

IRWA

ORANGE COUNTY

CHAPTER 67

International Right of Way Association Chapter 67 Orange County, California



Inside This Issue:

President's Message.....	2
Editor's Corner	4
Upcoming Events	5
Articles.....	6
Member News.....	9

BUNDLE of WRITES

February 2017

Thank you to all those who attended our January lunch to hear John Ellis, MAI give us his view on what to expect in the next year. This month, we are pleased to feature my colleague, Bernadette Duran-Brown and John Cosper of OPC discuss parcel mitigation strategies. I hope you can all make it.

Coming up in March, Artemis, Kirsten and I will be heading to Sacramento for the Region 1 Spring forum. If there are any issues you'd like us to raise, please be sure to let one of us know. The forums are a great way for chapter leaders to connect and share ideas and resources. Speaking of leadership, I again make a call for you to consider joining the board of our Chapter. Not only is it a great way to increase your visibility among your network, but you get the opportunity to work with the great folks who are already part of the leadership team. I am so grateful for the professional and personal relationships I have developed through IRWA over the years. It will soon be time to put together our board for next year and I hope to see some new faces. There really is something for everyone.

In case you've been hiding under a rock or in a cave or some other place where you can't get my emails, this is a reminder that Chapter 67 is hosting a Utility Relocation Seminar & Mock Trial on March 14, 2017. This will be a great event with some incredible speakers, including several familiar faces. If you have not done so already, please be sure to register today. A special thanks to our incredible seminar team: Kirsten Bowman, Joe Munsey, Rudy Romo, Amanda Fitch.

Got Coffee? How about dessert? I know many of you miss having coffee served with our lunches. Rather than pass the recent lunch price increase on to our members, the Board decided to skip the coffee. But in response to the public outcry, we will be bringing coffee back (and keeping dessert.) We are hoping that we can offset the cost by asking our generous members and their companies to consider sponsoring coffee and/or dessert. For a small donation, your company will be highlighted as our coffee/dessert sponsor and be recognized at our lunches. If you are interested, please contact me. And thank you in advance to our generous partners.

I look forward to seeing you all on February 14th.

EXECUTIVE BOARD

President

Katherine Contreras, Esq.*
Nossaman
(949) 477 7641
kcontreras@nossaman.com

Vice President / President Elect

Artemis Manos, SR/WA*
Southern California Gas Co.
(714) 256 1673
agmanos@semprautilities.com

Treasurer

Alyson Suh, Esq.
Woodruff, Spradlin & Smart
(714) 415 1050
asuh@wss-law.com

Secretary

Amanda Fitch
Mobilite
(714) 325 8649
amanda.fitch@mobilite.com

Past President

Stuart DuVall, MAI*
George Hamilton Jones, Inc.
(949) 673 6733
stu@ghj-inc.com

Chapter Advisor

Mike Rubin, Esq.
Rutan & Tucker
(714) 641 3423
mrubin@rutan.com

Nominations & Elections

Meredith McDonald
Kiley Company
(714) 655 6515
mmcdonald@kileycompany.com



Attorneys You Can Count On

John C. Murphy
 Douglas J. Evertz
 Jennifer W. Dienhart
 Jennifer Riel McClure
 Brad B. Grabske
 Emily L. Madueno
 Lisa J. Lambert
 Ali V. Tehrani
 Sheereen Javadizadeh

MURPHY & EVERTZ
 Attorneys at Law

650 Town Center Drive
 Ste. 550
 Costa Mesa, CA 92626
 (714) 277-1700

22
 YEARS OF
 ADVANCING
 THE INDUSTRY

REAL ESTATE AND RIGHT OF WAY CONSULTING

- ▶ PROJECT / PROGRAM MANAGEMENT
- ▶ ACQUISITION
- ▶ RELOCATION ASSISTANCE
- ▶ TITLE RESEARCH
- ▶ PROPERTY MANAGEMENT
- ▶ UTILITY COORDINATION

PARAGON PARTNERS
 LTD.

PARAGON-PARTNERS.COM

BOARD CONTINUED

Professional Development
 Rudy Romo, SR/WA
 City of Irvine
 (949) 724 7303
 rromo@ci.irvine.ca.us

Education
 James Vanden Akker
 Overland, Pacific & Cutler, Inc.
 (949) 951 5263
 jvandenakker@opcservices.com

Membership
 Rhonda Weiss
 Security Land & R/W
 (714) 635 3380
 rweiss@securitylandrow.com

COMMITTEE CHAIRS

Case of the Month
 Rutan & Tucker Team**
 Rutan & Tucker
 (714) 641 3423
 mrubin@rutan.com

Engineering / Survey
 Will Estepa
 Psomas
 william.estepa@psomas.com

Environmental
 Ann M. Johnston
 Psomas
 (714) 751 7373
 ann.johnston@psomas.com

Hospitality
 Joe Munsey
 Southern California Gas Co.
 (949) 361 8036
 jmunsey@semprautilities.com

Legislation
 Franci Coleman
 (213) 925-5179
 francicole@gmail.com

Welcome readers back for the February edition of our newsletter.

