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# The Communicator

February/March 2023  
Volume 6, Issue 3

## President's Message

### *Membership Luncheon >>>*

*Our next luncheon  
will be held on  
April 5, 2023.*

*Stay tuned for more details soon!*

*Place:  
TBD*

*Did you enjoy the last venue? We  
would appreciate any feedback  
you'd like to give. Please reach out  
to any Board member.*

## By Hector Casillas, SR/WA

### *Chapter 57 IRWA Members...*

Things are moving quickly in 2023 and I hope the new year is treating you well so far. The chapter kicked off the year with its first board meeting in January and discussed various items and events we are planning. One of the topics this year is submitting our award recipients for 2022 to the region for an award consideration. Applications for Newsletter of the of the Year, Government Employer of the Year, Large and Small Employers of the Year have been submitted for consideration. Best of luck to Chapter 57 and the deserving individuals (Sheryn Smay/Emily Madueno) and companies (Monument ROW/Santolucito Dore Group).

Moving on to education, Education Chair Kelley Kelley is actively working on securing Course 502 for May and Co-chair Tim Green is working on securing Course 901 for late Spring. These courses will be a combination of hybrid and in-person courses. Stay tuned for details on those and register early!

Robbie Hechanova, Kelley Kelley, and I will be attending the Region 1 (CA/NV/AZ) Spring Forum in San Francisco in April. We can't wait to report back on the details of the forum that may benefit you, our members. A

**IRWA Education  
Conference  
Denver, CO  
June 25-28, 2023**

reminder to register if you're planning on attending the IRWA Education Conference in Denver, CO, June 25-28, 2023 where we will vote on IRWA business and elect new officers. We welcome all members to [register](#) and join us in Denver.

In other news, the chapter will be opening nominations for officers soon and if you're interested in serving and volunteering at the local chapter level, please [email](#) our Nominations & Elections Chair, Ms. Christie Santolucito.

This month, the Chapter's new [LinkedIn](#) page went live, special thanks to Emily! I'd encourage you all to follow us.

Thanks for reading and have a great day!

Hector Casillas, SR/WA

## IRWA Courses – Regional 1

**C100** Principles of Land Acquisition (2-Day), 2/16/23, Virtual Class (CH. 33)

**C703** Real Property Asset Management, 2/23/23, Virtual Class

**C215** Right of Way Acquisition for Pipeline Projects, 2/23/23, Virtual Class (CH. 67)

**C410** Reviewing Appraisals in Eminent Domain, 2/27/23, Instructor-Led Virtual Class (Instructor TBD)

**C417** The Valuation of Environmentally Contaminated Real Estate, 3/2/23, Virtual Class

**C804** Skills of Expert Testimony, 3/6/23, Virtual Class (Instructor TBD)

**C413** Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), 3/6/23, Virtual Class (Instructor TBD)

**C402** Introduction to the Income Capitalization Approach, 3/7/23, Virtual Class (Instructor TBD)

**C803** Eminent Domain Law Basics for ROW Professionals, 3/8/23, Virtual Class (CH. 17)

**C415** USPAP and the Yellow Book: A Guide to Understanding Their Relationship, 3/21/23, Virtual Class (Instructor TBD)

Additional courses are listed on IRWA's website at  
[www.irwaonline.org](http://www.irwaonline.org)

Are you interested in taking a free class? Contact Kelley Kelley, Timothy Green, or any of the Board members, to find out how you can become a coordinator.

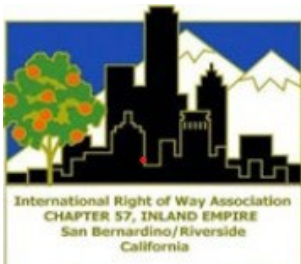


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– International Right of Way  
Association

### IRWA Mission Statement

*The International Right of Way Association  
will be the worldwide leader for innovation  
and excellence in the acquisition and  
management of right of way and public use.*



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# Benefits of a High-Functioning Public Involvement Team

*How public involvement creates efficiencies and positive sentiment for utility projects*

*By Rob Scimeme*

Utility projects and programs demand varying degrees of engagement and communication with key participants including residential, agricultural, commercial, industrial, institutional, municipal, state or federal agencies. Strategic, upfront analysis of specific project impacts and affected areas is critical in developing an effective engagement plan and streamlined project processes.

