



**International Right of Way Association  
Chapter 1 – Los Angeles County  
September 2002 Newsletter**

**Upcoming Events**

October 22, Annual Fall Seminar (See included flyer)  
And Chapter Elections

**Membership Luncheon**

September 24, 2002      Guest speaker, Nevin Sanli of Sanli, Pastore, and Hill      Topic: "Business Goodwill Valuation."

Special SRWA Luncheon \$5 for all SRWA's who RSVP by: September 20 to Deborah Zelaya (310) 816-0460 ext, 412  
[zelaya@trenchteam.com](mailto:zelaya@trenchteam.com)

**President's Message**

By: Rudy Romo

Housing, interest rates, economy, what next? Just last month my message concentrated on the corporate scandal and ethics. This month, the headlines center around skyrocketing housing prices and low interest rates. The fact is, they are correlation coefficients, however, the employment base also has to be part of the equation.

For those of us who have homes, it is nice to sit back and enjoy the appreciation of our real estate, however, there are those that (young people) just can't afford that large down payment and a large monthly payment at that. And they continue to get priced out of the market.

Real estate is always going to be a safe investment. As we heard over the last couple of months, diversify your holdings and investments. That way, you'll always be able to salvage yourself from some uneventful situation. The aftermath of September 11, 2001 was also a devastating blow to our economy. Let's just hope this month will enable us to rest assured of a safe environment.

What does this all mean for the right of way and real estate profession? In regard to acquisition, the offer amounts have not been able to keep up with the rapidly changing real estate values. This has made the negotiation challenging. However, it isn't difficult to do some of your own procurement of information (i.e. recent sales comparables) and be able to justify your administrative settlement.

The prices of real estate have a direct impact on public and private project budgets. The cost of right of way has probably gone up since that last Right of Way estimate done in early 2002. The astute right of way professional is cognizant of these types of factors and learns to adjust as needed.



**International Right of Way Association  
Chapter 1 – Los Angeles County  
September 2002 Newsletter**

The ability to keep abreast of the ever changing uncontrollable forces (political, economic, cultural/social, & environmental) enables us to adjust when and as we need to. These uncontrollable forces are not new. If we go back to our real estate appraisal 101 principles textbook, the first and/or second chapters speak about the uncontrollable forces and how they influence value.

The abilities to “adapt” to the forces around us and identify how to approach and achieve our desired results will enable us to move onward and upward in our quest for delivery and accomplishments. However, we must always remember, per Sir Issac Newton, that for every “action”, there is an equal and opposite “reaction.” We’ll see you at Steven’s on September 24<sup>th</sup>.

**Monthly Article**

**Remediation Alternative Selection**

Prepared by Mohammad Estiri, Ph.D., Environmental Consultant

Remediation or clean up of contaminated materials generally involves removal of potentially hazardous chemicals from soil and/or groundwater to the level acceptable to jurisdictional agencies to levels that the residual contaminants are likely to result in acceptable risk to the public and the environment. In selecting a feasible remedial alternative to achieve the cleanup goals one has to appreciate the chemical composition and behavior of contaminants as well as the physical extent of contamination. Consideration should also be given to influencing factors such as cost effectiveness, feasibility, compliance with regulatory standards and public acceptance. When taking all these factors into account, it is necessary to conduct a thorough assessment in selecting alternative methods to address possible scenarios that may occur. Remediation methods can be divided into two main groups; in-situ (in place) and ex-situ (out of place).

In-situ remediation methods are suited to the sites where the treatment of contaminants needs to be done in-place. It does not require the removal of the contaminated material and result in little disturbance of the entire site. Ex-situ remediation methods are those that require the removal of the contaminated material from the site to allow treatment to proceed. It may involve onsite or offsite treatment of the contaminants. Some types of in situ and ex-situ remediation methods are described below.

**In-Situ Methods**

**Isolation or Containment:** This involves the use of physical barriers to prevent further spread of contamination (i.e. asphalt cap/covers). This method has been used for many years for remediation of landfills and is proved to be as much as 90% effective in remediation.