If you would like to contribute content to the newsletter, have questions or any ideas to improve the content please contact me at gbecerra@opcservices.com or (949) 951 5263



CHAIRS CONTINUED

Seminars Co-Chair

Joe Munsey

Southern California Gas Co.

(949) 361 8036

jmunsey@semprautilities.com

Seminars Co-Chair

Mike Rubin, Esq.

Rutan & Tucker

(714) 641 3423

mrubin@rutan.com

Tri-Chapter Luncheon

Peter Fitzpatrick

Psomas

(714) 481 7922

mona.hebert@p66.com

Valuation

Casey O. Jones, MAI

George, Hamilton Jones, Inc.

(949) 673 6733

casey@ghj-inc.com

*International Director

** Dave Cosgrove, Mike Rubin, Joseph Larson, Doug Dennington (Esquires)

Upcoming Events

February 14th Luncheon

Topic: Parcel Mitigation Strategies.

Speakers: Bernadette Duran-Brown and John Cosper

Residential Relocation Assistance Course 501

Date: February 23, 2017

Location: City of Irvine, Civic Center Plaza (details below)

Utility Relocation Seminar & Mock Trial

Date: March 14, 2017

Location: Holiday Inn OC Airport, Santa Ana (details below)

Managing the Consultant Process Course 303

Date: March 16-17, 2017

Location: Metro Los Angeles One Gateway Plaza ([click for details](#))

Advanced Residential Relocation Assistance Course 505

Date: May 17, 2017

Location: City of Irvine, Civic Center Plaza (details below)



CHAIRS CONTINUED

Newsletter/Communication

Gabe Becerra

Overland, Pacific & Cutler

(949) 951 5263

gbecerra@opcservices.com

Nominations Committee

Joe Munsey

Southern California Gas Co.

(949) 361 8036

jmunsey@semprautilities.com

Pipeline / Utilities

Bryan Delos Reyes

Phillips 66

(714) 980 1118

bdelosre@gmail.com

Professional Development 2yr

Sharon Hennessey

Hennessey & Hennessey

(714) 730 0744

hhllc@ca.rr.com

Professional Development 3yr

Lorena Munoz

SCE

lorena.munoz@sce.com

Public Agency Liason

Kirsten Bowman, Esq.

Caltrans

(213) 687 6000

kirsten.bowman@dot.ca.gov

Relocation

Michele Folk SR/WA, RW-RAC

Overland, Pacific & Cutler

(949) 951 5263

mfolk@opcservices.com

Antitrust Claims: A Novel Line of Attack by Groups Opposing Natural Gas Infrastructure Projects

*By: John L. Longstreth, Esq., Partner,
Sandra E. Safro, Esq., Partner,
David L. Wochner, Esq., Practice Area Leader-Policy/Regulatory,
and Jennifer L. Bruneau, Esq., Associate,
Law Firm of K&L Gates*

Permission to Publish, All Rights Reserved

The Sierra Club and other environmental groups have made little secret of their opposition to the continuing use of fossil fuels, and to the development of infrastructure to support that use. A new wrinkle in their multi-front attack on fossil fuel-related projects can be seen in a series of recent filings with federal regulatory agencies asserting that two natural gas pipeline projects violate the antitrust laws. Although styled as “complaints,” the filings do not initiate an adjudicatory proceeding in the usual sense of a complaint, but rather appear to be requests for enforcement or competition advocacy actions by federal antitrust agencies. The challenged projects are joint ventures of energy utility companies, and the natural gas supplied by each will serve their respective natural gas or electricity retail distribution affiliates. The claims that this structure is anticompetitive are novel, and face substantial obstacles under established antitrust law.

Overview of the Antitrust Claims

The recent antitrust challenges to pipeline projects first surfaced with respect to the Atlantic Coast Pipeline (ACP) project, which includes 600 miles of new pipeline, three compressor stations, and related facilities across West Virginia, Virginia, and North Carolina. ACP is owned by subsidiaries of four utility companies, affiliates of which will purchase some of the gas supplied by the pipeline. Sierra Club argues that this structure is anticompetitive because it will stifle the development of renewable energy alternatives for use in generating electricity and limit ACP’s incentive to complete the project efficiently, thereby unnecessarily increasing costs for retail customers.

