

LOS ANGELES



IRWA
CHAPTER 1



April
2007

Upcoming Events

April 24

Annual Valuation Conference at the Quiet Cannon, Montebello

May 14-15

Course 205 - Bargaining Negotiations

May 22

Annual Relocation Seminar at Quiet Cannon, Montebello

July 30

Course 401- The Appraisal of Partial Acquisitions



President's Message

By: Bryan Riggs, MAI,
SR/WA

I hope you are all enjoying the spring time weather and warmer days. Chapter 1 will hosting our first seminar of the year. [The Annual](#)

Valuation Conference will be held on April 24th at Quiet Canon in Montebello. Paul Norlen, MAI and Joyce Riggs, MAI, SR/WA are the Co-Chairs of this event and they have assembled a wonderful panel of seasoned experts. Some of the topics will include acquiring property to build a Railroad Right-of-Way, Billboard Valuation in California, Recent Published Real Estate Cases for Right-of-Way Professionals (including the recent California Supreme Court decision on date of

Membership Luncheon

April 24, 2007

Valuation Conference /
Membership Luncheon

Location: Quiet Cannon,
Montebello

May 22, 2007

Relocation Seminar/
Membership luncheon

Location: Quiet Cannon,
Montebello

value), Marina and Ground Leasing Overview, and a Goodwill Valuation Case Study.

At the Conference and during our lunch, we will host our General Membership Meeting. So if you cannot attend the seminar, please do join us for lunch. The Luncheon Key Note Speaker will be Douglas Evertz, Esq. Mr. Evertz from you the law firm of Stradling, Yocca, Carlson and Rauth will speak on recent cases affecting right-of-way professionals. If you would like to join us for just lunch, please contact Joyce Riggs and/or send in your registration marked "lunch only". This will be a great opportunity to network with IRWA members.

Next month, Chapter 1 will be presenting our [Annual Relocation Seminar on May 22th at Quiet Canon in Montebello](#). Bill VonKlug, SR/WA, R/W-RAC is the Chair of this event and has assembled a wonderful panel of seasoned experts. Some of the topics will include Real Estate Law, Interpreting Appraisals, Negotiation Skills, Documentation Requirements as it all applies to relocation and how well does a Relocation Agent put all together. The Luncheon Key Note Speaker will be Joel Sewell from Paragon Partners. Mr. Sewell will speak on their latest version of PDQ Data Management System. This internet image information system was developed for real estate appraisal and right-of-way profession.

Please do not miss our next educational offering [Course 205 Bargaining Negotiations on May 14-15 at MWD](#). **Please see Course Flyers and our complete Education Schedule as attached.**

Andrew Thompson, SR/WA and myself represented Chapter 1 at Spring Regional Forum in late March. Please visit Chapter 1 website at www.irwa-chapter1.org and click on **Links and Downloads** for a PowerPoint summary of Spring Regional Meeting. Looking ahead IRWA's 53rd Annual International Educational Conference will be held in Sacramento, California on June 17-21 this year. For more information, please visit www.irwaonline.org.

I look forward to seeing all of you at our upcoming events.

**IRWA Chapter 1
2007 Officers and Executive Board**

<i>President and International Director</i>	Bryan Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 101	riggsinc@sbcglobal.net
<i>President-Elect and International Director and Tri-Chapter Chair</i>	Andrew Thompson, SR/WA Sempra Utilities	310-244-5032	athompson@semprautilities.com
<i>Treasurer</i>	Vivian Howell, SR/WA Los Angeles World Airports	310-417-0450	vhowell@lawa.org
<i>Secretary</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Education</i>	Keith Dang, MAI, SR/WA AFI Valuation Group, Inc.	310-378-0309	afivaluation@aol.com
<i>Membership</i>	Alan Sozio Esq. Burke, Williams, & Sorenson, LLP	213-236-2819	asozio@bwslaw.com
<i>Luncheon</i>	Cheryl DeMucci Epic Land Solutions, Inc.	310-378-2061	cheryldemucci@epicland.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400 ext 105	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttaliee@aol.com
<i>Law</i>	Michael Yoshiba, Esq. Richards, Watson & Gershon	213-626-8484	myoshiba@rwglaw.com
<i>Valuation Seminar</i>	Paul Norlen, MAI Metropolitan Water District	213-217-7665 ext 102	pnorlen@mwddh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA County Development Commission	323-890-7495	Billvonklug@LACDC.org
<i>Fall Seminar</i>	Joyce L. Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 102	jlriggs@sbcglobal.net
<i>Historian</i>	Dan Kazden Riggs & Riggs, Inc.	805-578-2400 ext 104	dankazden@sbcglobal.net
<i>Engineering/Survey</i>	Art Cordero, PLS, SR/WA City of Los Angeles	213-482-7192	apcor75a@yahoo.com
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Pipeline/Utility</i>	Gary Valentine, MAI, SR/WA Valentine Appraisal & Assoc.	661-288-0198	gsv@valentineappraisal.com
<i>Property Management</i>	Duncan Robb, SR/WA, R/W - AMC	909-627-2590	duncary@msn.com
<i>Liaison</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Title</i>	Teri Kortens Land America Commercial Services	213-330-3084 310-210-6741 cell	tkortens@landam.com

