

Agenda

Identifying, Classifying and Locating Easements *G. Hansen*
What is and is not an easement
Reviewing state law on easements
Creating easements: easements by necessity, easements by use, written easements
Identifying critical distinctions between easements in gross, easements appurtenant and prescriptive easements
Maintaining easements
Knowing when and how to terminate easements
Obstructing use of easements and determining remedies for obstruction

Understanding Utility Easements and Rights of Way *G. Hansen*
Current law on utility rights of way
• Federal laws and regulations
• State laws and regulations
Types of utilities affected
• Electric, water, natural gas, telecommunications, satellite communications
Basis for and definition of the easement
Encroachments and interferences
Maintenance
Environmental issues
Condemnation law
Current issues involving utility easements

Creating and Managing Highway Rights-of-Way *M. Pallamary*
Identifying potential rights-of-way
Negotiating and valuing easements
Rights included in right-of-way
Landowner rights
Maintenance of right-of-way
Alterations and encroachments

Eminent Domain Law *B. Grabske*
Understanding eminent domain powers
• Source of eminent domain powers
• History of the exercise of eminent domain powers
• Types of eminent domain “takings”
Just compensation: valuing “taken” property
Privatization of eminent domain and other current issues

Participating in the Condemnation Process *B. Grabske*
Condemnation process for government use
Hearing and right of appeal Valuing the property taken
Condemnation process for utility and other quasi-public use

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California Easements, Rights-of-Way, and Eminent Domain
Live, Interactive Webinar - Wednesday, April 13, 2022

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Learning Objectives

You’ll be able to:
Review state law on private easements, and get tips on creating, maintaining and terminating easements.
Understand rights and responsibilities associated with utility easements, including easements for electricity, water, natural gas and telecommunications.
Explore the rights included in highway rights-of-way, and identify the rights of private land owners.
Get an overview of the eminent domain process.
Learn about special issues with partial eminent domain “takings,” and learn how “just compensation” is determined.



HalfMoon Education Live Webinars

California Easements, Rights-of-Way, and Eminent Domain

Live, Interactive Webinar - Wednesday, April 13, 2022



Identify, classify and locate easements
Learn remedies for obstruction of easements
Explore utility easements for electric, water, gas and telecommunications
Create and manage highway rights-of-way
Understand eminent domain powers, and learn about the privatization of eminent domain
Learn how to value property taken by condemnation

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Faculty

Glen Hansen *Senior Counsel at Abbott & Kindermann, LLP*
Mr. Hansen litigates disputes involving real estate law, land use, environmental matters, and commercial transactions. He frequently litigates, writes about, and teaches at conferences on easements and boundary disputes. Mr. Hansen graduated *summa cum laude* with a bachelor of arts degree in American Studies from Biola University in La Mirada, California. He earned his law degree from the University of the Pacific, McGeorge School of Law. Among his many interests and community involvements, Mr. Hansen serves as an officer with the Real Property Section of the Sacramento County Bar Association and as a Dispute Resolution Conference pro-tem judge for the El Dorado County Superior Court.

Michael Pallamary *Pallamary & Associates of La Jolla*
Mr. Pallamary is the president of Pallamary & Associates of La Jolla. He is a founding member of the Land Surveyors Advisory Council on Technical Standards and is a recognized expert on “Standard of Care” defenses and litigation matters. He is the author of *The Curt Brown Chronicles*, along with *Lay of the Land* and the co-author of *Advanced Land Descriptions* written with the late Paul Cuomo and the late Roy Minnick. Mr. Pallamary is also the co-author of *History of San Diego Land Surveying Experiences* with the late Curtis M. Brown. He has written two monthly columns for *The American Surveyor* magazine. One of his recent articles dealing with the United States Supreme Court decree on the boundary between the federal government and the State of California has generated considerable discussion regarding the proper methods to be

employed in establishing water boundaries. Mr. Pallamary has performed numerous boundary surveys along the California coastline and is actively involved in contested matters from Coronado to Half Moon Bay. Mr. Pallamary has extensive experience as an expert witness in local, regional and federal courts testifying as to the preparation and interpretation of various easements, including access easements, utility easements, view easements, mapped easements, and related areas of practice. He has testified in more than 75 trials and has been retained as an expert witness in more than 120 cases across the State of California. Mr. Pallamary has been in the land surveying profession since 1971 and he is a frequent lecturer at conferences, seminars and universities.

Bradford Grabske *Murphy & Evertz Attorneys at Law*
Mr. Grabske specializes in real estate and complex business litigation. His practice is focused on assisting landowners, businesses, and public agencies with eminent domain, inverse condemnation, contract disputes, land use and environmental issues. Mr. Grabske has successfully represented clients in high stakes trials and before the Court of Appeals. Mr. Grabske has also been recognized as a “Rising Star” in *Los Angeles* magazine’s Southern California Super Lawyer edition.

Added Value:
Enhance your learning - a recording of this webinar will be available for attendees to stream online for two weeks after the program date.
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Webinar Information

Log into Webinar 8:00 - 8:30 am PDT	Break 12:00 - 12:30 pm PDT
Morning Session 8:30 am - 12:00 pm PDT	Afternoon Session 12:30 - 4:00 pm PDT

Tuition
\$319 for individual registration
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How to Register

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Completion certificates will be awarded to participants who complete this event, respond to prompts and earn a passing score (80%) on the quiz that follows the presentation (multiple attempts allowed).

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Additional Learning

Advances in Pavement Design, Construction and Maintenance
- Thursday, March 10, 2022 | 8:30 am - 3:30 pm PDT
Agenda Highlights:
- Principles of pavement structural design
- Pavement mix design
- Best practices in pavement construction
- Special topics in pavement engineering and research
- Advances in pavement testing
- Sustainability practices for pavements

California - Complying with Fire, Building and Mechanical Codes
- Thursday, March 24, 2022 | 8:00 am - 3:30 pm PDT
Agenda Highlights:
- Building code overview - Mechanical code overview
- Fire criteria focus
- Smoke control system considerations
- Alternate means for fire-rated ducts and enclosures
- Stairwell pressurization through AC179

California Stormwater Management 2022
- Wednesday, April 20, 2022 | 8:00 am - 12:30 pm PDT
- Thursday, April 21, 2022 | 8:00 am - 12:30 pm PDT
Agenda Highlights:
- Understanding stormwater permit requirements
- Understanding and applying the science of stormwater
- Choosing appropriate storm water best management practices (BMPs)
- Developing stormwater pollution prevention plans

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Registration

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