
ROW SAN DIEGO

August-September 2023

INSIDE THIS ISSUE

President's Message

Education

Events

Announcements



IRWA
SAN DIEGO
CHAPTER 11

PRESIDENT'S MESSAGE

SARAH BOTTOM, SR/WA
SBOTTOM13@GMAIL.COM



Welcome back to a new fiscal year of IRWA!

I am very excited to represent this Chapter as your President and we have BIG events happening this year!

First, our Chapter has the honor of holding the Fall Forum on Saturday, November 4th at the Bahia Resort! An email will be sent out soon with all the details, but we are also be hosting a Symposium, November 3rd, as well! This is a great opportunity for our Chapter to host the Region's other 12 Chapters from across California, Arizona, and Nevada.

Next, IRWA's 70th Annual International Education Conference will be held in Long Beach in June 2024! Our Chapter will be reaching out to see how we can help support these efforts. I strongly encourage attending next year's event, especially if you have not had an opportunity to attend before! The Annual Conference offers something for everyone by providing information for all disciplines across all of the Right of Way Industry.

Also, our Chapter Luncheons are back in-person at the Handlery Hotel and we are lining up some great speakers and presentations for you this year! Our fist luncheon was held on Tuesday, August 15th and SDGE presented on their Wildfire Mitigation efforts. Our Board Meetings are still being held virtual, which allows for easier participation for members across our Chapter. I invite you to attend one to see what we are all about, email me for the Teams invite! Our luncheons and Board Meetings are held on the following dates this year:

Luncheons (Tuesdays): 10/17/23,12/19/23, 2/20/24, 4/16/23

Board Meetings (4th Wednesday): 9/27/23; 10/2/23; 11/22/23; (none December); 1/24/24; 2/28/24; 3/27/24; 4/24/24; 5/22/24

I look forward to seeing you all soon!

Best wishes,
Sarah Bottom, SR/WA

2023-2024 EXECUTIVE BOARD OFFICERS

President	Sarah Bottom, SR/WA	sbottom13@gmail.com
Vice-President	Nick von Gymnich, SR/WA	nvongymnich@sdcwa.org
Treasurer	Bethanee Chabrowski, SR/WA	bethanee.chabrowski@clarklandresources.com
Secretary	Mark Hendrickson, MAI, AI-GRS	mark@hendricksonappraisal.com

2023-2024

COMMITTEES & COMMUNITIES OF PRACTICE (COP)

STANDING COMMITTEE CHAIRS

Nominations & Elections	Vince McCaw, SR/WA	vmccaw@escondido.org
Professional Development	Bethanee Chabrowski, SR/WA	bethanee.chabrowski@clarklandresources.com
Education	Bethanee Chabrowski, SR/WA	bethanee.chabrowski@clarklandresources.com
Membership	Ben Kunkel	ben@jrcvaluation.com

INDUSTRY COMMITTEE CHAIRS

Electric & Utilities	William "Bill" Yee, SR/WA	wyee@sdge.com
Public Agencies	Carolyn Lee, SR/WA	carolynlee@san.rr.com
Oil & Gas Pipeline	Donna Fritts	donna.fritts@clarklandresources.com
Transportation		

COMMUNITY OF PRACTICE (COP) REPRESENTATIVES

Asset Management	Vacant	
Environment	Julie Marshall	jmarshall@rinconconsultants.com
Relocation	Vacant	
Surveying & Engineering	Julie Blackman	jblackman@sdge.com
Valuation	Mark Hendrickson MAI, AI-GRS	mark@hendricksonappraisal.com

CHAPTER COMMITTEE CHAIRS & PARLIAMENTARIAN

Agency Relations	Vacant	
Advertising	Ruth Hinman	rhinman@nctd.org
Social Hospitality	Lauren Kodama Roenicke	lroenicke@paleowest.com
Luncheon	Lida Galvis, SR/WA	lgalvis@sdge.com
Communications/Newsletter	Lauren Fritts, RWA	lauren.fritts@clarklandresources.com
Parliamentarian	Cynthia Colburn, SR/WA	cyncolburn@gmail.com
Roster	Lauren Fritts, RWA	lauren.fritts@clarklandresources.com
Website	Nick von Gymnich, SR/WA	nvongymnich@sdca.org
Young Professionals	Eric Schneider, MAI, SRA, AI-GRS, R/W-AC	eric@jrcvaluation.com



