.m. to 1:00 p.m.
- May 25 Chapter Board Meeting, Last
before going dark for summer
SD County Water Authority offices
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 an article authored by attorney Mike Rubin from Rutan & Tucker, 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 or text to 858.229.9295 ... any time!



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Robert M. Backer, MAI, SRA
Certified General Appraiser

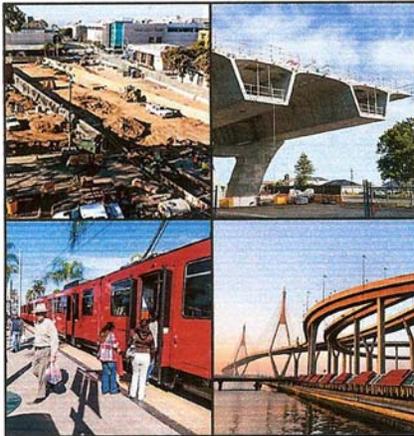
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Solana Beach, CA 92075
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858-755-8898
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AG002082

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REAL ESTATE
INC.

Lucille Galvin, MAI, SR/WA
Real Estate Appraiser
Certified General OREA AG023977

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El Cajon, CA 92019
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MORE INFO COMING SOON!!

REGION 1 FALL FORUM OCTOBER 14-15, 2016 SAN DIEGO CHAPTER 11



Bahia Resort Hotel
998 West Mission Bay Drive
San Diego Ca 92109
800-576-4229



Room Rate: \$189/night (before September 15)
Includes on-site parking (\$20 value/day)
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JAMES (BUZZ) NAUGHTON, JR., MAI

• Certified General Appraiser – Real Estate Appraisal/Consultation •

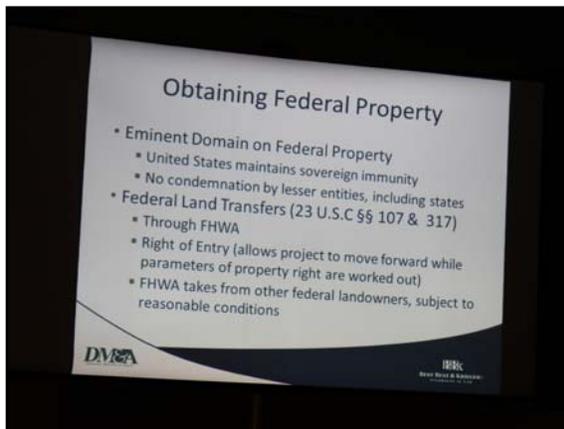
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CHAPTER NEWS:

February 2016 Chapter Meeting



Jamey Wyman and Ricardo Goni present the intriguing case of a non-profit performing arts company on Federal Lands, and the unique challenges in dealing with Federal property.



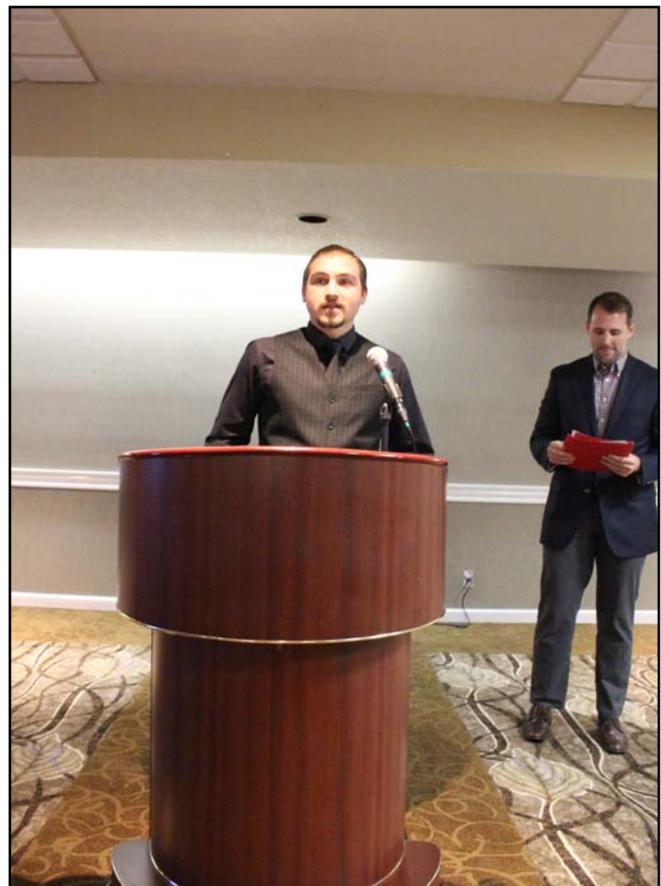
CHAPTER NEWS:

