



WRITE AWAY



2016-2017 EXECUTIVE BOARD MEMBERS

President
Marianne Wetzel
City of Santa Barbara
(805) 564-5444
mwetzel@SantaBarbaraCA.gov

Vice President
Don Irelan, SRWA
City of Santa Barbara
(805) 498-3542
direlan@SantaBarbaraCA.gov

Secretary
Vacant

Assistant Secretary
Scott Onishuk
Bengal Engineering
scott@bengalengineering.com
(805) 563-0788 Ext. 102

Treasurer
Elizabeth Simon
Hamner, Jewell & Associates
esimon@hamner-jewell.com
(805) 773-1459

Assistant Treasurer
Robert McDowell
Hamner, Jewell & Associates
rmcdowell@hamner-jewell.com
(805) 773-1459

Chair, Membership
Linda Hunter
Rincon Consultants, Inc.
lhunter@rinconconsulting.com
(805) 946-1904

Chair, Professional Development
David Thornburgh
City of Santa Barbara
dthornburgh@SantaBarbaraCA.gov
(805) 564-5449

2015-2016 Past President
Brianna Vazquez
Hamner, Jewell & Associates
bvazquez@hamner-jewell.com
(805) 773-1459

International Directors
One Year—Marianne Wetzel
Two Years—Don Irelan

Editor-in-Chief
Marianne Wetzel

Copy Editor
Gayle Hess

INSIDE THIS ISSUE:

President's Message	2
Chapter 47—Lunch Selection	4
Chapter 47—New Membership Drive	5
March Presentation	6
Member News	7
Articles of Interest	8
Get Credentialed!	11
Upcoming Courses in the Region	13
Spotlight on our Sponsors. . .	15
February 2017 Meeting Minutes	16
Chapter Financials	18
IRWA Chapter 47 Advertisers	19

VOLUME 50, ISSUE 2

MARCH 2017

Please Join Us - March 23rd

LOCATION:

Pacific Gas & Electric Company
PG&E Educational Center
6588 Ontario Road
San Luis Obispo, CA 93405



MENU OPTIONS (SEE PAGE 4)

Please order your lunch choice by Tuesday, March 21 to ensure your have a box lunch delivered for the meeting.

Directions to Venue: From Ventura/Santa Barbara — Travel North on 101. Just north of Pismo Beach, take the San Luis Bay exit. Turn left onto San Luis Bay Rd., proceed approximately 1/8 mile, turn left onto Ontario Rd. PG&E Education Center will be on the right.

PRESENTATION TOPIC:

PG&E's Planned Decommissioning of the Diablo Canyon Power Plant - Presented by Mr. Tom Jones, Director of Strategic Operations, Pacific Gas & Electric's Diablo Canyon Power Plant

****See pg. 6 for more information****

TIME:

11:30—11:45 Sign in, Social, and Settle in with lunch
11:50—12:10 General Meeting
12:15—1:15 Special Presentation with Q&A
1:20 Adjourn

RESERVATIONS: Reply **YES** to Don Irelan at DIrelan@SantaBarbaraCA.gov. **No later than March 21, 2017.** Luncheon Cost \$20 for Member*; \$25 for Non-Member, to be paid at the door. **Cash or Check** payable to **IRWA Chapter 47. No Credit Cards.**

QUOTE OF THE MONTH

“Begin challenging your own assumptions. Your assumptions are your windows on the world. Scrub them off every once in a while or the light won't come in.”

Alan Alda, American Actor
Things I Overheard While Talking to Myself, 2007



IRWA MISSION:

“To create a community that fosters ethics, learning and a standard of excellence within the right of way industry.”

IRWA'S HIGHER PURPOSE:

We improve people's quality of life through infrastructure development.

President's Message



Marianne & Don at the Region 1 Spring Forum, Embassy Suites, Sacramento, March, 3-4, 2017

Greetings Chapter 47 Members!

Don Irelan, SR/WA, and I attended Region 1's Spring Forum this past March 3rd & 4th, held at the Embassy Suites Hotel on the Sacramento River, Old Sacramento, CA. The Region sponsored an all-day seminar on Friday and an all-day business meeting on Saturday. At the seminar, we had a very informative update on the CA High Speed Rail by Mr. Don Grebe, Deputy Director of Real Property, CA High Speed Rail Authority, (formerly holding a position with Caltrans HQ). Mr. Grebe updated the attendees on the status on acquisitions and construction work. Although no tracks have been laid yet, they are on their way! An information sheet in the newsletter is included on the Authority's process for acquiring temporary Entry Permits in order to conduct the necessary pre-studies and clearances (something we are all familiar with on federally funded transportation projects). Other presentations included Ms. Veronica Hicks, Chief State Water Project, CA Dept. of Water Resources, speaking about the 'State Water Fix' (some of us remember it as the *Bay Delta Conservation Plan*); Ms. Kristina Assouri, Chief Deputy Director of the CA Transportation Commission; and Mr. Bruce DeTerra, Chief of Transportation Programming, Caltrans. Overall, it was a very good day with very interesting speakers.

Saturday was business all day. Among the issues discussed that had particular relevance to our Chapter was the problem that some small Chapters are having in recruiting members to serve as Chapter officers and committee chairs. This has been an ongoing problem for our Chapter for many years. In addition to being a small Chapter, we also have the challenge of our geographic, linear layout. I have been reaching out to our Members alerting them of the need for volunteers to step up and carry on the good work that others have done for our Chapter. I have proudly served on our Board as Secretary for 2 years and as President and International Director this current year. In the absence of a Secretary, Education Chair, and Course Coordinator, I have filled in as necessary to keep business moving along. According to our Chapter Bylaws, the President and Vice President cannot serve two consecutive years.

IRWA Headquarters is aware that some Chapters, including ours, have officer and committee chair positions that are unfilled. Chapters with unfilled officer and committee chair positions are out of compliance with their Chapter By-Laws and the 2015 IRS audit, and may be subject to disbandment by IRWA. If a Chapter is failing to function pursuant to its By-Laws and the 2015 requirement of the IRS, it puts IRWA's tax exempt status at risk, and disbandment becomes necessary to protect the larger organization.