The International Association for Public Participation's (IAP2) Spectrum of Public Participation is a valuable model used for developing an appropriate strategy. The spectrum is used internationally, and it is found in public participation plans around the world. While communication campaigns and notifications provide necessary messaging, direct communication with customers and landowners throughout the acquisition and construction process drive success. The public participant's knowledge of how to receive and understand the intricate details of the proposed activities truly make a difference, and the spectrum can help the team identify what the public needs to know about the project. ([See IAP2 model on page 7.](#))

However, it is crucial to fully understand the client's existing communication style. A tailored approach is necessary to adjust to every client's unique challenges. The goal of public involvement and engagement with utility projects and programs should be to create an understanding of the technical process to accurately inform impacted parties. Collaboration with all functional areas, such as engineering, project management, construction and land acquisition, must include direct and constant communication.

What happens when public involvement strategies are employed and in sync with land and construction?

- The public participants and landowners are well-informed about the benefits, challenges and duration of the work to be completed and have realistic expectations regarding community impacts.
- The participants and landowners are educated on relevant industry topics such as road rights of way, types of property interests and easement conveyance document requirements. This mitigates common concerns and creates an open and transparent view of the necessary processes allowing for timely acquisition.
- The project owner's expectations of public engagement are met through proactive and purposeful communication, engaging all levels of the community where appropriate. External and internal communications are done in real time and drive project awareness via thoughtful strategies for every type of scenario.
- Acquisition is complete prior to construction and supports the established project schedule. A critical path is maintained and minimizes

*Continues on Page 7*

*Did you know? >>>*

## *Fun Real Estate Trivia*

Days on the Market, abbreviated as "DOM", signifies the length of time a property has been listed.



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## *We'd love to hear from you!*

Would you like the Chapter to host a luncheon on your favorite topic? Do you know anyone who would like to speak at an upcoming luncheon? If so, please contact Robbie Hechanova R/W-RAC, President-Elect, at (909) 503-6639, or via e-mail at [rhechano@socalgas.com](mailto:rhechano@socalgas.com).

## *Have comments or suggestions for the newsletter?*

We value your opinion and welcome your input! If you have any comments or recommendations for the newsletter, please contact Sheryn Smay, SR/WA, Newsletter Chair, at (951) 826-5343 or via e-mail at [ssmay@riversideca.gov](mailto:ssmay@riversideca.gov).





# Leaders Light the Way Memorial Scholarship 2.0

## Leaders Light the Way

### MEMORIAL SCHOLARSHIP 2.0

*Funded by the Right of Way International Education Foundation (RWIEF)*



The IRWA supports leadership and professional development in the Association and encourages you to apply for this **\$2,500** scholarship that can be applied toward IRWA education courses.

Applications must be submitted by **March 1, 2023**.

