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The



Communicator

October/November 2022
Volume 6, Issue 1

President's Message

Membership Luncheon >>>

*Our next luncheon
will be held on
February 1, 2023.*

Stay tuned for more details



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@Chapter 57 – Inland Empire
– International Right of Way
Association

By Hector Casillas, SR/WA

Finally, pumpkin spice and fall weather is here.

There are great things happening in our chapter from welcoming new members, restarting our course offerings, recognizing recipients of professional designations at luncheons, and hearing about all the great projects we are all delivering throughout the region! The board is hard at work in planning for the rest 22/23 FY, which includes a spring picnic on earth day, April 22, 2023 at Rancho Jurupa Regional Sports Park, where you and your families are invited.

The chapter recently hosted an event at TopGolf in Ontario and all in attendance had a blast. Past president, Matt Nusenow, won the Championship trophy! Like us on Facebook (<https://www.facebook.com/irwa57/>) or follow us on our new instagram page (IRWA_Chapter_57) for pictures.

Be on the lookout to register for the IRWA Annual Conference in Denver, CO.

Peggy Barnes, Kelley Kelley, Robbie Hechanova, and I attended the IRWA Region 1 Fall Forum in October where we learned of a new scholarship opportunity called Leader's Light the Way 2.0. Please take a look at the Right of Way Education Foundation's website, <https://www.rwief.org/>, which is available to any members with at least two years of IRWA membership.

A few important emails to call to your attention are your IRWA membership renewal invoice and notification of registration opening for the IRWA Annual Conference in Denver, CO.

I am looking forward to the holidays and to our next luncheon where I'll see you all in person. We hope you all have a Happy Thanksgiving, Merry Christmas, and Happy New Year!

IRWA Courses – Regional 1

C603 Understanding Environmental Contamination, 11/15/22, Las Vegas, NV

IRC Webinar: Climate Change: How various countries around the world are mitigating impacts to infrastructure, 11/17/22

C600 Environmental Awareness, 11/29/22, Virtual Class (Ch. 1)

C402 Introduction to the Income Capitalization Approach, 12/5/22, Virtual Class (Instructor TBD)

C417 The Valuation of Environmentally Contaminated Real Estate, 12/5/22, Virtual Class (Instruction TBD)

C801 U.S. Land Titles, 12/5/22, Las Vegas, NV

C802 Legal Aspects of Easements, 12/7/22, Las Vegas, NV

C803 Eminent Domain Law Basics for ROW Professionals, 12/7/22, Virtual Class

C303 Managing the Consultant Process, 12/8/22, Virtual Class (Instructor TBD)

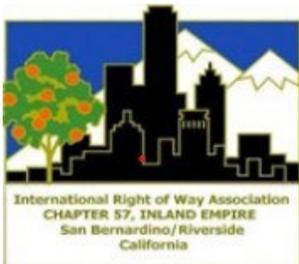
C102 Elevating Your Ethical Awareness, 12/15/22, Virtual Class (Ch. 1)

Additional courses are listed on IRWA's website at 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.

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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The Renewable Energy Landscape is About to Get Crowded

Understanding the key drivers

By Jason Utton



The Inflation Reduction Act of 2022 — the single largest investment in renewable energy — was signed into law on August 16, 2022. This once-in-a-generation energy transition law expands both the time horizon and value of tax credits for clean energy technologies. It will remain in place for at least the next decade, providing certainty to developers and manufacturers who have faced regular incentive lapses over the previous two to three decades. In all, the law will help more than triple the clean power production in the country, adding up to an additional 550 gigawatts of electricity from wind, solar and other clean

technologies, according to analysis from the American Clean Power Association.

The initial bill caught everyone (myself included) by surprise. I've never seen anything as comprehensive in reducing the cost of renewable energy, and I've been in the industry for more than 14 years, spending the majority of those years developing clean energy projects across the country. This law sends a clear message to the world that the U.S. is taking a leadership position in ensuring energy security, increasing energy innovation and reducing annual carbon emissions 75% from 2022 levels.

Many companies are trying to understand how they're impacted and how best to leverage it in their favor. Speed to market is critical and having a thought-out, strategic approach will help identify and prioritize actions when it comes to smartly investing time and dollars. Clients should clearly understand five key drivers to develop successful renewable energy projects — the best location, the right technology, a "right-sized" project or program pipeline, the best spot to interconnect the project (in the right Interconnection Queue) and the necessary permits needed to complete development. According to Enverus, a data analytics company, this law is expected to lower wind and solar project costs (LCOEs) by 10% to 50%, especially in areas that have

Continues on Page 7



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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.

*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.

Did you know? >>>

Fun Real Estate Trivia

During the Florida Land Boom in 1919, investors paid up to \$25,000 for lots that had not yet been dredged out of the ocean.





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

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Renewable Energy Landscape (continued)

previously lagged, and the umbrella covering the five key drivers is ensuring your project will be cost competitive enough to win a long-term power contract.