Sierra Club has also asserted an antitrust theory against the NEXUS project, which involves the construction of 256 miles of new pipeline, four compressor stations, and related facilities across Pennsylvania, West Virginia, Ohio, Michigan, and Ontario. NEXUS is a joint venture between two utility companies. Sierra Club claims that one of the companies is monopolizing electricity generation because its natural gas supply will be sourced from the NEXUS project, the cost of which it can then pass on to its Michigan retail customers through its pre-existing regulated monopoly over a segment of the retail market. Sierra Club also argues that the project is anticompetitive because it is more costly than other alternatives for supplying increased energy demand.

The Theories Asserted Face Significant Challenges Under Established Antitrust Principles

The antitrust laws impose specific requirements designed to assure that claims truly assert harm to competi-

tion in a well defined market. It is not sufficient to make assertions of harm to the interests of a specific market participant, or to a policy goal unrelated to the goals of the antitrust laws to encourage free and fair competition and the generally resulting lower prices and increased output(i). A full antitrust analysis would exceed the bounds of this alert, but a few initial observations can be made.

First, many of the antitrust arguments Sierra Club advances are based on the assertion that these pipeline projects do not make economic sense, and that the utilities must therefore have some separate anticompetitive motive. However, there are numerous other pipelines under construction in the same general geographic area, as might be expected given the boom in natural gas production over the last decade. This suggests both that there is a good economic case for construction of new natural gas transportation capacity, and that control of a single pipeline would not allow its owners to control any properly defined market. Antitrust agencies and courts will not second guess reasonable business decisions being made in the marketplace(ii).

Second, in claims such as these, antitrust complainants are required to identify some relevant antitrust market that would be monopolized as a result of activity they challenge. The complainants in the recent filings against the pipelines either do not do so, or attempt to define markets based on the activities of a single market participant, which is generally disfavored under the antitrust laws (iii).

Finally, theories of economic harm must take account of the heavy regulation of energy markets at the state and federal level. Such regulation, for example, prohibits a utility from passing on costs to retail customers that are not prudently incurred. An antitrust theory based on a utility's asserted intention to do just that could be viewed as implausible.

Implications

Environmental organizations have shown a willingness to use every potential legal means to stop or delay natural gas development activities and other energy infrastructure projects. Such is the avowed goal of the Sierra Club's "Beyond" campaign(iv). Antitrust represents a new line of attack in this ongoing effort. Monitoring of developments in this area, and access to sound antitrust analysis and advice in the event of a challenge, is thus necessary for market participants seeking to protect these projects.

Mr. Longstreth can be reached at johh.longstreth@klgates.com

Ms. Safro can be reached at sandr.safro@klgates.com

Mr. Wochner can be reached at david.wochner@klgates.com

Ms. Bruneau can be reached at Jennifer.bruneau@klgates.com

i. See, e.g., *Cargill v. Montfort of Colorado, Inc.*, 479 U.S. 104, 109 (1986) (quoting *Brunswick Corp. v. Pueblo Bowl-O-Mat, Inc.*, 429 U.S. 477, 489 (1977) (holding that an antitrust plaintiff must show not just an injury caused by the challenged conduct, but an antitrust injury; i.e., an injury "of the type the antitrust laws were designed to prevent and that flows from that which makes defendants' acts unlawful.").

ii. See, e.g., Remarks of Deborah Platt Majoras, Chairman, Federal Trade Commission, "The Consumer Reigns: Using Section 2 to Ensure a 'Competitive Kingdom'", Opening Session, Hearings on Section 2 of the Sherman Act Sponsored by the Federal Trade Commission and the Antitrust Division, U.S. Department of Justice, at 10, 12 (2006) ("any legal framework needs to avoid second-guessing business judgments that were objectively reasonable at the time that they were made," and courts and agencies must "tak[e] care to ensure not to chill procompetitive behavior.").

iii. See, e.g., *Queen City Pizza, Inc. v. Domino's Pizza, Inc.*, 129 F.3d 724 (3d Cir. 1997) (rejecting market of "pizza ingredients and supplies used by Domino's pizza stores").

iv. See <http://content.sierraclub.org/naturalgas/> (describing efforts to end natural gas production and liquefied natural gas exports).



EXCELLENCE IN PRACTICE. DIVERSITY IN PEOPLE.

AlvaradoSmith is committed to providing high quality, comprehensive, and creative legal services in an efficient and cost-effective manner. Our Real Property, Environmental & Natural Resources attorneys are widely recognized by their clients and peers as preeminent practitioners in their areas of specialization, which include:

- Eminent Domain/Inverse Condemnation
- Environmental Compliance & Litigation
- Project Planning and Implementation
- Land Use and Entitlements



Los Angeles
633 W. 5th Street
Suite 1100
Los Angeles, CA 90071
Tel: (213) 229-2400
Fax: (213) 229-2499

Orange County
1 MacArthur Place
Suite 200
Santa Ana, CA 92707
Tel: (714) 852-6800
Fax: (714) 852-6899