**APPLY HERE**



## APPLICATIONS DUE MARCH 1, 2023!

### Application

### More Information

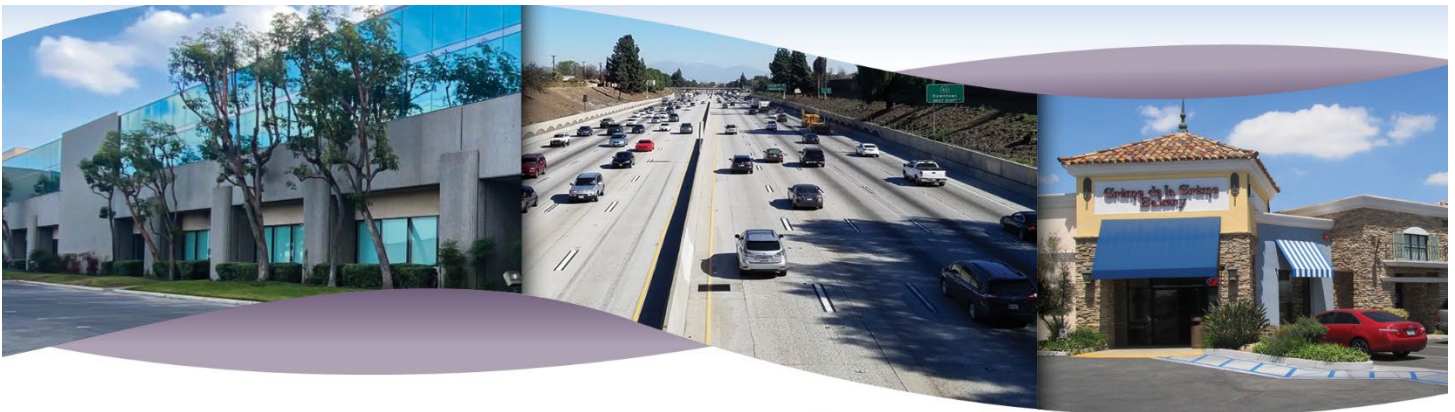
#### **Purpose:**

This scholarship offers an impactful way to combine the RWIEF's mission and values of past IRWA leaders. The goal of this program is to identify and support mid-cycle members who can be future IRWA leaders by funding their pursuit of IRWA credentials and professional development. One \$2,500 scholarship toward IRWA education courses will be available to each of IRWA's 68 Chapters within the 10 Regions. The RWIEF will fund the program (up to \$170,000) for two years from June 2022 to May 2024. IRWA will manage the program.

#### **Eligibility:**

Scholarship applicants must be active IRWA members in good standing for at least five years, hold the RWA or RWP credential, and have served as either a former or current Chapter or Region officer, or on a Chapter committee. Scholarship funding can only be used toward the registration fee for eligible courses. Courses must be completed by May 31, 2024.

[IRWA Chapter 57 Web site](#)



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# About RWIEF

THE RIGHT OF WAY INTERNATIONAL EDUCATION FOUNDATION WAS ESTABLISHED FOR THE PRUPPOSE OF FUNDING RIGHT OF WAY EDUCATION INITIATIVES. THE FOUNDATION FOCUSES ON GENERATING FINANCIAL CONTRIBUTIONS AND DETERMINES HOW MUST TO ALLOCATE THOSE FUNDS FOR THE BETTERMENT OF RIGHT OF WAY EDUCATION. OVER THE LAST FEW YEARS, FUNDS HAVE BEEN ALLOCATED FOR EDUCATIONAL SUMMITS, CREATION OF NEW COURSES, UPGRADES OF EXISTING COURSES, CONVERSION TO ON-LINE DELIVERY METHODS, AND LEADERSHIP PROGRAMS. CUTTING-EDGE EDUCATION AND PROFESSIONAL DEVELOPMENT ARE ESSENTIAL TO THE GROWTH AND ADVANCEMENT OF OUR PROFESSION AND TO EACH OF US AS PROFESSIONALS IN THIS FAST-PACED, EVER-CHANGING INDUSTRY.



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## High-Functioning Public Involvement Team (continued)

potentially massive cost impacts to the client.

- Issues arising from construction activities are quickly addressed via open and continuous communication between landowners and the public involvement team. Examples include extended construction schedules (and reasons why), facility placement concerns, traffic impacts, aesthetic upgrades and restoration matters.

What happens when public involvement strategies are not employed and in sync with land and construction?