Membership Drawing

At each chapter luncheon we draw a name from the Chapter 1 roster and if that person is in attendance, they win a cash prize. The drawing starts at \$50 and increases \$10 for each month that there isn't a winner. We haven't had a winner in a while. April's drawing will be for \$280 so be sure to be there in case your name is drawn!

REGISTRATION FOR ANNUAL VALUATION CONFERENCE

Name _____ Chapter No./Member No. _____
Firm _____ Email _____
Address _____
Phone _____ Fax _____
California Appraisal License No. _____ SR/WA Recertification Credit Needed? Yes or No
(If applicable)

Make check payable to IRWA Chapter 1 and send to:

C/o Joyce Riggs, MAI, SR/WA
Riggs & Riggs, Inc.
4195 Valley Fair Street, Suite 207
Simi Valley, CA 93063-2900

\$85 Member; \$100 Non-Member
Lunch Only - \$25; Lunch is Breast of Chicken Montebello
Vegetarian Available Upon Request
Space is Limited, Please Register Early

7.0 HOURS OREA CONTINUING EDUCATION CREDITS **APPROVED**

7.0 HOURS DRE CONTINUING EDUCATION CREDITS - **APPROVED**

7.5 HOURS SR/WA RECERTIFICATION CREDITS - **APPROVED**

6.5 HOURS MCLE CREDITS - **APPROVED**

******All refund requests must be in writing. 50% of the registration fee may be retained if the cancellation notice is postmarked less than 10 days before the program. ******

Case of the Month

Agency permitted to issue grading permit without conducting a CEQA review of the permit's impact

Madrigal v. City of Huntington Beach - filed January 31, 2007, publication ordered February 27, 2007, Fourth District, Div. Three (Cite as 2007 SOS 1016)

By: Michael F. Yoshiba, Esq., Richards Watson & Gershon, a Professional Corporation

“The fundamental purpose of CEQA is to ensure ‘that environmental considerations play a significant role in governmental decision-making’.” [i]

The City of Huntington Beach determined that a plant nursery’s grading project to accommodate a new drainage system and to eliminate the flood-prone areas within their leased property, the “Project,” was exempt from compliance with the California Environmental Quality Act (CEQA). The Project was exempt from CEQA requirements because the City found it involved only a minor alteration to land, and thereafter issued a notice of exemption (NOE) at the same time it issued a conditional use permit (CUP) for the Project. (Cal. Code Regs., title 14, § 15304, subd. (a).) The exemption finding was never challenged.

Merrilee Madrigal, the Santa Ana River Watershed Coalition, and the HB River Park Foundation (collectively Madrigal) challenged the later issuance of a grading permit, on the grounds (1) the permit was inconsistent with the CUP and (2) the issuance of the permit was not exempt from CEQA compliance and required environmental review. The trial court denied Madrigal’s petition to stop the Project, finding that the City did not abuse its discretion in issuing the grading permit without conducting an environmental review.

The appellate court agreed with the trial court and the City. The grading permit was consistent with the CUP. The CUP contemplated the use of fill as part of the grading process, although no specific amount of fill was mentioned at that time. The fact two different grading plans, prepared six years apart, estimate two different amounts of fill does not mean either of the grading plans was inconsistent with the CUP. The grading permits issued in connection with those grading plans were also consistent with the CUP. Additionally, Madrigal did not meet the burden on appeal of proving that the issuance of the grading permit was discretionary, rather than ministerial, or that it was not otherwise exempt from CEQA.

The court reiterated in rendering its decision that:

“CEQA must be interpreted to afford the fullest possible protection to the environment within the reasonable scope of statutory language.”[ii]

Lesson: “Until this moment, I never understood how hard it was to lose something you never had.” ...*author unknown*.