San Francisco
235 Pine Street
Suite 1200
San Francisco, CA 94104
Tel: (415) 624-8665
Fax: (415) 391-1751

www.AlvaradoSmith.com

2601 Airport Drive
Suite 115
Torrance, CA 90505
(310) 626-4848

3850 Vine Street
Suite 200
Riverside, CA 92507
(951) 321-1800

3517 Camino Del Rio So.
Suite 404
San Diego, CA 92108
(619) 822-2763

10300 SW Greenburg Rd
Suite 370
Portland, OR 97223
(503) 213-3977

111 W. North River Dr
Suite 201
Spokane, WA 99201
(509) 724-2758

Certified

Caltrans (California Unified Certification Program) - UDBE
Supplier Clearinghouse - WBE
Los Angeles County MTA - SBE
Port of Long Beach - SBE



Epic Land Solutions, Inc.

Right of Way/Real Property Services

Providing

- Project Management
- Right of Way Cost Studies
- Appraisal/Appraisal Review
- Negotiation/Acquisition
- Relocation Plans
- Relocation Assistance
- Utility Coordination
- Excess Land Disposal
- Property Management
- GIS & Database Development

Qualified

- Real Estate Appraisers
- Real Estate Brokers
- Real Estate Salespersons
- Senior Right of Way Members (SR/WA)
- General Contractor
- Certified Property Manager (CPM®)
- Commissioned Notaries
- Certified Public Accountants
- Bilingual Agents

www.EpicLand.com

CREATING LAND SOLUTIONS FOR THE PUBLIC GOOD

Laura Kane SR/WA, R/W RAC Gets Recertified

In November, Ms. Laura Kane, SR/WA received recertification from IRWA for another five (5) years for her Right of Way Relocation Assistance Certification (R/W-RAC). We want to congratulate Ms. Kane for her continued achievement and dedication as an SR/WA, R/W RAC member. Ms. Kane works as a Project Manager for OPC Services, Inc., acquiring land and right of way and relocation assistance for public improvement projects.

She was born in New Haven, Connecticut on July 19th which makes her a “Cancer” who is compassionate, sensitive, intuitive, and an optimist. Ms. Kane received her BA degree in Political Science, Spanish, and Russian from the University of Connecticut, which makes her an alumni of the “Huskies!” and she’s proud of it! Laura resides in San Juan Capistrano on horse property and enjoys the outdoors. She is single and enjoys the latitude of spontaneity.

Laura enjoys Italian, Spanish, Seafood, and chocolate for her cuisines and her favorite restaurants are Sonny’s in San Clemente and Souplantation. As her hobby, Laura enjoys “Cantoring at her church and has been doing so for over 12 years! She claims to be a “Cradle Catholic” and figuring out why she believes what she believes. Laura recently attended “Cursillo” which is a Retreat and it was truly life-changing for her.

Laura used to own guinea pigs because she thought they were the cutest and loveliest things in life, however, she is animal-less at the moment. In regard to music, Laura loves a buffet of songs and musicians such as The Script, James Taylor, Christian/Hymns, Michael Franti, Eagles, Phil Collins, George Winston, The Beatles, Tristan Prettyman, and Carrie Underwood. Wow what a variety!

The last book Laura read was “Resisting Happiness” by Matthew Kelly and last movie taken in was “Hector and the Search for Happiness” (Netflix). Laura says she gets antsy when people approach a “Yield” sign and completely stop when the coast is clear! She becomes utterly “Repulsive” when women, yes women, don’t wipe the sink after using it, Okaaaaaay.....

Laura’s favorite Quote is “When we are too busy to reflect on how we are living our lives, it is almost certain that we are not busy doing the right things.” “Compassion is a sign that our hearts are right with God”. The most influential people in her life are “Emma and Uncle Ted”, father’s mother (grandmother), and brother. Laura lived with her “Ms. Emma” at 13 years of age. Uncle Ted also helped enormously and to this day she says “he is my Rock”.

Laura's proudest accomplishment was living in Spain and learning Spanish. She also traveled much of the world which has expanded her openness to culture, cuisine, daily life, and music! Laura attributes much of her success to laughter and humor and believes everything in life should be looked at with positive upbeat and enthusiasm!

Laura's biggest challenge in life was the loss of both parents and the ability to set each foot forward every day thereafter. She believes people should be grateful for the friends and family they have and cherish every moment with them.

Laura just went back east to New York, Connecticut, and Vermont to be with friends and family for Thanksgiving. When asked what she looks for in people "Genuineness, Connection, and Humor!" and her most unrealized goal is "Montana!". Laura also says she is a pretty intense person at work and at the same time, can be free spirited and an open book!

She says she gets involved in IRWA because "its my job, LOL" j/k. IRWA has been paramount to her success as a Right of Way professional and without IRWA, she wouldn't have the R/W RAC and SR/WA credentials affording her to have a lasting and wonderful career at OPC, not to mention, "the know-how to do what I do". When you see Laura at the next luncheon, go up to her and say "Congratulations Laura!"