**WANT TO
GET
INVOLVED?**

EMAIL PRESIDENT
SARAH BOTTOM!
SBOTTOM13@GMAIL.COM

UPCOMING EVENTS



October Luncheon
October 17, 2023
Handlery Hotel

Executive Board Meeting
September 27th, 2023
Microsoft Teams Meeting

Region 1 Fall Form and Symposium
Symposium - November 3rd, 2023
Fall Forum - November 4th, 2023
Bahia Resort

MONTHLY CHAPTER BOARD MEETINGS

Share ideas or get involved!



4TH
WEDNESDAY OF
EVERY MONTH



NOON - 1PM

JOIN US ON MICROSOFT TEAMS

EMAIL SARAH BOTTOM FOR THE
LINK!



JAMES (BUZZ) NAUGHTON, JR., MAI

•Real Estate Appraisals/Consultation • •Right of Way & Litigation Experience •

14242 Half Moon Bay Drive
Del Mar, CA 92014
Telephone: (858) 481-2123
Cell: (619) 980-3742
E-Mail: bznaughton@aol.com



EDUCATION

Bethanee Chabrowski, SR/WA
bethanee.chabrowski@
clarklandresources.com

For questions regarding IRWA education, whether it be information on a particular course, how to register, potential upcoming courses, or the credentialing program, please reach out to Bethanee.

IRWA'S VIRTUAL CLASSROOM

IRWA's virtual classes let you engage in courses delivered in real-time from your desk., home or anywhere with an internet connection. Through an easy-to-use digital platform, IRWA instructors facilitate live interactive courses, creating a classroom experience in a virtual environment.

Course 102

Elevating Your Ethical Awareness

- To elevate ethical awareness in our industry to ensure we serve our clients and the profession to the highest standard
- To provide a clear understanding and clarity of our Code of Ethics, Ethical Rules and Standards
- To be educated on the risks associated with non-ethical behavior
- To cultivate an active presence of ethical awareness in daily work and life
- To nurture an understanding of Ethics as a concept and social construct

REGISTER HERE



November 8th, 2023
Instructor:
Conner McDonald, SR/WA



CERTIFICATION CELEBRATIONS

SR/WA RECERTIFICATIONS

Walter Kross, SR/WA
Michael O'Donnell, SR/WA

Sign up as a Course Coordinator to become eligible for free classes.

For information on becoming a Course Coordinator, contact Education Chair Bethanee Chabrowski: Bethanee.Chabrowski@clarklandresources.com

FROM THE EDITOR

Lauren Fritts, RWA
lauren.fritts@clarklandresources.com

If you would like to contribute content to the newsletter, advertise, have questions or any ideas to improve the content, please contact me.



MEMBER NEWS

Oh **BABY!**



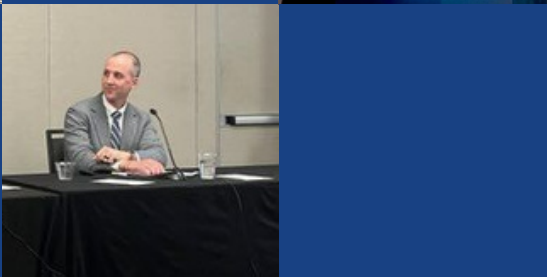
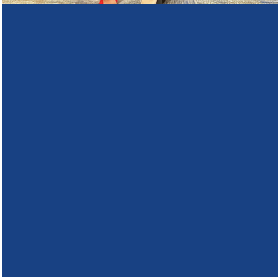
CONGRATULATIONS TO BETHANEE CHABROWSKI AND HER HUSBAND ON THE BIRTH THEIR NEW BABY BOY!

*Beau Mason
March 8th, 2023*

CHAPTER 11 TAKES DENVER!

IRWA International Education Conference Recap

MANY OF OUR MEMBERS HAD THE OPPORTUNITY TO MEET, RECONNECT, AND LEARN FROM RIGHT OF WAY PROFESSIONALS FROM ACROSS THE COUNTRY AND AROUND THE GLOBE AT THE 69TH ANNUAL IRWA IEC IN DENVER IN JUNE!