The bottom line is that if we do not have Chapter members step up to serve our Chapter as officers and committee chairs, the future of our Chapter does not look bright. Therefore, it is imperative that members step up. If we do not get enough volunteers to serve on the Executive Board, the future of our Chapter is at risk. I don't think any of us want to see our Chapter disbanded. We should identify our 2017-2018 slate of officers by **April 24, 2017**. Should the Chapter be disbanded, there are options for our Chapter to function as a 'Satellite Site.' If it comes to this, I will explain that in more detail.

As President, I have learned so much about IRWA, its mission, its purpose, and its members. I have so enjoyed this past year and look forward to serving on the Executive Board as 'Past President' for

2017/2018. I would love to see more new faces on the Board and to serve beside you. I encourage and urge you to seriously consider serving in the capacity of President, Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer. Below, you will find a summary of the position descriptions for each of the Officers and Chair positions. **WE MUST SURVIVE AND THRIVE!**

Next week's Chapter meeting is Thursday, March 23rd, in San Luis Obispo. This will be our first Chapter meeting this year in the SLO area, as the November meeting had to be cancelled due to lack of attendance. I hope that at least all the Northern Area Chapter Members come out to support the Chapter and participate in what should be a fascinating presentation on the decommissioning of PG&E's Diablo Canyon Power Plant. We have been working on getting this presentation together since the beginning of the term and are so pleased that it has come together. Mr. Tom Jones, Director of Strategic Operations, will be giving the presentation. Please plan on attending. I encourage those who have the time, to take a leisurely drive up to SLO and enjoy the meeting, lunch and presentation. *You don't want to miss this exciting presentation.*

I look forward to seeing as many as you as possible next Thursday. And, remember, this is the last month of our **Membership Drive Month**. Please consider bringing a colleague to the meeting who would be a candidate to be a member of our Chapter. You, as the member, pay \$10 for the meeting and the guest pays \$25. Should your guest end up joining the IRWA, you will get reimbursed your \$10. What a deal and what a way to introduce colleagues to the IRWA and to our Chapter.

Cheers!



Marianne Wetzel
President
IRWA Chapter 47, Region 1
California Central Coast
Office: (805) 564-5444

Excerpt from **Bylaws, California Central Coast, Chapter 47**
International Right of Way Association; Article IV, Section 5, Officers

- B. President. The President shall be the chief Executive Officer of the Chapter and ex-officio member of all committees and shall, subject to the control of the Executive Board, have general supervision, direction and control of business and officers of the Chapter. The President shall preside at all meetings of the Chapter and of the Executive Board, and shall have the general powers and duties usually vested in the office of President, and such other powers and duties as may be prescribed by the Bylaws of the Association, this Chapter, or the Chapter Executive Board.
- C. Vice President. The Vice President shall have the general powers and duties of a Vice President; shall act as President in the case of the absence or disability of the President; shall advise and assist the President when called on to do so, and shall perform such other duties as may be required by the Executive Board. In case the office of President becomes vacant, the Vice President shall become President.
- D. Secretary. The Secretary shall keep the book of minutes of all of the meetings of the Chapter and the Executive Board, shall carry on all correspondence of the Chapter and shall perform such duties as may be required by the Executive Board.
- E. Treasurer. The Treasurer shall receive all funds of the Chapter and keep a proper record thereof, shall deposit them in a convenient responsible bank, and shall disburse them only upon receipt of proper authority from the Chapter Executive Board. The Treasurer shall provide financial reports as required by the IRWA Headquarters in a timely fashion. The Treasurer shall perform such other duties as are delegated to that officer by the Chapter's Executive Board.
- F. Assistant Secretary. The Assistant Secretary shall perform all the duties of the Secretary in the Secretary's absence, and shall advise and assist the Secretary when requested by the Secretary. In the case the office of Secretary becomes vacant, the Assistant Secretary shall become Secretary.
- G. Assistant Treasurer. The Assistant Treasurer shall perform all the duties of the Treasurer in the Treasurer's absence. It is the responsibility of the Assistant Treasurer to be at all meetings which the Treasurer cannot attend. In addition, the Assistant Treasurer shall at the end of the fiscal year, personally verify the amount stated in the Chapter bank account or accounts by the Treasurer and shall audit Chapter expenditures and receipts for the fiscal year for which he/she holds office. The Assistant Treasurer shall report the results of his/her audit to the Chapter Executive Board at the last Executive Board meeting of the administrative year.

Menu Options for March 23rd Meeting—Please be sure to request your lunch choice when you reply to Don Ireland regarding your attendance. We want to be sure everyone who plans to attend has a lunch delivered.

Boxed Lunch Choices:

SANDWICHES

All Sandwich boxed lunches served with: sandwich & and freshly baked cookie **AND** your choice of Chips, Apple or Bread (**please select one when ordering**)

Steak & Arugula

Seared steak, arugula, vine-ripened tomatoes, pickled onions, garlic and herb cream cheese spread, mustard horseradish sauce, salt and pepper on Sourdough.

Turkey

Oven-roasted turkey breast raised without antibiotics, lettuce, vine-ripened tomatoes, red onions, mayo, spicy mustard, salt and pepper on Whole Grain.

Napa Almond Chicken Salad

Chicken raised without antibiotics tossed with diced celery, seedless grapes, toasted almonds and special dressing, served with lettuce, vine-ripened tomatoes, salt and pepper on Sesame Semolina.

Mediterranean Veggie ^V

Zesty sweet Peppadew™ piquant peppers, feta, cucumbers, lettuce, vine-ripened tomatoes, red onions, cilantro-jalapeño hummus, salt and pepper on thin-sliced Tomato Basil.



SALADS

All Salad boxed lunches served with: salad & freshly baked cookie **AND** your choice of Chips, Apple or Bread (**please select one when ordering**)

Spicy Thai with Chicken

Chicken raised without antibiotics, romaine, fire-roasted edamame, red pepper and carrot blend, fresh cilantro, roasted cashew pieces and wonton strips tossed in low-fat Thai chili vinaigrette and drizzled with peanut sauce.