1. Location is everything

Where you decide to develop starts you down a path, and it is essential to understand the best technology and optimal size for a given area. The new law gives solar projects the option to claim the Production Tax Credit (PTC) in lieu of the Investment Tax Credit (ITC). If you develop in a location that has a strong capacity factor, it may be more economic to claim PTC in lieu of ITC (SPP, CAISO, ERCOT). Developers need to perform the economic calculation on which is better to utilize. If your company is looking to expand into a new geography, you may be unsure about the pitfalls that are prevalent in certain areas. States have different permitting rules and requirements. It's extremely helpful to understand a new environment and where you should focus your attention.

2. The type of technology you choose matters

Wind, solar, battery storage, hybrid, carbon capture, hydrogen — how do you choose the right type of technology? Stand-alone renewable energy facilities like solar and

wind are intermittent; their output is based on weather and time of day. If you are targeting a customer who needs on-peak power, they will be interested in a solar project. If technology doesn't matter, and they just want a renewable resource, then it's a purely economic decision — and depending on location and capacity factor, it may be better to go with a wind project. With the new stand-alone battery storage ITC coming from this law, it may make sense to add a battery to a solar or wind project. Consider all the pros and cons as you decide which technology best suits your company's goals.

3. Right size your pipeline

Challenges occur throughout every project's development life cycle and right sizing your renewable energy pipeline is key. If you are targeting two projects, it makes sense to prospect and begin developing on more. Fatal flaws can pop up throughout development from many different areas. A project can fail from not signing an anchor landowner, receiving an interconnection study that exceeds your financial thresholds or not receiving an environmental permit. If you don't have backups in place, you run the risk of not meeting your goals and falling months behind the competition. A good consultant can help you develop a right-sized pipeline or help you add to your existing pipeline

based on what you currently have and where you want to go.

4. The Interconnection Queue is about to explode

The Generator Interconnection Queue is a list of every generation project currently proposed to gain access to the grid. Each grid operator controls its own queue and has a unique set of rules on how projects are studied and how long it takes to complete the study process (some take years to complete). It's safe to say the rush to secure interconnection rights for renewable energy projects is about to significantly expand throughout the country. Many of the interconnection queues are already overloaded, and delays continue to grow. Unfortunately, the new law did not directly address this challenge — so it's essential to be prepared and act fast.

5. Understand the cost competitive umbrella

At the end of the day, every renewable energy project must be cost competitive to get built. Most projects compete for long-term power contracts when potential customers issue RFPs, and it's a very competitive process. Customers (utilities, municipalities, commercial & industrial) expect affordable projects that meet their

“Challenges occur throughout every project's development life cycle and right sizing your renewable energy pipeline is key.”

needs before they execute long-term contracts (5 to 30 years). Cost competitiveness begins when you create a development budget and lives throughout the entire development lifecycle. Cost is impacted from every aspect of development: the financial structure offered to landowners, how much financial impact do community imposed setbacks have on the energy resource, how much will it cost to interconnect onto the grid (network upgrade costs) and the type of supply chain contract you have from major equipment manufacturers (less than Tier 1 suppliers may impact borrowing capability). If you haven't been focused on every economic driver, you may not realize that your project is out of the money and won't be selected in a future RFP.

The future of renewable energy developments

The Inflation Reduction Act of 2022 is super positive for all things energy transition. The ambiguity we've all grown accustomed to surrounding renewable energy tax credits is finally removed for at least

the next decade. This exciting law creates an opportunity that renewable developers can't ignore, but with so many new incentives and different ways to go, it can be difficult to know where to begin. As the development landscape gets more crowded, finding the right advisor helps you create a strategic approach and get an advantage over the competition.



Throughout his career, Jason Utton has been on the leading edge of wind energy, solar energy and battery storage projects across the country. As a vice president in Atwell's Power & Energy division, Jason provides sustainable solutions for evolving energy companies. With over 14 years of experience in developing renewable energy projects, he helps clients grow their businesses while navigating the shifts in energy policy.

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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Let's welcome our new members!

Monica L. McGrath
Eastern Municipal Water District

Joshua Dramitinos
City of San Bernardino

Crystal Dawn Esquibel
California Realtor

Pictures from September 2022
Membership Luncheon

William W. Thomsen, CFA, ASA
Speaker



Chapter 57 President 2022/2023
Hector Casillas, SR/WA



New SR/WA recipients, John Chaconas and Michele Chan, with Past President (2019/2020) and PDC 1st Chair Kim Bibolet, SR/WA and Chapter President Hector Casillas, SR/WA

We'd also like to congratulate Carlos M. Obando, SR/WA-OG, R/W-NAC, with Sempra-SoCalGas Co., who earned his SR/WA designation on November 1st.
Congrats to all!

**INTERNATIONAL RIGHT OF WAY ASSOCIATION
CHAPTER 57**

Executive Officers	Name
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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.
Advisors to the Board	
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
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Education Co-Chair	Timothy Green
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Professional Development (2nd Year)	Mike Romo, SR/WA
Professional Development (3rd Year)	Patti Zendejas-Feist, SR/WA
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Events	Darcy Mendoza
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Newsletter	Sheryn Smay, SR/WA
Young Professional (YP)	Hector Casillas, SR/WA
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