Other Recertified Members

The Chapter would also like to acknowledge the following members who recently received their "Re-certifications":

Name	Designation	Recertification Term
Mona D. Hebert, Senior Right of Way Manager, Phillips 66 Company	SR/WA	10/16 - 10/21
David Louvain Cops, Real Estate Manager, CEO/Real Estate Division, County of Orange	SR/WA	10/16 - 10/21
Rex Ball, Principal Real Property Agent, CEO Real Estate Division, County of Los Angeles	SR/WA	07/16 - 07/21

Great job Team IRWA!!!



CaliforniaEminent
DomainReport.com

Your Partner in Precondemnation Planning and Right-of-Way Acquisition

Nossaman prides itself on its in-depth expertise and reputation for meticulous precondemnation efforts critical to successful public works projects. Our knowledge of right-of-way, eminent domain, valuation, environmental law, endangered species, land use, and infrastructure ensure that we are at the forefront of advancing transportation projects nationwide.



LOS ANGELES | SAN FRANCISCO | ORANGE COUNTY | SACRAMENTO | WASHINGTON, DC | AUSTIN | ARLINGTON



Overland, Pacific & Cutler, Inc.

real estate and right of way services

Contact Us
800.400.7356

Industries Served:

Transportation

Housing & Development

Energy & Utilities

Public Sector

Visit our new website at: <http://www.OPCservices.com>

Rutan & Tucker, LLP

Common Sense / Uncommon Lawyers



- Eminent Domain
- Inverse Condemnation
- Redevelopment Law
- Environmental Litigation

GUIDING CLIENTS TO SUCCESS

RUTAN
RUTAN & TUCKER, LLP
rutan.com

ORANGE COUNTY - 611 Anton Boulevard, Suite 1400, Costa Mesa, CA 92626
P 714.641.5100 F 714.546.9035

PALO ALTO - 3000 El Camino Real, Suite 200 Palo Alto, CA 94306
P 650.320.1500 F 650.320.9905

SPECTRUM
Land Services
"Beyond Service...Solutions"

- Project Management • Cell Site & Right of Way Acquisition
- Due Diligence Review • Permitting/Franchise Acquisition
- Feasibility/Valuation Studies • Title Research (surface & minerals)

714.568.1800 • www.spectrumland.com

725 Town & County Road • Suite 410 • Orange, CA 92668 • fax: 714.568.1801



RICHARDS | WATSON | GERSHON
ATTORNEYS AT LAW – A PROFESSIONAL CORPORATION



2017 Spring Utility & Mock Trial Seminar

DATE: March 14, 2017

Registration & Continental Breakfast will begin at 7:00 am

Location: Santa Ana/ Airport Holiday Inn

2726 S. Grand Avenue, Santa Ana, CA 92705

REGISTRATION

Chapter 67's full day seminar on utility conflicts with a mock trial involving utility eminent domain in California. Includes course materials, continental breakfast, lunch and mid-day refreshments.

Morning Session

“Utility Agreements, Notices, Buy America, Relocation Cost Estimates” *Alice Ramsey, Esq., California Power Law Group, PC and PC-Caltrans Deputy State Attorney, IV Sacramento (Retired) and Mark Lyles, Supervising R/W Agent, Caltrans District 7*

“Making Marketable Title—Preserving & Defeating Easements & Reversionary Interest Under the (California) Uniform Marketable Record Title Act” *Jack Quirk, Esq., and Cecilia Rendon, Esq., Bright & Brown*

“Utility and Design Challenges” *Eddie Bidgoli, PE, Senior Engineer, Metropolitan Water District & David Zimmerman, SCE*

“Property Rights of Utilities and Title Issues” *Brittany A. Syz, Senior Council, SDG&E*

Luncheon Speaker

“Utility Conflicts in Construction-Design Build” *Michael Thomas, P.E., Biggs Cardoza & Associates Construction Contractors*

Afternoon Session

“Mock Utility Eminent Domain Trial (Agency v. Private Property Owner)”

Mock Trial Participants: Scott Delahooke, MAI Appraiser, Glenn Block, Esq., Eminent Domain Group, Keith McCollough, Esq., Alvarado Smith Law Group, Stu Duval, MAI Appraiser, George Hamilton Jones and Property Owner Representative

This seminar is eligible for MCLE, OREA and IRWA Continuing Education Credits

Name: _____

Company/Agency: _____

Address: _____

City, State, Zip Code: _____

Phone: _____

Email: _____

Number of attendees: @\$125.00 _____

Total Enclosed: _____

Registration forms are due no later than **March 1, 2017.**

Please make checks payable to: IRWA Chapter 67 and send to:

Amanda Fitch, RWA, Chapter Secretary
c/o Mobilitie
2955 Redhill Ave., Suite 200
Costa Mesa, CA 92626
Email: amanda.fitch@mobilitie.com

**Limited Space,
sign up now!**

Credit Card Payment available!
Please contact Bonnie Gray at
IRWA HQ: gray@irwaonline.org



2017 Spring Utility & Mock Trial Seminar

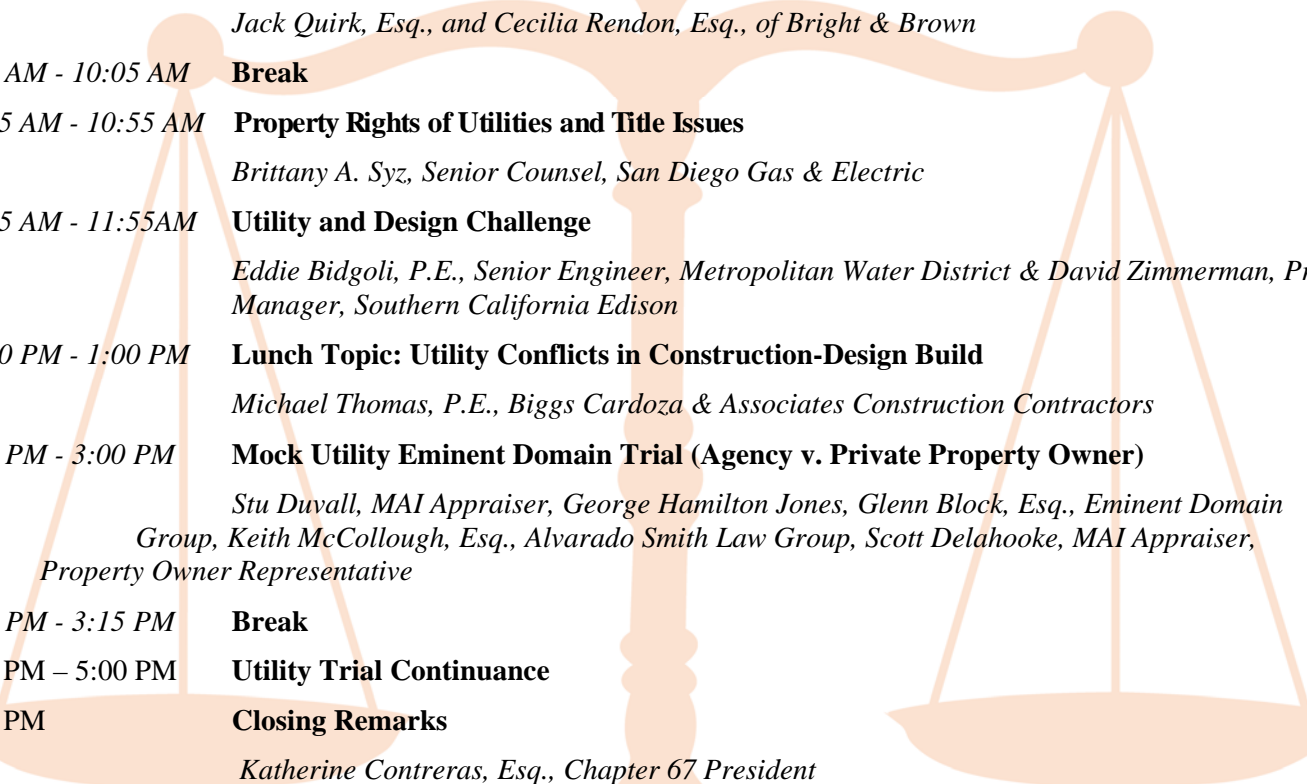
DATE: March 14, 2017

Registration & Continental Breakfast will begin at 7:00 am

Location: Santa Ana/ Airport Holiday Inn

2726 S. Grand Avenue, Santa Ana, CA 92705

SCHEDULE

- 
- A large, faint, light-orange graphic of a pair of scales of justice is centered in the background of the schedule. The scales are positioned behind the text, with the pans extending outwards and upwards.
- 7:00 AM - 8:00 AM **Registration and Continental Breakfast**
- 8:00 AM - 8:05 AM **Opening Remarks**
Kirsten Bowman, Caltrans-Deputy State Attorney, IV, Chapter 67 Public Liaison/Region 1 Secretary/Treasurer
- 8:05 AM - 8:55 AM **Utility Agreements, Notices, Buy America, Relocation Cost Estimates**
Alice Ramsey, Esq. California Power Law Group, PC-Caltrans Deputy State Attorney, IV, Sacramento (Retired), and Mark Lyles, Supervising R/W Agent, Caltrans District 7
- 9:05 AM - 9:55 AM **Making Marketable Title—Preserving & Defeating Easements & Reversionary Interest Under the (California) Uniform Marketable Record Title Act**
Jack Quirk, Esq., and Cecilia Rendon, Esq., of Bright & Brown
- 9:55 AM - 10:05 AM **Break**
- 10:05 AM - 10:55 AM **Property Rights of Utilities and Title Issues**
Brittany A. Syz, Senior Counsel, San Diego Gas & Electric
- 11:05 AM - 11:55AM **Utility and Design Challenge**
Eddie Bidgoli, P.E., Senior Engineer, Metropolitan Water District & David Zimmerman, Project Manager, Southern California Edison
- 12:00 PM - 1:00 PM **Lunch Topic: Utility Conflicts in Construction-Design Build**
Michael Thomas, P.E., Biggs Cardoza & Associates Construction Contractors
- 1:05 PM - 3:00 PM **Mock Utility Eminent Domain Trial (Agency v. Private Property Owner)**
Stu Duvall, MAI Appraiser, George Hamilton Jones, Glenn Block, Esq., Eminent Domain Group, Keith McCollough, Esq., Alvarado Smith Law Group, Scott Delahooke, MAI Appraiser, Property Owner Representative
- 3:00 PM - 3:15 PM **Break**
- 3:15 PM – 5:00 PM **Utility Trial Continuance**
- 5:00 PM **Closing Remarks**
Katherine Contreras, Esq., Chapter 67 President

This Seminar and Mock Trial is eligible for MCLE, OREA and IRWA Continuing Education Credits.

Cost: \$125.00 [Includes continental breakfast, lunch and mid-afternoon refreshments]