Green Goddess Cobb with Chicken ^V GC

Chicken raised without antibiotics, arugula, romaine, kale and radicchio blend, vine-ripened tomatoes and pickled red onions tossed in freshly made Green Goddess dressing and topped with avocado, bacon and cage-free hard-boiled egg.

Modern Greek with Quinoa ^V GC

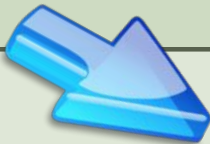
Quinoa tomato soffrito blend, romaine, kale, diced cucumbers and kalamata olives tossed in Greek dressing and



IRWA CHAPTER 47 2017 MEETING SCHEDULE

<u>DATE</u>	<u>LOCATION</u>
MARCH 23, 2017	SAN LUIS OBISPO
APRIL 27, 2017	VENTURA
MAY 18, 2017	802 LEGAL ASPECTS OF EASEMENTS (8 CEU) SANTA BARBARA SOUTHERN CALIFORNIA EDISON OFFICE—GOLETA, CA
JUNE 23, 2017 – ANNUAL BBQ	SANTA BARBARA

PLEASE NOTE: THE APRIL AND MAY MEETING LOCATIONS HAVE BEEN CHANGED TO ACCOMMODATE THE FULL-DAY TRAINING TO BE HELD IN SANTA BARBARA/GOLETA ON MAY 18, 2017.



* **JANUARY, FEBRUARY & MARCH ARE IRWA CHAPTER 47 MEMBERSHIP DRIVE MONTHS!!**

Bring a prospective IRWA Chapter 47 Member to the General Meeting on Thursday, January 26, 2017; and you, the member, get ½ off the meeting fee (*That is a \$10 savings*). **And**, if the prospective member you bring ends up becoming a member within a month, you get the other ½ reimbursed. (*A Total of \$20 Savings*).

GUESTS ATTENDANCE COST IS \$25.00

March Presentation . . .

PG&E'S PLANNED DECOMMISSIONING OF THE DIABLO CANYON POWER PLANT.



Tom Jones is the Director of Strategic Initiatives for Pacific Gas and Electric Company's Diablo Canyon Power Plant, where he oversees long-range permitting and regulatory matters for the facility, including the transition to decommissioning the power plant. Prior to this role, Jones served in Corporate Affairs and Local Government Relations for over a decade, and most recently was the Director of



Corporate Affairs for energy generation issues.

Jones joined PG&E in 2001 during the height of California's energy crisis. Prior to joining the company, he worked for State Senator Jack O'Connell for seven years (1994-2001), ultimately serving as his District Director. In that capacity, Jones oversaw key public safety, public education, infrastructure and energy matters and constituent advocacy programs.

Jones currently serves on the San Luis Obispo Economic Vitality Corporation, and the San Luis Obispo Sheriff's Public Safety Task Force.

He has been actively involved in many other community organizations, including serving as the Chairman of the Sierra Vista Regional Medical Center Governing Board, Planning Commissioner for the City of Atascadero, San Luis Obispo Literacy Council, the Central Coast Economic Forecast Project, Kern Economic Development Corporation, and the Economic Development Corporation serving Fresno County. Jones received his bachelor's degree from the University of California at Santa Barbara and currently lives in Atascadero.



PG&E announced in June of 2016, that they would NOT seek to re-license the Diablo Canyon Power Plant. It intends to shut down and decommission the Plant at the end of the current licenses (2024 for unit 1, and 2025 for unit 2). Mr. Jones will address the issues behind the decommissioning and the steps necessary to make it happen. ***Please plan on attending.***

Member News . . .

Pictures and Updates from February 23rd Meeting.



Our February Presenter, Mr. Paul Jenkin, M.S., Ventura Campaign Coordinator for the Surfrider Foundation and founder of the Matilija Coalition. Mr. Jenkin presented on *Matilija Dam – Breaking the Barrier*, where he discussed the history of this project in great detail. The goal of this project is to remove the dam, with the fundamental objective of restoring the natural sediment transport regime, and to open up fish migration to the upper watershed. This has significant implications in the semi-arid climate of southern California, where consideration is required for sediment management without disruptions to water supply. The project is on track to be "shovel ready" by 2020!

ARE YOU YOUNG IN AGE OR YOUNG IN THE INDUSTRY?

If so, get involved with **IRWA's Young Professionals Group**

The **Young Professionals Group** works on connecting those *young in age and young in industry* to the overall IRWA organization. It helps organize and schedule events based around marketing, education and training. It hopes to connect individuals to resources and furthering their career in the industry. **Meet your Region 1 Young Professional Contacts:**

Ms. Janella Cordova

Overland Pacific & Cutler, Inc.
Long Beach, CA
PH: (562) 304-2017
jCordova@opcservices.com