- Public participants and landowners are not informed about the benefits, challenges or duration of the work to be performed. This could lead to a negative sentiment that will cause delays during the acquisition and construction stages of the project.
- The participants and landowners lack the appropriate education on topics about road rights of way, types of property interests and easement conveyance document

requirements. This can lead to concerns and distrust of the project owner and associated contractors. This scenario will cause delays in acquisition and construction.

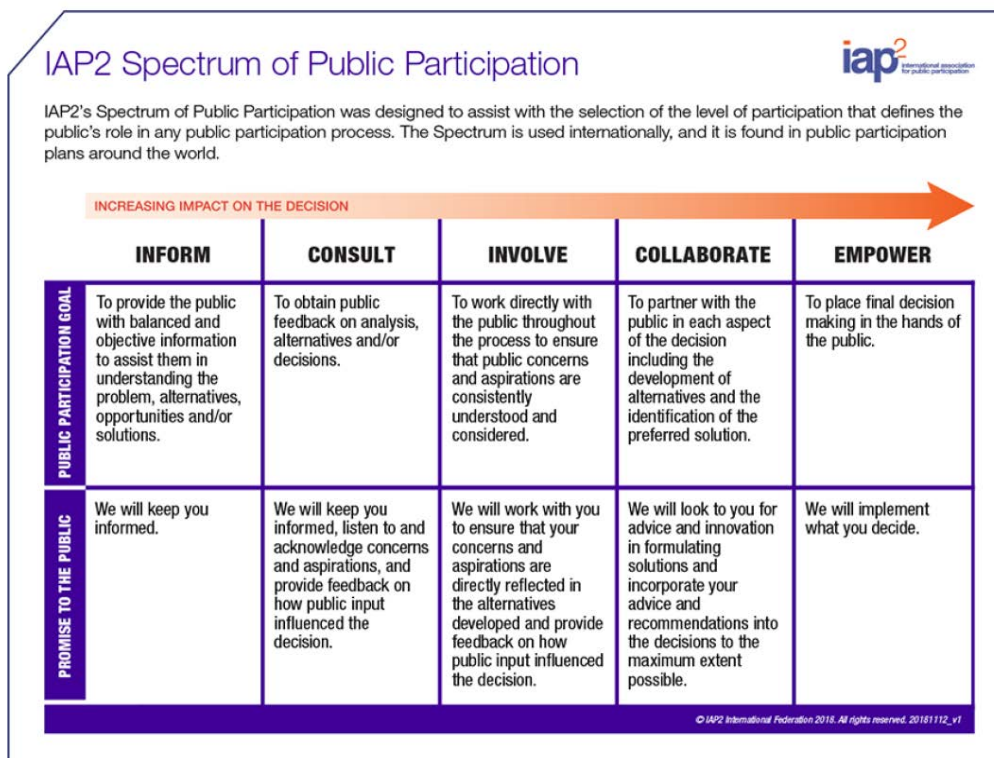
- Failure to engage all levels of the community when necessary won't meet project owner expectations. Lack of external and internal communications can result in a poor reflection of the project work and may impact long-standing and sensitive relationships on a public and private level. For instance, failure to engage a city with an easement request leaves it blind to necessary legislative action required of it, in addition to simply being unaware of project work leading to community impacts to constituents.
- Acquisition is delayed, leading to schedule and cost overruns, which impact multiple functional areas and can cause a disservice to the client and community. This puts undue duress on negotiation guidelines and set strategies.

- Issues arising from construction activities are not adequately addressed between landowners and the public involvement team. Examples include extended construction schedules, facility placement concerns, traffic impacts, aesthetic upgrades and restoration matters.

Developing an effective engagement plan that outlines comprehensive project scope, specifically potentially impacted areas and parties, is crucial. Utilizing a public involvement team to educate public participants and landowners on utility projects and programs establish trust and drive alignment with the community at large, project owner, and project and program teams. The efforts made throughout a project's duration by a public involvement team create efficiencies that ultimately serve the projects, the public participants and landowners.