Contact: Amanda Fitch, Amanda.Fitch@mobilitie.com



19210 S. Vermont Avenue, Building A, Suite 100
 Gardena, CA 90248
 Phone: (310) 538-0233
 www.irwaonline.org

501 Residential Relocation Assistance 02.23-24.2017 Irvine, CA



Course 501 - Residential Relocation Assistance

Course Description:

This course discusses the processes and procedures involved in providing relocation assistance to residential occupants. Materials presented are based on the lead agency's (Federal Highway Administration) regulations in implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended.

PLEASE NOTE: Participants must read 49 CFR Part 24 prior to attending this class.

Course Level:
 Intermediate

Course Tuition Includes:

- Participant Manual
- Federal Register

Topics:

- Replacement housing payments for residential owners and tenants
- Mobile homes
- Last resort housing
- Advisory assistance
- Moving payments
- Filing claims and appeals

Required Materials:

- Financial calculator

Who Should Take This Course:

This course is designed to provide the fundamentals of residential relocation to right of way professionals.

Last Name First Name

Title

Company Name

Address

City, State, Zip/Postal Code

(____) _____ - _____ Yes No _____
Phone Member Member ID Number

Email Address

If payment includes the fees for registrants other than yourself, check here:
(Please submit names of other registrants on a separate paper along with this form)
Will you also be attending? Yes No

	Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount
On and Before:	02/15/2017	\$415.00	\$520.00	_____
On and After:	02/16/2017	\$440.00	\$545.00	_____

Total Member Registrants: _____
Total Non-Member Registrants: _____

PRINT NAME AS IT APPEARS ON CARD: _____ 3-DIGIT CVV: _____

AMEX MC VISA Card #: _____ EXP: _____

SIGNATURE: _____ Date: _____ Amount to be Charged: _____

501 Residential Relocation Assistance 02.23-24.2017 Irvine, CA

Sponsor: IRWA Chapter 67
Date: February 23-24, 2017
Time: 2 days – 8 AM to 5 PM Daily
City: Irvine, CA

Class Location:
City of Irvine - Public Works1 Civic Center Plaza
Irvine, CA 92606
Phone: (949) 724-6620
Participant Capacity: 25

Four Ways to Register:
Online: www.irwaonline.org
Fax: (310) 538-1471
Phone: (310) 538-0233, x134
Contact Course Coordinator

Accommodations:
Holiday Inn - Santa Ana/Orange County Airport
27 26 S. Grand Ave
Santa Ana, CA 92705
Phone: (714) 481-6300
Rates: Single - \$136.00 + Tax / Double - \$145.00 + Tax
Contact hotel directly for reservations.