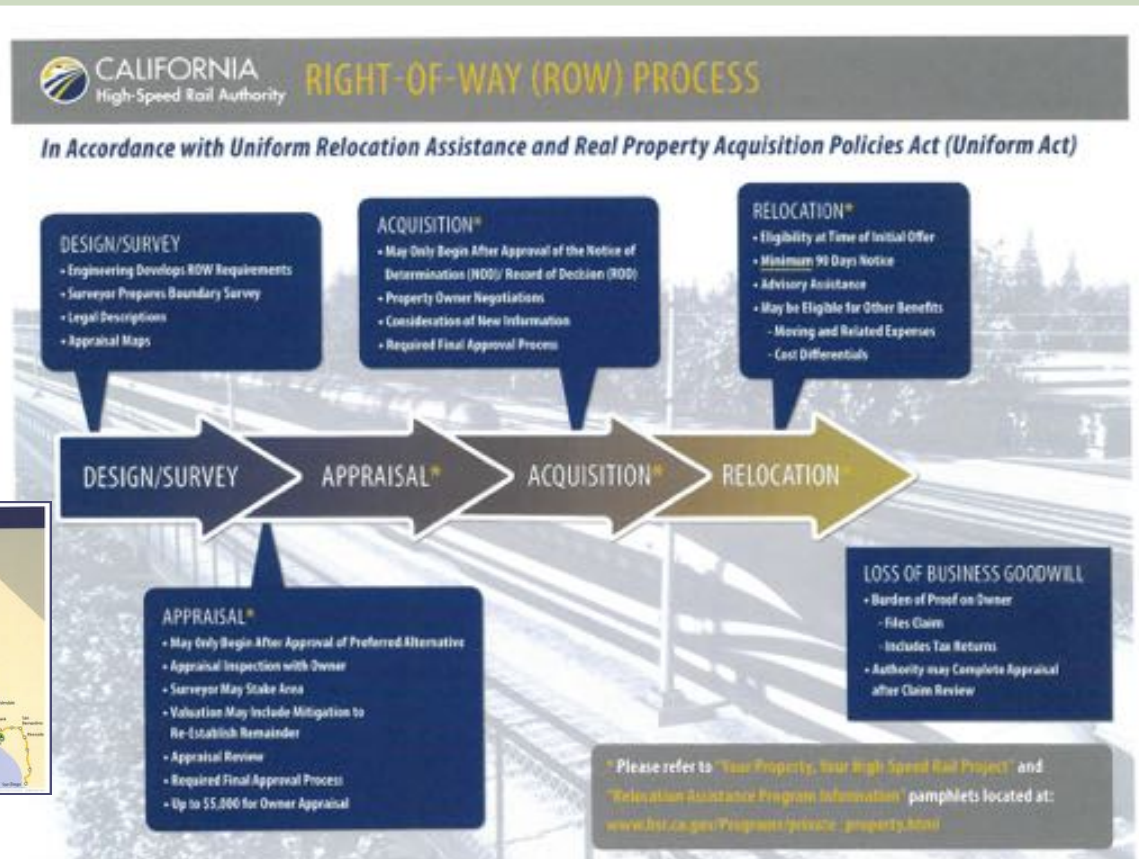
Mr. Conner McDonald

Bender Rosenthal, Inc.
Sacramento, CA
Cell: (530) 750-9912
c.mcdonald@benderrosenthal.com

Lisa Hiddleston

Pacific Gas & Electric Co.
San Ramon, CA
Cell: (925) 786-1962
LMHR@pge.com

Articles of Interest



The Important Difference Between a Road and a Street

Chuck Marohn, the executive director of Strong Towns, explains the difference between a road, which is a connection to two places; and a street, which is a network of activity. He stresses the importance of returning roads to towns for community and economic development.



Charles Marohn is a Professional Engineer (PE) licensed in the State of Minnesota and a member of the American Institute of Certified Planners (AICP). Chuck is the **Founder and President** of Strong Towns. He has a Bachelor's degree in Civil Engineering from the University of Minnesota's Institute of Technology and a Masters in Urban and Regional Planning from the University of Minnesota's Humphrey Institute.

He is the author of *Thoughts on Building Strong Towns (Volume 1)* and *A World Class Transportation System* as well as the host of the Strong Towns Podcast and a primary writer for Strong Towns' web content. He has spoken in dozens of towns and cities across North America, and speaks regularly for diverse audiences and venues. Please be sure to watch his video found at this link.

<http://bettercities.net/video/15370/important-difference-between-road-and-street>

Articles of Interest (Cont.)

The Value of a VIEW



BY ORELL ANDERSON, MAI AND ALEXANDER WOHL

Quantifying the damages of a view once seen

The impact that views have on property values is a mature area of research that has been studied extensively over the past 25 years. This is especially true when it comes to the impact of water views on residential property values. Numerous studies have found that large premiums are paid for homes possessing views of nearby bodies of water. For example, a 2001 study found that homes with views of Lake Erie—one of North America's five great lakes—carried a 56 percent premium. Within the sample, that translated to \$115,000. So what happens when desirable views are blocked?

Defining The Rights to a View

In real estate, a view can generally be defined as the ability to see or be seen. View diminution, therefore, is any impact on the ability to see or be seen that is perceived by the market as negative. As usual, what the market considers to be a negative impact depends on the actual property in question. The desire to see or be seen for a freeway-oriented retail center may differ from that of a single-family residence.

Since views from a residential property often carry a large premium, changes to a desirable view may be perceived by the market as having a negative impact on value. When a desirable view is blocked, the question of damages is often a question of *abutter's rights*—a property owner's rights to air, light, view, visibility and access.

An important question arises as to whether the property owner had a right to that view to begin with. For example, consider a buyer who purchased a home with a stunning view of the city skyline courtesy of an adjacent vacant lot. A year after escrow closes, the vacant lot is developed with a single-family residence that conforms to the zoning plan's height restrictions. As a result, the formerly stunning view of the city skyline is now partially blocked by the new neighbor's exterior walls. Could the buyer successfully file suit against the seller for the view diminution? Such a claim is unlikely to hold up in court, since their initial view amenity was what valuers term a *borrowed view*—a temporary benefit. So while the buyer did not specifically purchase a right to the skyline view, they benefitted from the borrowed view while the neighboring lot remained vacant.

Don't Build That There!

The same principle applies to the creation of an undesirable view. Consider a buyer who purchases a home abutting a cluster of undeveloped parcels that together make up a gentle hillside. The buyer very much enjoys looking out on this hillside while enjoying a cup of coffee. A year after the purchase, these parcels are developed into a retail shopping center anchored by a supermarket. Two years after the buyer's initial purchase, the hillside is out of sight, and the home now overlooks the loading area at the back of the market. If the retail center conformed to zoning and development regulations, it would be difficult to argue that there are compensable damages, given that a reasonable

Articles of Interest (Cont.)

buyer could have known this potential use.

Changes to the view onto a property—or the ability to be seen—may also lead to a negative impact. Consider a buyer who purchased a property with a large private pool area in the backyard at the base of steep, undeveloped hillside. This buyer delights in the privacy of his private pool area. A year after the purchase, however, an uphill neighbor develops an addition to his house that looms over the previously-private backyard, creating what is informally called a *fishbowl effect*. Unknown to the buyer, the seller had agreed to variances that allowed a neighbor to add living area that encroached into the typical setback. In this case, the buyer may file suit against the seller for a failure to disclose.