Whether upgrading an electrical distribution circuit, constructing a new transmission line or planning to acquire and construct a new greenfield substation, a high-functioning public involvement team provides quantifiable efficiencies — and comprehensive understanding — for projects and programs.

“...a high-functioning public involvement team provides quantifiable efficiencies – and comprehensive understanding...”



Rob Scimeme, project and real estate program manager at Burns & McDonnell. He has extensive experience examining real property and land title for utility industries, as well as federal, state and public utility rights of way and property acquisition and negotiation experience.

Reprinted from IRWA's Right of Way Magazine: The Voice of the Right of way Profession, Benefits of a High-Functioning Public Involvement Team, January/February 2023

# IRWA Mentor Match



This IRWA is proud to announce the launch of this exciting new member benefit that reflects our commitment to you and your professional development. This unique online networking and career development tool helps you find, connect and share your experiences with your fellow industry peers across the globe! You can simply apply to our IRWA Mentor Match program by following the four steps below:

## 1. START

First, complete your IRWA profile by ensuring that your contact information, professional profile picture, and bio are all up to date. You can even import your education and job history information from LinkedIn. A complete and accurate profile is crucial to the success of selecting and matching.

## 2. ENROLL

Next, decide whether you're looking to be a mentor, mentee, or both and sign up today by clicking on the links below:

- Enroll [here](#) as a Mentor
- Enroll [here](#) as a Mentee

Make selections for each of the program demographics to set your preferences. Demographics include: topics, venue, specialties, career stage and start/end date. Please note: Some fields are required for enrollment. The more information you provide, the easier it will be to make the best match. Keep in mind: in order to request a mentor or mentee, you must be enrolled in the program.

## 3. SEARCH

Then, use the Mentor Program Directory to input your search criteria. You can also take advantage of features to help you find and recruit matches:

- Track your mentoring relationships
- Participate in discussion forums on mentoring topics
- Search for helpful mentoring resources

## 4. CONNECT

Congratulations! You're all set. You completed steps 1-3 and are now ready for the fun to begin! Enter one or more searches. If you're unsure of the search criteria, select "Search for ALL of the selected values." The Mentor Program Directory will do the work for you and populate the results.

Next, click on the member's name who you're interested in establishing a mentor/mentee connection with. The link will bring you to their profile page. If you think it's an ideal match, look under their profile image for the Mentor Match badge, which when clicked will allow you to request a connection. If it's not a desired match, you can simply select the back button to return to your previous search results.

*Let the mentoring begin!*





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Joe Villegas, MAI  
Inland Empire Regional Manager  
former President IRWA Chapter 57  
jvillegas@curtisrosenthal.com



Randall Blaesl, ASA, MRICS  
Senior Appraiser, Litigation Consultant  
rblaesl@curtisrosenthal.com



# PSOMAS



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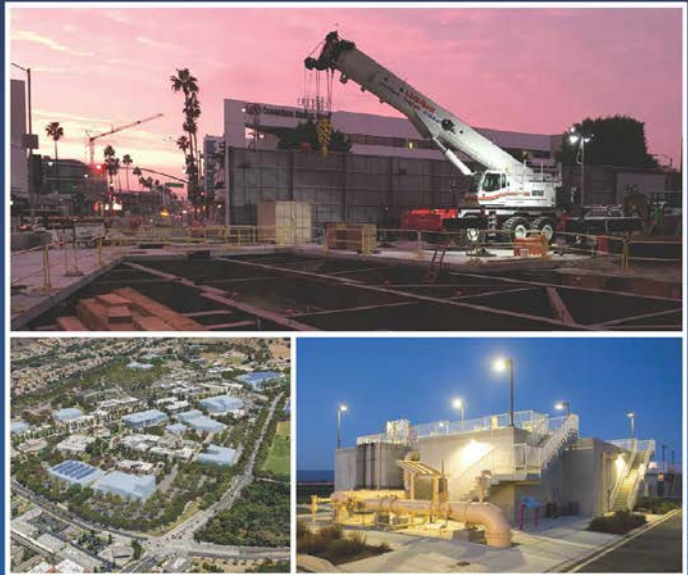
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*Let's welcome our new member!*