**International Right of Way Association  
Chapter 1 – Los Angeles County  
September 2002 Newsletter**

Vapor Extraction Systems:

Volatile organic compounds are removed from the contaminated media (i.e. soil) using forced air currents. Effectiveness depends upon soil parameters, environmental conditions, chemical properties of the compounds and well design. This method is most successful in sandy sites contaminated with volatile hydrocarbons with no shallow groundwater present.

Air Sparging: Used for groundwater contaminated with volatile organic compounds (VOC's). This involves the injection of air into the saturated zone; increasing speed of bioremediation causing contaminants to change from dissolved phase into the vapor phase. This vapor will be extracted through the unsaturated zone.

*Ex-situ Methods*

Excavation and Disposal: This process involves the removal and disposal of contaminated materials. This method is very effective and can be economical if the excavation is simple. Cost increases as the complexity of the contamination increases (i.e. near a water table or buildings). Once completed contaminated materials are entirely eliminated from the site.

Bioremediation: This involves the use of microorganisms for decontamination of toxic or hazardous substances. The method is environmentally friendly, economical and efficient. This method could be used in-situ or ex-situ and may require the monitoring of the microbial environment to ensure their survival.

Thermal Desorption: Used mostly on VOC's and semi-VOC's, this method uses heat to separate contaminants from its media by causing contaminants to volatilize. Removed chemicals are oxidized using a catalytic oxidizer. Regulations are more lenient for this method because the time necessary for the process is short. Disposal is not necessary because the treated material can be placed back into its original site.

Stabilization: The process aims to prevent spread of contaminated materials and to facilitate the ease of remediation. A binding medium is added to the waste to prevent spreading. This method is a cheaper disposal option for hazardous wastes but knowledge of chemical behavior in certain environments is necessary in assessing the success of the containment. It is effective for use on metals, asbestos, radioactive materials, inorganic corrosives and cyanides.



**International Right of Way Association  
Chapter 1 – Los Angeles County  
September 2002 Newsletter**

Other innovative remedial techniques could be used based on site specific information including, but not limited to, in situ vitrification (soils are converted into glass using electricity), In Situ microwave volatilization (similar to In situ vitrification except the use of a microwave generator to create electric currents), UVB extraction (used for the remediation of groundwater with volatile pollutants using UVB cell), and others.

**August Board Meeting Report**

By: Holly Overcamp

The following items were among those discussed at the Board's meeting on August 13, 2002.

- A rent vs. buy analysis for a *Projector for Education Purposes* was presented to the Board. Buying a projector runs approximately \$2,500 to \$4,000, while renting is approximately \$500-\$750 per day. It was determined that buying a projector was more economical than renting one. It was agreed that some options for specific projectors would be researched, and that at the next meeting, the Board would review the Chapter's financials and make a final decision.
- An overview of IRWA's *Leadership Council* was presented to the Board. The topic of whether or not the Chapter will sponsor one or more attendees was tabled until the next meeting, when a cost estimate could be provided.
- The *Membership Approval Process* was discussed. It was agreed that for those applications that did not have a sponsor, a member of the board would call to greet the potential new member, answer any questions they may have about IRWA, and sponsor them as a new member.

The following motion was passed:

- Motion to accept the following new members into the Chapter:
  - Amir Kazemzadeh
  - Louis Zuleta, Jr.
  - Michael Conway
  - Lethu Tran
  - Herair Rostamian
  - Enno Palm-Leis



**International Right of Way Association  
Chapter 1 – Los Angeles County  
September 2002 Newsletter**

Please feel free to contact any of the Board members with your comments, questions or concerns. Also, Board meetings are held at 12:00 on the second Tuesday of each month at the LA County Public Works Department in Alhambra. Chapter Members are encouraged to attend and participate.

Chapter 1 will be holding it's annual election of officers on Tuesday, October 22, 2002 during lunch at the Fall Seminar. The following Table reflects the nominated Slate for the 2003 officers.