On the other hand, in the world of eminent domain, the loss of visibility may be considered a compensable damage. Consider a fast food restaurant along a major freeway that enjoys visibility from both the northbound and southbound lanes. To ease congestion, the state expands the freeway, adding an embankment that eliminates the fast food restaurant's visibility. For retailers who rely on freeway visibility, changes in visibility due to the highway project may constitute a compensable damage in the after condition.

Measuring the Immeasurable

The challenges faced in quantifying the value of a view in real estate highlight several issues that plague both scholars and practitioners in their attempts to quantify the price impacts of property characteristics, amenities and surrounding resources.

First, the data can be scarce. Second, the interpretation can be tricky. Databases such as multiple listing services are inconsistent in their reporting of views, and even when recorded, they have little to say about the kind of view. Do you have to climb onto the roof to see a sliver of the ocean? Or do you have panoramic views of water from the main bedroom? Even a simple GIS database is of little help, since proximity to a body of water does not necessarily equate to a view, even if elevation is considered.

Additionally, the study of a view amenity must consider—and somehow disentangle—the *influence* of a resource from the *view* of that resource. In the language of statistical modeling, such correlation between two or more independent predictor variables is known as *multicollinearity*.

To illustrate this point, consider how one might value the impact of a lake view relative to its recreational value for boating and fishing. Over the years, we have seen some creative solutions to this problem. In one case, a 2008 study of property values included homes with views of two manmade lakes in Omaha. However, since these manmade lakes were actually created for flood control and storm water management, they had extremely poor water quality and therefore offered very little recreational value.

In Summary

In the world of amenity and disamenity research, the viewshed literature is often the most sophisticated in its data and methodologies. Using GIS and elevation tools such as light detection and ranging (LiDar), researchers are now able to remotely reconstruct the viewshed of each property in a dataset of thousands of sales. Nevertheless, the obstacles faced by scholars and practitioners in quantifying damages—and compensation—are as much about definitions and the rights at stake as they are about data and statistics.

References

- Seiler, Michael, Vicky Seiler, and Michael Bond. "The Impact of World Class Great Lakes Water Views on Residential Property Values." *The Appraisal Journal* 69, No. 3, 2001.
- Bell, Randall, Orell C. Anderson, and Michael V. Sanders. *Real estate damages: applied economics and detrimental conditions*. Chicago, IL: Appraisal Institute, 2008.
- Schultz, Steven, and Nick Schmitz. "Viewshed analyses to measure the impact of lake vies on urban residential properties." *The Appraisal Journal* 76, No. 3, 2008.

Anderson, Orell and Wohl, Alexander. "The Value of a View." *Right of Way Magazine*. Published: March-April, 2017 Pages 28, 29, 30. Print.



Take the Next Step in 2017 – Get Credentialed!

Have you heard what your peers are saying about the Right of Way Professional Career Path (IRWA Certification)? With three levels Right of Way Professional Career Certification Programs, it is easy to get started on your credentialing through IRWA. There is the *Right of Way Agent (R/W) Novice*; the *Right of Way Professional (RWP) Intermediate*; and the highest level *Senior Right of Way Agent (SR/WA) Advanced*. You can get credentialed in a specific area of ‘Oil & Gas’, ‘Transportation’, ‘Utilities’, or ‘Industry Generalist.’ Once you obtain your SR/WA certification, you can move on to obtaining Certifications in specific areas: R/W-AC: Appraisal Certification (as well as the R/W-AC Cross Certification); R/W – AMC Asset/Property Management Certification; R/W-RAC Relocation Assistance Certification; and R/W-URAC Uniform Act Certification Program. For your convenience there are MANY courses now offered online, so there is no need to travel to take many of the courses.

Your peer Mr. Dave Jackson obtained his SR/WA this past November and yours truly just submitted her application in December (to get under the old program), so I invite you to join me on taking this path to get credentialed. We can do it together!!!

If interested, please contact Mr. David Thornburgh, Chapter 47 Professional Development Chair to inquire how you get started. Or visit the IRWA website at:

http://www.irwaonline.org/eweb/dynamicpage.aspx?webcode=irwa_cert_new

Yours truly,

Marianne Wetzel

President
Chapter 47, Region 1
California Central Coast

ATTENTION!

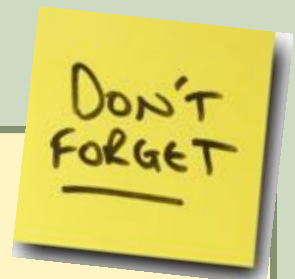


Slate of Officers

2017-2018

Your Name Could Be Here!

President	_____
Vice President	_____
Treasurer	_____
Secretary	_____
Assistant Treasurer	_____
Assistant Secretary	_____



Don't Forget:

IRWA website has a special section for **Job Seekers** and **Employers**.
IRWAonline.org has tons of information and updates. **Check it out!**
<http://careercenterjobs.irwaonline.org/jobseeker/search/results/>

If you are a Chapter member **and** your employer has a profession-related job opening, let us know.

We will run an advertisement for you free of charge!

For more information, please contact Marianne Wetzel at
Mwetzel@SantaBarbaraCA.gov.

Membership

MEMBERSHIP RENEWAL REMINDER—NEW MEMBER APPLICATIONS

Yes, there is still time to renew your membership for 2017 -- **until April 1st**. And for those readers that are not members—now is the time to join! IRWA Headquarters has recently made renewing easy with the addition of Online Renewal. Go to: <https://www.irwaonline.org>—click on **Membership**. It has never been easier to renew your IRWA membership or to join!

By renewing your membership you stay connected to your profession through, Right of Way Magazine, educational programs and the community of your peers. You also receive reduced member rates when you take a course, attend IRWA conferences and seminars and Chapter meetings and events.