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**CHAPTER 57**

<b>Executive Officers</b>	<b>Name</b>
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President-Elect	Robbie Hechanova, RW-RAC
Treasurer	Peggy Barnes
Secretary	Ramie Dawit
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Immediate Past-President, 2021-22 Parliamentarian and Advisor to the Board	Matt Nusenow, P.E.
<b>Advisors to the Board</b>	
Past President 2020-21	Peggy Barnes
Past President 2019-20	Kim Bibolet, SR/WA, R/W-NAC
Past President 2018-19	Christine Santolucito, R/W-RAC
<b>Standing Committees</b>	
Education Co-Chair	Kelley Kelley, SR/WA
Education Co-Chair	Timothy Green
Membership	Griffin Wayne
Nominations and Elections	Christine Santolucito, R/W-RAC
Professional Development (1st Year)	Kim Bibolet, SR/WA, R/W-NAC
Professional Development (2nd Year)	Mike Romo, SR/WA
Professional Development (3rd Year)	Patti Zendejas-Feist, SR/WA
<b>Chapter Committees</b>	
Communications	Emily L. Madueno
Events	Darcy Mendoza
Legal Issues	Mark Easter, Esq.
Newsletter	Sheryn Smay, SR/WA
Young Professional (YP)	Hector Casillas, SR/WA
<b>Industry Committees</b>	
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Electric & Utilities	Vacant
Environment	Matt Nusenow, P.E.
Oil & Gas Pipeline	Vacant
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Congratulations are in order!

A great big “Atta Boy!” goes to:

The following individuals who have completed the Right of Way  
Certification:

John Gomez, RWA-GN  
San Bernardino County

Timothy McCloud, RWA-GN  
Monument ROW

Ashley Turner, RWA  
EMWD



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### UPCOMING EVENTS

JOINT LUNCHEON & PROGRAM  
MARCH 14, 2023  
SOUTHERN CALIFORNIA CHAPTER  
OF THE APPRAISAL INSTITUTE  
HOSTED BY CHAPTER 1

CHAPTER 57 JOINT AIA LUNCH  
APRIL 5, 2023

REGION 1 SPRING FORUM  
APRIL 14-15, 2023  
SAN FRANCISCO/OAKLAND  
CALIFORNIA HOSTED BY  
CHAPTER 2

CHAPTER 57 PICNIC  
APRIL 22, 2023  
(EARTH DAY!)





IRWA

# SPRING FAMILY PICNIC



Please Join Us!

**SATURDAY, APRIL 22, 2023**

*Where*

Rancho Jurupa Regional Park 🌿 Location: Acorn Shelter  
4800 Crestmore Road, Jurupa Valley, CA 92509

*Cost*

\$10 per adult / \$5 per child (age 3 & under free)

*Time*

12:00 p.m. until 4:00 p.m

Come and bring your  
family for a day to mingle,  
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Enjoy food, drinks, games, & more!

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[www.irwa57.org/events](http://www.irwa57.org/events)

RSVP by 3/27/23



# Real Property Group's Student Outreach Event

Opportunities in Public Agency Right of Way  
March 10, 2023 | 11:00 AM - 12:30 PM

## About the Event

*Are you looking for a meaningful career? Have you considered working in real estate or facility management?*

To discover how you can combine the two, join The Metropolitan Water District of Southern California (Metropolitan) for its annual student outreach event, hosted by Real Property Group. Learn all about public agency right of way in the world of water from three Metropolitan Real Property experts. Our panelists will shed light on the meaningful work they do and how they got to be where they are today.