8th Annual Joint Luncheon



Billy E. Cooper, SR/WA, R/W-RAC, R/W-NAC, from Caltrans, receiving a free class of his choice from IRWA, due to his great attendance to all the IRWA events



Guest speaker William Von Klug, SR/WA, R/W-RAC, from Paragon Partners, Ltd., discussing "Win/WIn Negotiations" and "How's Your Poker Face?" The relationship between negotiations and the poker game Texas hold-em.

Updating your IRWA Membership Information

1. Visit www.irwaonline.org
2. Highlight "Resources" in the upper right hand corner and then click on "Membership Directory".
3. Click on Update Member Profile.
4. Enter your User Name and Password and click on Login. Your User Name is your membership number (contained on your membership card and dues renewal notice) and the Password is your last name. The Password is case sensitive, so ensure you capitalize the first letter and leave the rest in non-caps.
5. Update your information and click on "Submit. A new page will come up and you can choose to "Exit" or "Logout".
6. That's it! Your information will be automatically updated on the headquarters master list, which is also the one the Chapter uses for communications. Going forward, Chapter 1 monthly newsletters will be sent out via e-mail so it's important to ensure your e-mail address is current.
7. If you do not have access to the Internet or have any questions about updating membership information, call Bonnie Gray at 310-538-0233.

Below are the classes Chapter 1 has scheduled for 2007. If you would like to coordinate a class that you need (and get the class free, close to your work/home, and on a date you select!), please contact Keith Dang, the Education Chair for 2007 at AFIValuation@aol.com.

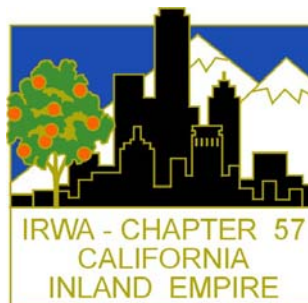
Chapter 1 2007 Education Schedule

Course/Seminar	Date	Location	Coordinator
205 - Bargaining Negotiations	May 14-15, 2007	MWD	Vicky Lee (213) 217-7650 vlee@mwdh2o.com
401 – The Appraisal of Partial Acquisitions	July 30 – August 4, 2007	MWD	Angela Aldridge (213) 217-6394 aaldrige@mwdh2o.com
800 – Principles of Real Estate Law	October 18-19, 2007	DPW	Mark Brusca (805) 578-2400 markbrusca@sbcglobal.net

Chapter 11, 57 and 67 2007 Education Schedules

Course/Seminar	Date	Location	Coordinator
215 – Pipeline Right Of Way Agent's Development Program	May 2007	Riverside, CA	Lisa Andersen (951) 826-5115
504 – Computing Replacement Housing Payments	May 2007	Riverside, CA	Kim Reed (951) 826-5462
400 – Principles of Real Estate Appraisal	June 2007	Riverside, CA	Lisa Andersen (951) 826-5115
801 – US Land Titles	September 2007	Riverside, CA	Kim Reed (951) 826-5462
100 – US Land Titles	October 2007	Riverside, CA	Jan Spindler (951) 826-5498
Chapter 57 - First Annual Golf Tournament & Educational Seminar	October 18, 2007	Eagle Glen Golf Course – 1800 Eagle Glen Parkway, Corona	Jim Kearns (951)780-7328, Walt Evans (760)419-9236, or Marilee Rendulich (909) 387-7836

IRWA CHAPTER 57 FIRST ANNUAL GOLF TOURNAMENT AND EDUCATIONAL SEMINAR



FOUR PERSON BEST BALL—SHOTGUN START



DATE: OCTOBER 18, 2007
WHERE: EAGLE GLEN GOLF COURSE
 1800 Eagle Glen Parkway, Corona
SEMINAR: 9:00 AM
TEE TIME: 1:00 PM
DINNER: 6:30 PM



COST: \$125 (EARLY REG)/\$135 (LATE REG) PER PERSON (Includes Educational Seminar (OREA and/or IRWA Continuing Education Credits pending), Coffee Bar, Box Lunch, Round of Golf, Cart, Bag Tag and Goodies, Awards Dinner and Raffle); **\$20 SEMINAR ONLY** (includes course sign-up, syllabus and continuing education credit only); **\$35 DINNER ONLY**

TEE SPONSORSHIPS: 1/2 HOLE—\$250; 1 HOLE—\$500;
 TEAM AND 1/2 HOLE: \$700; TEAM AND 1 HOLE: \$900
 BREAKFAST SPONSOR: \$200; LUNCH SPONSOR: \$1,000;
 DINNER SPONSOR: \$2,000
 RAFFLE PRIZES AND GOODIE BAG SPONSORS