If you are facing the difficult choice of paying for your dues out of your own pocket or postponing your membership, we encourage you to call the IRWA Headquarters to discuss options on how you can maintain your membership for the upcoming year.

*When you join, there is a charge on the 2nd line under ‘Description’ called “**Contribution to the RWIEF**” on your paper invoice and it shows up on the 3rd line if renewing online. “RWIEF” is the Right-of-Way International Education Foundation. **You are not required to make this additional \$20 payment.** It is a **voluntary contribution** to yet another non-profit arm of the IRWA geared specifically to funding right of way education initiatives. It is for a good cause, but it is optional.*

If you have any questions about your membership, please contact our **Chapter Membership Chair, Linda Hunter at (805) 946-1904**, lhunter@rinconconsultants.com, or myself at (805) 564-5444, MWetzel@SantaBarbaraCA.gov.

If you have issues with the online registration, please contact Bonnie Gray, Membership Manager at 310-538-0233 ext. 134, or by email at gray@irwaonline.org.

UPCOMING COURSES IN THE REGION

<u>Class Date</u>	<u>Course Title</u>	<u>CEU's</u>
April 3-4, 2017	700 Intro to Property Asset Mgmt. (Sacramento)	16.00
April 5-6, 2017	701 Property/Asset Management Leasing (Sacramento)	16.00
April 6-7, 2017	900 Principles of Real Estate Engineering (San Diego)	16.00
April 18-20, 2017	201 Communications in Real Estate Acquisition (Los Angeles)	24.00
April 24-25, 2017	205 Bargaining Negotiations (Sacramento)	16.00
April 25, 2017	225 Social Ecology—Listening to Community (Oakland)	8.00
May 3-4, 2017	800 Principles of Real Estate Community (Sacramento)	16.00
May 4-5, 2017	400 Principles of Real Estate Appraisal (San Diego)	16.00



The International Transportation Committee is proud to present the 2nd annual International Transportation Committee Symposium

THE VISION of TRANSPORTATION
"Planes, Trains and Automobiles – the Next Generation"

2017 Spring Education Seminar in Park City, Utah



SEMINAR REGISTRATION: \$125 EARLY-BIRD
AFTER 3/15/17 - \$150
[REGISTER HERE](#)

WHEN:

Friday, April 7, 2017

WHERE:

Park City Marriott
1895 Sidewinder Drive
Park City, UT 84060

HOTEL COST:

\$114.00/NIGHT PLUS TAX

EVENTS:

- Ski Utah: Night Skiing Event*
- Gorgoza Tubing Park*
- Wine Tasting* / Whiskey Tour*

Carmelita Delgado (801) 656-970

Carmelita.Delgado@eccllc.com or

Jamie Formico (916) 847-4554

jformico@doerkenengineering.com

*Additional Fees associated contact [Peter Gardner](#)

REGISTRATION INCLUDES:

- April 6 Welcome Reception (7 pm – 8:30 pm)
- April 7 Continental Breakfast (7 am – 8 am)
2017 Educational Seminar (8 am – 5 pm)
Buffet Lunch (Noon – 1 pm)
Evening Reception (6 pm – 7:30 pm)
- April 8 Continental Breakfast (7 am – 8 am)
IRWA REGION 9 SPRING FORUM (8 am – 4 pm)
Buffet Lunch (Noon – 1 pm)

8 Hours of IRWA CEU – pending

MARRIOTT BONUS RATE of \$114/Night plus tax
3Days Before and After Event – Extended Stay

Chapter 38 will be putting on Course #213,
registration information provided below.



Spotlight on our Sponsors. . .



Encompass Consultant Group, Inc.
 333 North Lantana St., Suite 287
 Camarillo, CA 93010
 (805) 322-4443

Civil Engineering
 Land Surveying
 Site Planning

I am proud to introduce Encompass Consultant Group (ECG) as one of the newest Engineering and Land Surveying companies in Ventura County.

Our mission is to provide practical and innovative Civil Engineering, Land Surveying, and Land Planning solutions for our clients and communities based on a foundation of local experience, knowledgeable staff, quality service, and strong client relationships; to promote local business; and to create a company recognized as a great place to work for and work with.



On April 4, 2016, a group of six likeminded friends and associates decided to take control of our future and create a unique work environment that we were not able to find elsewhere. After working together for more than 10 years (and some of us nearly 20 years) external forces converged to cause us to reevaluate our professional situations; we recognized voids forming in our careers and in the industry due to corporate consolidations. With much deliberation, we decided that the best way to meet our needs and those of our clients was to establish a local company that knows and understands our clients, projects and the community intimately. We believe a truly employee owned, local company, where staff members have a stake in the success of the project and business, was necessary.

Our group is made up of highly respected engineers, land surveyors, and designers who have nearly 100 years of combined experience providing consulting engineering and land surveying services throughout southern California. At ECG, we utilize our staff's diverse experience to provide comprehensive civil engineering and land surveying services ranging from due diligence and entitlement engineering, site base mapping, right of way mapping and acquisition support, all the way through the preparation of subdivision maps and construction documents for a wide range of public and private projects in Ventura, Los Angeles and Santa Barbara Counties.

As we near our one year "anniversary", we look back and appreciate the experience and opportunity to get closer with our clients and more hands on with our projects. It's been rewarding on all levels and we look forward to continued interactions in our coastal neighborhood while building a firm that's "great to work for and work with".

Chapter Meeting Minutes for Approval

MINUTES

CHAPTER MEETING DEWA CHAPTER 47 February 23, 2017 Veston, CA

I. OPENING OF MEETING

- A. Call to Order: President Miriama Fawal called the meeting to order at 11:30 AM.
- B. Welcoming Remarks
- C. Emergency Additions to the Agenda: None
- D. Introductions: Members and guests introduced themselves in roundtable fashion.

II. CONSENT AGENDA

- A. Vote to Approve Agenda as Presented and Chapter Meeting Minutes of January 26, 2017 (included in February Write-Away newsletters circulated February 7, 2017). Don Innes, SR/WA made a motion to approve the recommended actions. The motion was seconded by President Miriama Fawal. The motion was unanimously approved by voice vote.