REQUEST FOR Nominations



2023

**DEADLINE FOR SUBMISSIONS
NOVEMBER 11TH, 2023**

You have an opportunity to recognize an IRWA member who exemplifies professionalism in the right of way industry or an employer for their contribution in exciting projects for the public good and their support of the IRWA.

V.I.P AWARD

Awarded to an individual who has gone above and beyond in support of the chapter. This includes volunteering to help with chapter functions such as education courses, the executive board, luncheons, seminars, etc.

Recognizes individual's service to the chapter, region and the IRWA as a whole. This includes service to the chapter, educational courses, Regional and International participation, IRWA professional designations and certifications, contributions to the right of way profession, etc.

PROFESSIONAL OF THE YEAR

EMPLOYER OF THE YEAR

Recognizes companies which actively support their employees as IRWA members. Each company demonstrates strong employee support and commitment at chapter, regional and international levels of the Association in terms of participation, financing, time allowance, facilities, service, etc.

The Lifetime Achievement Award is bestowed periodically. This special recognition is reserved for those individuals who have made extraordinary contributions to the right of way profession and the Association during their lifetime.

LIFETIME ACHIEVEMENT

**IT'S EASY TO MAKE A NOMINATION ! CLICK BELOW TO EMAIL YOUR
CHOICE TO VINCE MCCAWE!**

CLICK HERE



GET INVOLVED!

Chapter 11 is looking for volunteer committee members to help strengthen our growing chapter!

Open Positions:

- Education Chair
- Agency Relations Chair
- Communications / Newsletter
- Website
- Course Coordinators

**Interested? Email Sarah Bottom
sbottom13@gmail.com**



JONES, ROACH & CARINGELLA, INC.
REAL ESTATE VALUATION CONSULTANTS

JONES, ROACH & CARINGELLA, INC.
REAL ESTATE VALUATION CONSULTANTS

ROBERT P. CARINGELLA, MAI, SRA, AI-GRS

STEPHEN D. ROACH, MAI, SRA, AI-GRS, CDEI

rob@jrvaluation.com
www.jrvaluation.com

2221 Camino del Rio South, Suite 202
San Diego, California 92108
Telephone (858) 565-2400
Facsimile (858) 565-4916

steve@jrvaluation.com
www.jrvaluation.com

2221 Camino del Rio South, Suite 202
San Diego, California 92108
Telephone (858) 565-2400
Facsimile (858) 565-4916

ARTICLE

ACCOMMODATING THE DEMAND

Responding to the rise in electric vehicle adoption

BY ALI ELNAAMANI AND ANASTASIA KLOSTERMAN

What was once a hard-to-imagine shift in the composition of vehicles on the road is rapidly becoming a reality. The rise in electric vehicle (EV) adoption carries many benefits and challenges as the race to implement charging infrastructure gains traction. Such a dramatic change in transportation is not only possible but also could be compared to the early 1900s when roads occupied with horse-drawn carriages transitioned to an influx of gas-powered automobiles.

Nearly 10% of global car sales in 2021 were electric, a market share four times higher than in 2019, according to the International Energy Agency (IEA). The same study cites 6.6 million EVs sold in 2021, doubling the sales from the prior year. The number of electric models available continues to increase; five times the number of EV models were available in 2021 than in 2015, according to IEA. This rapid increase means stakeholders will need to keep ahead of the EV trend to provide enough charging infrastructure and support to keep EVs as a viable mode of transportation.

What's Driving the EV Industry

Recent funding is easing the burden on both individuals and businesses to install EV chargers, as part of an effort to increase the EV infrastructure options available in the coming years. The Bipartisan Infrastructure Law allocated \$5 billion in grants to increase the number of publicly accessible EV chargers.



The law also introduced a tax credit for EV owners that covers 30% of the cost to install a charger at home (up to \$1,000 per unit). Commercial businesses are also incentivized to install chargers by utilizing a credit worth 6% of the cost of installation (up to \$10,000 per unit).

This transition to support EVs is exciting for many reasons. An increase in EV usage means lower vehicle emissions by reducing or eliminating the fumes from gas-powered vehicles. This will not only provide significant environmental benefits but will help cities and states meet decarbonization goals. For example, California has pledged to cut air pollution by 71% and slash greenhouse gas emissions by 85% by 2045. Furthermore, EVs provide an improvement in quality of life for residents living near busy roadways by reducing noise pollution.