This virtual event will feature an introduction to Metropolitan, a panel discussion, information about Real Property Group's paid internship program, a breakout session with an HR representative, as well as trivia games and giveaways.

### About Metropolitan

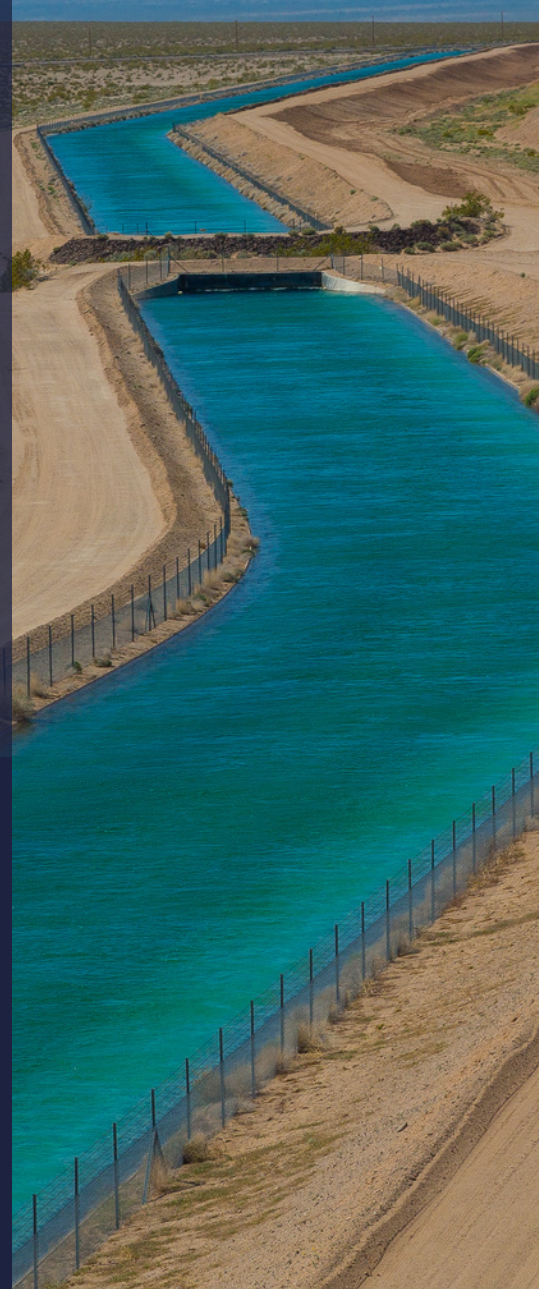
The Metropolitan Water District of Southern California is a state-established cooperative of 26 member agencies – cities and public water agencies – that serve 19 million people in six counties. Metropolitan imports water from the Colorado River and Northern California to supplement local supplies and helps its members develop increased water conservation, recycling, storage and other resources management programs.

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# Meet our Industry Experts

Our speakers come from a variety of backgrounds, and each contribute in valuable ways to the work done at Metropolitan. Join us to hear about their career paths, how they reached the positions they are in today, and learn about the important work they do in Metropolitan's Real Property Group. Octavia Tucker, Real Property Group Section Manager, will start the event off with an introduction to Metropolitan and provide insight on Real Property functions.

## Introduction



Octavia Tucker  
Section Manager  
Real Property Group

## Panelists



Simon Asano

Real Estate Representative  
Land Management Unit



Kalysha Murphey

Team Manager  
Planning & Acquisition Unit



Julio Donayre

Senior Administrative Analyst  
Facility Asset Management Unit

## Internship Breakout Session

Want to apply for the internship, but don't know how or what to expect?

In a special internship-focused breakout session, attendees will have the opportunity to learn more about Real Property Group's internship program and application process. This is the perfect chance for potential applicants to engage directly with Metropolitan HR and Real Property representatives. Questions are welcome!



[Register Here](#) or scan the code