III. ACTION AGENDA

- A. Old Items:
 1. None
- B. New Items:
 1. None

IV. INFORMATION ITEMS

- A. Membership
 1. January/February/March 2017 are Membership Drive Months. President Fawal reported that we have seven guests at the meeting today and thanked the members who brought the guests. She also reported that there were 17 guests at our January 2017 Chapter meeting.
- B. Switch two Meeting Dates:
 1. April 27th Chapter meeting will be in Veston, CA.
 2. May 18th Chapter meeting will be in Santa Barbara, CA. President Fawal announced the above changes in meeting locations.
- C. Veston New Vistas (Santitas)'s Pizza Palfar Comment Cards. President Fawal notified the membership that there were comment cards on each table for members to provide feedback on the location of today's meeting. She asked each member and guest to complete a comment card and that the cards would be collected at the end of the meeting. She will remind the member to complete their comment card after the program is over.
- D. Education Class to be held by Chapter 47:
 1. Save the Date: May 18, 2017, Santa Barbara area. Course 802 - Legal Aspects of Excesses (3 CEU) will be held in lieu of May's Chapter Meeting. The one-day course will be taught by Cally Springfield. President Fawal said that the location of the Course will be announced soon, but to please save the date.
- E. Region 1 Annual Spring Forum: March 3rd & 4th, 2017 in Sacramento, CA. Don Innes, SR/WA, VP and Miriama Fawal, President, representing Chapter at meeting. Will report back to Chapter Members. President Fawal presented information regarding the Spring Forum. She said that the Board attendance valuable in learning about how DEWA functions.
- F. 2017-2018 State of Officers must be completed within two months - target = March 13th. No one has contacted President or VP to volunteer for consideration. Critical that people step-up to volunteer to

Chapter Meeting Minutes for Approval (Cont.)

serve on the Board. SEWA is a volunteer organization and it takes Chapter Members to keep the Chapter alive and thriving. Calls will be made asking for volunteers if no one steps up. President Wietal stressed that this is a volunteer run organization and that everyone has a role to play in the success of our Chapter. She encouraged anyone who is interested in serving to contact her or FP Don Jalen, SEWA. FP Jalen also made a pitch for volunteers and recognized meeting attendees Brian Egge, MD and Joyce Egge, MAE, SEWA, as past presidents of SEWA Chapter 1.

V. ADVANCE PLANNING

Next Meeting Date: March 23, 2017, in San Luis Obispo/Santa Maria area. TBD Presentation: TBD. President Wietal asked for suggestions on where to meet on March 23, 2017 and for program/speaker suggestions.

VI. MONTHLY PROGRAM

12:11 PM – Introduction of Guest Speaker, Paul Jenkin, Surfside Foundation. President Wietal, in her introduction of Mr. Jenkin, pointed out that this was his third presentation to our Chapter, although the first one since she became a member.

Program: The Matijia Dam Ecosystem Restoration Project: includes dam removal and watershed management intended to restore fish passage to the upper watershed and natural sediment transport to nearby coastal beaches. The Matijia Dam Ecosystem Restoration project includes extensive re-engineering of water diversion facilities as well as modification of levees and bridges. Although the federal project was approved by Congress in 2007, it unfortunately stalled in 2008 due to escalating costs.

In 2014, the Matijia Dam stakeholders group reached consensus on the “low level outlet” approach to dam removal, clearing a path forward that greatly reduces the cost of the project. Funding was been secured through a State Proposition 1 grant which, combined with additional private funding, will support the necessary engineering and environmental permitting work required to get the project “shovel ready” by 2020.

Mr. Jenkin’s presentation was well received and the membership had a number of thoughtful questions regarding the project. President Wietal presented Mr. Jenkin with a gift bag and thanked him for the presentation.

VII. Closing Remarks. President Wietal reminded the members to complete the comment cards regarding today’s meeting location, future meeting locations, and program/speaker recommendations. Members and guest were reminded to turn in their name tags before they leave. President Wietal also stressed that the Chapter needs volunteers to serve and officers and committee chairs in order for our Chapter to survive and thrive. Anyone considering service can contact President Wietal, FP Jalen, or any past Chapter officer for information about serving the Chapter.

VIII. Adjournment. The meeting adjourned at 1:13 p.m.

Minutes prepared by Charles E. Alvares, SEWA, appointed by President Wietal to serve as writing Secretary for this meeting.

ATTENT:

Minutes approved on _____, 2017

Marianne Wietal, Chapter President

Charles E. Alvares, SEWA, writing Secretary

Chapter Financials

Reconcile Session Report

Page 1 of 1

Chapter 47

Reconciliation Report

Checking - A, Period Ending 02/28/2017

Reconciled on: 03/16/2017 (any changes to transactions after this date aren't reflected on this report)

Reconciled by: Elizabeth Simon

Summary

Statement Beginning Balance	8,472.75
Checks and Payments cleared	0.00
Deposits and Other Credits cleared	+980.00
Statement Ending Balance	9,452.75
Uncleared transactions as of 02/28/2017	840.00
Register Balance as of 02/28/2017	10,292.75
Uncleared transactions after 02/28/2017	900.00
Register Balance as of 03/16/2017	11,192.75

Details

Deposits and Other Credits cleared

Date	Type	Num	Name	Amount
02/01/2017	Deposit		Chapter 47 Members and Guests	525.00
02/24/2017	Deposit		Chapter 47 Members and Guests	455.00
Total				980.00

Additional Information

Uncleared Deposits and Other Credits as of 02/28/2017

Date	Type	Num	Name	Amount
02/01/2017	Deposit		Chapter 47 Members and Guests	840.00
Total				840.00

Deposit 2/1/2017 was deleted, entered as a duplication

Uncleared Deposits and Other Credits after 02/28/2017

Date	Type	Num	Name	Amount
03/10/2017	Deposit		Chapter 47 Members and Guests	900.00
Total				900.00