**IRWA Chapter 1 Board Elections Slate for Calendar Year 2003**

<b>Name</b>	<b>Company Affiliation</b>	<b>Current Board Position</b>	<b>Board Position Sought</b>	<b>Chapter Membership Vote Required</b>
Michael Popwell, SR/WA	Community Redevelopment Commission	Pres-elect & International Director	President & International Director	No
Linda Cunningham, Esq.	Nossaman, Guthner, Knox, & Elliott, LLP	Vice-president & International Director	Pres-elect & International Director	Yes
Holly Overcamp	Epic Land Solutions, Inc.	Secretary	Vice-president	Yes
Tom Hanley, PE	Southern Calif. Regional Rail Authority (Metrolink)	Treasurer	Secretary	Yes
Bryan Riggs, MAI	Riggs & Riggs Inc.	Incoming	Treasurer	Yes

**Monthly Drawing**

This month's membership drawing is \$70.00. Let's hope that the next drawing will produce a winner.



**International Right of Way Association  
Chapter 1 – Los Angeles County  
September 2002 Newsletter**

**Class Schedule**

**2002 Scheduled Courses for Chapter 1**

Dates	Class Code	Title	Instructor	Location	Coordinator	Phone No.	Email
Sept 16-20	401	The Appraisal Of Partial Acquisitions	Ralph C. Brown, SR/WA	Riverside Utilities Plaza	Lou Achnepp	(909) 387-7839	<a href="mailto:lschnepp@res.sbcounty.gov">lschnepp@res.sbcounty.gov</a>
Sept 30-Oct 1	801	Land Titles		Contra Costa County Public Works Building, Martinez, CA	Sandra Christ	(714) 834-4703	<a href="mailto:sandra.christ@pfrd.ocgov.com">sandra.christ@pfrd.ocgov.com</a>
Oct 2	802	Legal Aspects of Easements	Beverly J. Francy, SR/WA	Santa Ana, CA	Sandra Christ	(714) 834-4703	<a href="mailto:Sandra.Christ@pfrd.ocgov.com">Sandra.Christ@pfrd.ocgov.com</a>
Oct 7	603	Understanding Environmental Contamination in Real Estate	Michael Heineke	Los Angeles County Public Works, 900 S Fremont Ave, Alhambra, CA 91803	Lorna Foster	213-897-3635	<a href="mailto:Lorna_Foster@dot.ca.gov">Lorna_Foster@dot.ca.gov</a>
Oct 9 & 10	602	Project Development & Environment Process	Michael Heineke	Los Angeles County Public Works, 900 S Fremont Ave, Alhambra, CA 91803	Lorna Foster	213-897-3635	<a href="mailto:Lorna_Foster@dot.ca.gov">Lorna_Foster@dot.ca.gov</a>
Oct 23	505	Advanced Relocation Assistance I (Residential)	Gary M. Patchett, SR/WA	Costa Mesa	Susan Santoro	(714) 754-5066	<a href="mailto:ssantoro@ci.costamesa.ca.us">ssantoro@ci.costamesa.ca.us</a>
Oct 23-24	200	Principles of Real Estate Negotiation	James H. Finnegan, SR/WA	Riverside, CA	Stephi Villanueva	(909) 387-8255	<a href="mailto:svillanueva@res.co.sbcounty.gov">svillanueva@res.co.sbcounty.gov</a>
Oct 24-25	506	Advanced Relocation Assistance II, (Business)	Gary M. Patchett, SR/WA	Costa Mesa, CA	Susan Santoro	(714) 754-5066	<a href="mailto:ssantoro@ci.costamesa.ca.us">ssantoro@ci.costamesa.ca.us</a>
Oct 29	800	Principles of Real Estate Law	Daniel W. Beardsley	Las Vegas, NV	Thomas A. Drescher II	(702) 862-3445	<a href="mailto:Tadreb@aol.com">Tadreb@aol.com</a>
Nov 15	403	Easement Valuation	Ralph C. Brown, SR/WA	Riverside, CA	Stephi Villanueva	(909) 387-8255	<a href="mailto:svillanueva@res.co.sbcounty.gov">svillanueva@res.co.sbcounty.gov</a>
Dec 6	211	Effective Written Communications	Carol Brooks, SR/WA	Torrance, CA	Francis Vicente	(310) 538-0233 ext. 123	