Looking at the Big Picture

A rise in EV usage will also require a modernized and more automated grid to accommodate the increase in electric load that comes from charging those vehicles. Modernizing the electric grid will lead to greater resiliency, with the possibility of implementing a decentralized energy system to place energy production facilities closer to densely populated areas and thus corresponding high rates of energy consumption. These small- to medium-scale facilities will be able to serve customer loads in areas of high demand and better allocate resources.



Installing additional facilities closer to high-volume areas will help deliver power in a reliable and sustainable way. For example, restoring power following a widespread outage could lead to peak usage on the grid, as many drivers plug in their EVs once the power is back on. Installing enough energy production facilities to handle the sudden electric load would prevent the grid from becoming overwhelmed.

While the benefits are great, the EV demand still poses many challenges.

EV chargers must be safeguarded against cybersecurity concerns. Risks are prevalent because of how chargers are connected to the electric grid and the high voltage available through each unit. A number of cybersecurity measures can be implemented to mitigate attacks. Additional security for the cloud component of chargers, as well as physically reinforcing the units against tampering, can reduce the likelihood of compromise.

Grid operators, vehicle manufacturers, charging network operators and many other energy professionals will need to adhere to cybersecurity standards developed in response to EV adoption in the coming years. Additionally, peak hours will need to be examined to determine when the demand is at its greatest and adjust the load accordingly through customer incentive programs

Examining the Road Ahead

Utilities can begin proactively planning to protect chargers against cyberthreats by examining services exposed to the internet and identifying any technology gaps that may need to be addressed. A technical risk assessment would provide the opportunity for increased protection, not only for customers and their vehicles but for power systems and the electric grid as well. Charging speed should also be considered when implementing EV charging infrastructure. Modern society is fast-paced, and drivers will need the ability to charge EVs on the go, without the fear of being stuck at a charger for a great deal of time. High-powered EV chargers have the capability of providing an 80% charge in less than 10 minutes; wider implementation and infrastructure improvements will be necessary to accommodate driver expectations.

The location and ease of access to public EV chargers will also need to be considered by city planners and those implementing infrastructure. While many drivers prefer charging at home or at work, publicly accessible EV chargers will be necessary for lengthy road trips. Installing EV chargers wherever current gas stations are built is a solution already being widely implemented. The sheer number of these locations might be able to handle the number of drivers needing to access a charger. Analytics of where a high rate of EV usage is present will also need to be considered; EV chargers will be most utilized in areas with high traffic.

Over the next decade, the increase in the number of EVs on the road is going to alter the planning of the modern roadway significantly. The future of successful electric mobility is tied to the readiness of EV infrastructure to handle this demand. EVs are turning the transportation industry on its head and will continue to significantly impact vehicle manufacturers and drivers, as well as energy, transportation and cybersecurity professionals.



PRESENTS!! REGION 1 FALL FORUM

**CH. 11 PRESENTS A SYMPOSIUM ON 11/3 & FORUM ON 11/4
BAHIA RESORT - 998 W MISSION BAY DR, SAN DIEGO, CA 92109**

**DISCOUNTED ROOMS AVAILABLE UNTIL 10/2:
[HTTP://WWW.BAHIAHOTEL.COM/GROUPCODE?
CODE=IRWA23](http://www.bahiahotel.com/groupcode?code=irwa23)**

**CH.11 SYMPOSIUM WILL BE HELD 11/3, 8AM-5PM AND WILL BE
FOLLOWED BY THE BAHIA BELLE CRUISE - ALL INCLUDED FOR \$125**

**COME HEAR FROM LOCAL AGENCIES, APPRAISERS AND ATTORNEYS
PRESENT ON REGION RIGHT-OF-WAY PROJECTS AND UPDATES!!
COMPLETE DETAILS/LINE COMING SOON!!**

**SPONSOR OPPORTUNITIES AVAILABLE -
CONTACT SARAH BOTTOM AT [SBOTTOM13@GMAIL.COM](mailto:sbottom13@gmail.com)**

REGISTER TODAY AT: [HTTPS://WWW.IRWA11.ORG/LUNCHEONS-EVENTS/](https://www.irwa11.org/luncheons-events/)



REGISTER HERE