 Marianne Wetzal - President

 Elizabeth Simon - Treasurer

CHAPTER 47 ADVERTISERS



HAMNER JEWELL ASSOCIATES
Government Real Estate Services
A Division Of
Beacon Integrated Professional Resources, Inc.
License #01298223

Acquiring Property Rights for Public Projects Since 1977

Government Real Estate Services
Right of Way Acquisition
Relocation Assistance
Public Works and Utilities
Community Development
Capital Improvements




Specialists in Property Acquisition for:
Local, State & Federally Funded Projects
Uniform Act and Government Code Compliance
Caltrans Data Sheets and Right of Way Certifications

SBE/WBE Certified • Spanish Speaking Agents

www.hamner-jewell.com

Central Valley (559) 412-8710	Central Coast (805) 773-1459	Southern California (805) 658-8844
----------------------------------	---------------------------------	---------------------------------------



PETRU CORPORATION

Title, Natural Resources and Land Experts

TIMOTHY B. TRUWE
Registered Professional Landman
Registered Environmental
Property Assessor

**250 Hallock Drive, Suite 100
Santa Paula, CA 93060-9218**

**(805) 933-1389
Fax (805) 933-1380**

<http://www.PetruCorporation.com>
Petru@PetruCorporation.com

! Featured on *Enterprises TV* (aired on Fox Business Network) and published in "Black Gold in California" – See our Website! !

Epic Land Solutions, Inc.

Turn-key Right of Way Services
Certified DBE / WBE / SBE

- Santa Maria
- Torrance
- Riverside
- San Diego

(310) 626-4848
www.epicland.com

CREATING LAND SOLUTIONS FOR THE PUBLIC GOOD



Overland, Pacific & Cutler, Inc.
real estate and right of way services



**Contact Us
800.400.7356**

Transportation
Housing & Development
Public Sector
Energy & Utilities

<http://www.OPCservices.com>



ECG
Encompass Consultant Group

333 N. Lantana Street, #287
Camarillo, CA 93010
James.Fallon@ECGcivil.com
P: (805) 416-8706
www.ECGcivil.com

- CIVIL ENGINEERING
- LAND SURVEYING
- LAND PLANNING
- SUBDIVISION MAPPING
- EASEMENT & ROW DETERMINATION
- LEGAL DESCRIPTIONS
- ALTA SURVEYS
- LOT LINE ADJUSTMENTS

Always in the right direction

We demonstrate IRWA's mission and core values through our services to other members, including:

- Right-of-way engineering
- Legal descriptions
- Appraisal maps
- Area calculations



Santa Barbara (805) 963-9532
Camarillo (805) 981-0706
Santa Maria (805) 925-2345

CHAPTER 47 ADVERTISERS—Continued

PRICE, POSTEL & PARMA LLP

TODD A. AMSPOKER
COUNSELLOR AT LAW

200 EAST CARRILLO STREET
SUITE 400
SANTA BARBARA, CA 93101

TELEPHONE (805) 962-0011
FAX (805) 965-3978
taa@ppplaw.com

ADVERTISE YOUR BUSINESS HERE!!

To place your ad—Contact
MWetzel@SantaBarbaraCA.gov
\$150/Year—1/8 page size ad
\$300/Year—1/4 page size ad

JOHN J. GOBBELL, JR., MAI
President
Gobbellfamily@gmail.com

GOBBELL & COMPANY
Real Estate Appraisal

(805) 403-5785
5398 Star Pine Rd
Carpinteria, CA 93013



HAWKES


Real Estate Appraisal

Commercial, Industrial, and Agricultural
Real Estate Appraisal and Consulting

Ed Hawkes
AG #007710

4927 Coughlin Way
Santa Maria, CA 93455

Telephone: 805-937-6375
Fax: 805-800-1134
Email: Ed@HawkesAppraisal.com




Bengal Engineering
Highway, Bridge,
Flood Control and
Foundation
Engineers,
Goleta, CA

Scott Onishuk, PE
(805) 563-0788

Bengal Engineering
congratulates Marianne
Wetzel, David
Thornburgh and Don
Irelan, for their work
on the Cabrillo Blvd
Bridge Replacement

This is the 2017 "Project
of the Year" for the
American Society of Civil
Engineers: SB / Ventura
Branch



CENTURY 21
Hometown Realty

Byron Grant
Broker Associate
DRE#00985985

102 Bridge Street
Arroyo Grande, CA 93420
Direct: (805) 481-4297
Cell: (805) 441-2560

byron-grant@C21home.com

Rincon Consultants, Inc.

Environmental Scientists Planners Engineers



- Phase I and II Site Assessments
- Hazardous Waste Characterization and Remediation
- UST Removal and Investigation
- Site Remediation
- Health Risk Assessments
- Construction Monitoring
- Stormwater Services
- CEQA/NEPA Documentation

Ventura
Santa Barbara
San Luis Obispo
Los Angeles
Redlands
Carlsbad
Monterey
Oakland
Sacramento
Fresno

www.rinconconsultants.com

CHAPTER 47 ADVERTISERS—*Continued*

REEDER, GILMAN & ASSOCIATES

REAL ESTATE APPRAISERS & CONSULTANTS * REAL AND PERSONAL PROPERTY



LES GILMAN
MBA, SR/WA
Practicing Affiliate

APPRAISAL INSTITUTE
SCREA, CA #AG014980
Senior Member - IRWA

WARREN REEDER – SR/WA (1938-2011)

2646 Industrial Parkway, Ste. 200, Santa Maria, CA 93455
Mail - P.O. Box 726, Santa Maria, California 93456
Phone: (805) 925-2603 E-mail: Info@RGAappraisers.com

SCHENBERGER, TAYLOR, MCCORMICK & JECKER

I N C O R P O R A T E D
Real Estate Appraisers, Consultants and Investment Analysts

TODD O. MURPHY, MAI, ARA

Principal of the Firm

PHONE (805) 544-2472 Ext. 15 • FAX (805) 544-4396

E-MAIL tmurphy@stmjappraisers.com

1306 HIGUERA STREET • SAN LUIS OBISPO • CALIFORNIA • 93401