Course Coordinator:
Mr. James Vanden Akker, ARWP
Overland, Pacific & Cutler, Inc.
1 Jenner, Suite 200
Irvine, CA 92618
Phone: (949) 951-5263
Fax: (949) 951-6651
Email: jvandenakker@opcservices.com

Course Instructor:
Michele L. Folk, SR/WA, R/W-RAC, R/W-URAC, R/W-NAC, is a Principal and the Managing Director of Housing and Local Public Agency with Overland, Pacific & Cutler, Inc. (OPC), a right of way consulting firm, and she has been managing and providing land acquisition and relocation services for public agencies and private developers since 1999. Ms. Folk has developed and taught internal relocation courses for OPC staff, as well as taught relocation classes to local public agency staff and for the IRWA. Her particular specialty is guiding clients and managing projects involving HUD funding. Ms. Folk member of the International Relocation Assistance Community of Practice and was a member of the International Professional Development Committee. She has been involved with IRWA relocation course updates and revisions since 2009. She has held numerous local chapter Board and committee positions, including President, Professional Development Chairperson and Relocation Committee Chairperson in Chapter 67 since 2000, and she was the Region 1 Representative to the International Relocation Assistance Committee from 2008 – 2013. Ms. Folk was awarded Chapter 67's Professional of the Year and Region 1's Professional of the Year in 2012.

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, Instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.



19210 S. Vermont Avenue, Building A, Suite 100
Gardena, CA 90248
Phone: (310) 538-0233
www.irwaonline.org

505 Advanced Residential Relocation Assistance 05.17.17 Irvine, CA



Course 505 - Advanced Residential Relocation Assistance

Course Description:

This course requires a thorough understanding of the relocation process. This course begins with an awareness exam; then, in case-study format, covers residential relocation issues. There is a detailed analysis of each case study so that participants understand the lead agency's theory behind its interpretation of the situation. Facts are applied in order to simulate a relocation that is consistent with the intent of the Uniform Act.

Course Level:
Advanced

Topics:

- Limited Housing Resources
- Large Dwelling/Small Household
- Seasonal Residences
- Relocates Receiving Public Assistance
- DS & S Standards and Occupancy Codes
- Barrier Free Housing
- Major Exterior Attributes and Carve-Outs
- Partial Interest Owners

Course Tuition Includes:

- Participant Manual
- Federal Register

Required Materials:

- Financial calculator

Who Should Take This Course:

This course is designed for experienced right of way practitioners who are in the field of relocation assistance.

Last Name First Name

Title

If payment includes the fees for registrants other than yourself, check here:
(Please submit names of other registrants on a separate paper along with this form)
Will you also be attending? Yes No

Company Name

Address

City, State, Zip/Postal Code

(____) _____ - _____ Yes No _____
Phone Member Member ID Number

Email Address

	Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount
On and Before:	04/30/2017	\$265.00	\$330.00	_____
On and After:	05/01/2017	\$290.00	\$355.00	_____

Total Member Registrants: _____
Total Non-Member Registrants: _____

PRINT NAME AS IT APPEARS ON CARD: _____ 3-DIGIT CVV: _____

AMEX MC VISA Card #: _____ EXP: _____

SIGNATURE: _____ Date: _____ Amount to be Charged: _____

505 Advanced Residential Relocation Assistance 05.17.2017 Irvine, CA

Sponsor: IRWA Chapter 67
Date: May 17, 2017
Time: 1 day – 8 AM to 5 PM
City: Irvine, CA

Class Location:
City of Irvine - Public Works
1 Civic Center Plaza
Irvine, CA 92606
Phone: (949) 724-7303
Participant Capacity: 25

Four Ways to Register:
Online: www.irwaonline.org
Fax: (310) 538-1471
Phone: (310) 538-0233, x134
Contact Course Coordinator

Accommodations:
Holiday Inn Orange County Airport
2726 S. Grand Ave
Santa Ana, CA 92705
Phone: (714) 481-6305
Fax: (714) 966-2747
Contact hotel directly for rates and reservations

Course Coordinator:
Mr. James Vanden Akker, ARWP
Overland, Pacific & Cutler, Inc.
1 Jenner, Suite 200
Irvine, CA 92618
Phone: (949) 951-5263
Fax: (949) 951-6651
Email: jVandenAkker@opcservices.com

Course Instructor:
Michele L. Folk, SR/WA, R/W-RAC, R/W-URAC, R/W-NAC, is a Principal and the Managing Director of Housing and Local Public Agency with Overland, Pacific & Cutler, Inc. (OPC), a right of way consulting firm, and she has been managing and providing land acquisition and relocation services for public agencies and private developers since 1999. Ms. Folk has developed and taught internal relocation courses for OPC staff, as well as taught relocation classes to local public agency staff and for the IRWA. Her particular specialty is guiding clients and managing projects involving HUD funding. Ms. Folk member of the International Relocation Assistance Community of Practice and was a member of the International Professional Development Committee. She has been involved with IRWA relocation course updates and revisions since 2009. She has held numerous local chapter Board and committee positions, including President, Professional Development Chairperson and Relocation Committee Chairperson in Chapter 67 since 2000, and she was the Region 1 Representative to the International Relocation Assistance Committee from 2008 – 2013. Ms. Folk was awarded Chapter 67’s Professional of the Year and Region 1’s Professional of the Year in 2012.

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, Instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant’s prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.