IRWA/CHAPTER 57
First Annual Golf Tournament
and Fundraiser Registration

EARLY REGISTRATION DEADLINE: SEPTEMBER 15, 2007
 REGISTRATION DEADLINE: SEPTEMBER 28, 2007
 CONTACT JIM KEARNS AT 951-780-7328, WALT EVANS AT 760-419-9236 or
 MARILEE RENDULICH AT (909) 387-7836

Name: _____ Entry Fee(s) (\$125 or \$135 per golfer): \$ _____
 Address: _____ Sponsor Type: _____ Amt: \$ _____
 City: _____ Phone: _____ Total Enclosed: \$ _____
 Foursome Partners (Please Print) Cart Partner: _____
 1. _____ 2. _____
 3. _____ 4. _____

Make checks payable to IRWA Chapter 57. Send to Jim Kearns, 18540 Stallion Crest Rd, Riverside, CA 92504

This is not an unsolicited e-mail or spam message. You are receiving this e-mail because you are listed as requesting the IRWA Chapter 1 Newsletter by e-mail. To cancel your e-mail subscription to the IRWA Chapter 1 Newsletter, please notify us at the following address: riggsinc@sbcglobal.net



RIGHT-OF-WAY & LAND ACQUISITION SERVICES

Permit & Franchise Acquisition • Project Management
 Property Negotiations & Acquisition • Title Research & Investigation
 Preparation of Legal Descriptions & Exhibit Maps • Due Diligence

SPEC Services, Inc.

17101 Bushard St., Fountain Valley, CA 92708-2833
 Tel: (714) 963-8077, ext. 4132, Fax: (714) 963-4634
 e-mail WILL DANIEL at wdaniel@specservices.com



*Desmond, Marcello & Amster
 Valuation & Litigation Consultants*

6060 Center Drive, Suite 825
 Los Angeles, CA 90045
 Tel : (310) 216-1400
 Fax: (310) 216-0800
 Toll Free: (888) 240-5184

225 Bush Street, 16th Floor
 San Francisco, CA 94104
 Tel : (415) 439-8390

E-mail: aamster@dmavalue.com

**Aaron D. Amster, ASA
 President**

GOODWILL LOSS VALUATIONS & APPRAISALS



Preliminary Exposure Estimates

Full Narrative Appraisals

Expert Witness Testimony

Educational Seminars

HEADQUARTERS:
 1990 SOUTH BUNNY DRIVE
 SUITE 800
 LOS ANGELES, CA 90025
 PHONE: **310/571-3400**
 FAX: 310/571-3420

*Los Angeles
 San Diego
 San Francisco
 Sacramento*

WWW.SPHVALUE.COM



Lea Associates
 Property Economics

Robert M. Lea, MAI
 John J. Gobbell, Jr., MAI

1635 Pontius Avenue
 Los Angeles, CA 90025
 (310) 477-6595 Fax: (310) 914-0249
 E-Mail: info@leaassoc.com

- Preliminary budgeting for alternate project sites
- Acquisition appraisals
- Expert testimony
- Reuse market studies and appraisals
- Valuation of public real estate for financing or disposition



...a pattern of excellence

Program/Project Management
 Right of Way & Real Property Acquisition
 Relocation Assistance
 Appraisal/Appraisal Review
 Property Management
 Title Research/Due Diligence

Paragon Partners Ltd.

1-888-899-7498

www.paragon-partners.com



Building relationships,
delivering projects.

Benefit from the strength of our experience
and the commitment of our people.

- ✦ Land & Right of Way Acquisition
- ✦ Relocation Assistance
- ✦ Planning and Management
- ✦ Redevelopment Project Management
- ✦ Project Cost Studies
- ✦ Eminent Domain Support

WWW.OPCSERVICES.COM **800.400.7356**



**Valentine
Appraisal &
Associates**

Agricultural
Commercial
Industrial
Residential
Right of Way

Gary Valentine, MAI, ASA, SR/WA

- Canals
- Electrical
- Lines
- Fiber Optics
- Pipelines
- Railroads
- Roads
- Condemnation
- Easements
- Expert testimony
- Inverse Condemnation
- Partial Taking
- Sandwich Leasehold

**Toll Free 1-866-299-1525
www.valentineappraisal.com**

Epic Land Solutions, Inc. 

Full Service Right of Way Consulting

Jim Overcamp, SR/WA

24050 Madison Street, #205
Torrance, CA 90505

JimOvercamp@epicland.com
www.epicland.com

Phone: 310-378-1178
Fax: 310-378-0558