February 2016 Chapter Meeting



Chapter 11 newest SR/WA's Andrew Bartlett and Brian Finkbeiner.

New member of Chapter 11 David Hall, Clark Land Resources, after introduction by Membership Co-Chair Eric Schneider.



CHAPTER NEWS:

Meet Your Colleague

This month we hear from member *Kristen Steinke, attorney* with Lounsbery, Ferguson, Altona & Peak, LLP, offices in San Diego and Escondido. Kristen has been practicing law for 8 years, primarily in eminent domain matters. Here in her own words, is a personal sketch of our colleague, Kristen:

What are your current job responsibilities?

At Lounsbery, Ferguson, Altona & Peak, I have a mix of private clients and public entity clients. My practice is focused on real property dispute resolution and general civil litigation. I have a specific interest and background in eminent domain and I am handling several projects for our firm's clients.

What has been your favorite project that you have been involved with?

My favorite project, because it was one of the most interesting, stemmed from a condemnation in San Diego's North County. My mentor and I once represented a gentleman who owned a life estate for use of a property in San Diego's North County. My client was a character – a truly unique individual, who lived completely "off the grid." The condemning authority was having a heck of a time trying to contact and communicate with him and, I believe, was at least partially thankful when we stepped in as legal counsel. We ended up settling the case, but I have several entertaining stories stemming from that experience that I recount at cocktail parties regularly.

What path did you take to arrive in the ROW industry?

I did not set out to become an eminent domain attorney, but was always interested in real property related matters. My fate took a turn with an internship and then a longer-term position with the Law Office of Don Detisch. Don is well known for his work in eminent domain and introduced me to the practicalities of the field. I never looked back.

What hobbies or activities do you enjoy outside of work?

I enjoy spending time with my two-year-old daughter, Emily, and my husband, Michael...and sleeping when I can find the time.

What is your ideal vacation destination?

Costa Rica. Beautiful.

If you could try another job for a day what would it be?

Zoologist, preferably on the day where cleaning up after the animals is not required.

Whom do you admire and why?

The Dalai Lama. No explanation necessary.

Tell us about an experience you consider part of your 15 minutes of fame.

I interned for the U.S. Senate in college just after 9/11. As an intern, one of my responsibilities was managing incoming mail. It just so happened that I shared space in a freight elevator with the anthrax-laced letter to Sen. Daschle and spent the next three months in Washington, D.C. on strong antibiotics "just in case." I was fine, but Senator Feinstein must have felt sorry for me because she hired me as a full time employee shortly thereafter and I spent the next three years working for her in Washington, D.C. I still have the newspaper article about the anthrax incident.

Is there a ROW/public improvement project you would like to see developed in the region?

I am very intrigued by high speed rail in California and the potential link through Southern California.

Is there any one question in particular that you would like to ask your ROW colleagues?

In projects where you are partnering with attorneys, what can we do to make your job easier?

Do you have any advice to newly hired ROW professionals?

Make connections with your colleagues and do your best to maintain those connections. They will sustain you throughout your career.



April 2016

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

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Past President:	Nick von Gymnich, SR/WA	nvongymnich@sdca.org
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