



## One Source for Land Management & Right of Way Resources

### Capabilities Statement

#### Who We Are:

*Clark Land Resources, Inc. is a woman-owned (WBE/SB) firm providing utility company and municipal agencies property acquisition, right of way, and land management services for water, gas and electrical transmission projects. Our staff's reputations are well known for their superior standards in ethical practices. They have diverse backgrounds affording our clients a wide range of services from one resource.*

#### Real Property Services:

Clark Land offers a variety of services and resources to assist you with your real property needs, including:

- Staff Augmentation and Project Management
- Title Research and Due Diligence / Records Retention
- Acquisition: Fee and Easement
- Utility Coordination and Conflict Resolutions
- Regulatory Approval Process
- Encroachment Programs/Asset Management
- Land Management
- Eminent Domain Assistance

#### Who We Serve:

- ✓ Municipal Public Works Agencies
- ✓ Water Agencies

- ✓ Electric and Gas Utilities
- ✓ State Agencies

- ✓ Design/Build Engineering and Construction Firms



#### CLR Staff Have Worked For:

- ✓ City of San Diego
- ✓ San Diego Gas & Electric
- ✓ SoCalGas
- ✓ Rainbow Municipal Water District
- ✓ Caltrans

- ✓ San Diego County Water Authority
- ✓ City of Twentynine Palms
- ✓ City of Vista (sub)
- ✓ Pacific Gas & Electric

- ✓ Southwest Gas
- ✓ New Braunfels Utilities
- ✓ SPEC Services

#### Locations and Contacts:

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# Providing Ethical Practices in Right of Way

## Our Experience:

**As Needed Real Estate Services PURE Water Program – City of San Diego Public Utilities Dept. – San Diego, CA:** Clark Land provides as-needed acquisition and relocation assistance in support of the Pure Water Project for City of San Diego. We coordinate services with the City of San Diego's Public Works Dept. (PUD) and Real Estate Assets Dept. (READ). Acquisition services include both partial and full acquisitions for pipelines and pump stations. Relocation assistance involves relocating the entire San Diego Humane Society and include a Relocation Assistance Plan as per the Uniform Relocation Assistance Act. Acquisitions include a dozen properties thus far and have or will involve negotiating with non-profit, municipal and state agencies as well as with public and private property owners.

**Research, Lands Management, Easement Interpretation and Acquisition Services – SDG&E – San Diego & Orange Counties, CA:** Clark Land provides as-needed ROW, encroachment and acquisition services for SDG&E's Land Management and Land Services departments. Projects include Records Research, FiRM (Fire Risk Mitigation), CMP (Construction Maintenance Program) and Lands Management. Thus far, we have provided support for over a thousand tasks across San Diego and Orange Counties. SDG&E submits tasks to Clark Land, who in turn dispatches team members to help resolve issues such as encroachment, acquisition, easement research and development, right of entry permits, customer and property owner negotiations, and constructability review. The Clark Land team has coordinated with every city in San Diego County including City of San Diego, Caltrans, San Diego County Water Authority, County of San Diego, Army Corps of Engineers, Cities of La Mesa, Santee, El Cajon, National City, Chula Vista, U.S. Navy, Fish & Game, Coastal Commission, SANDAG, Metropolitan Transit System (MTS), and North County Transit District (NCTD). The Clark Land teams have cleared over 1,000 CMP infractions and are working on over 300 acquisitions for the FiRM project.

**Sunrise Power Link – SDG&E – Imperial and San Diego Counties, CA:** CLR staff, while working in previous positions, obtained the needed land rights for this project that involved 117 miles of new transmission line through 60 private properties. The team provided records research, easement and fee negotiations, document preparation and condemnation for eminent domain. This project won awards from various agencies. One of which was Project of the Year Award from the IRWA.

**As Needed Real Property Services – Rainbow Municipal Water District – Bonsall/Fallbrook, CA:** Clark Land was recently selected to provide as needed ROW, land management, and encroachment resolution services to the water district. Projects include coordination with Metropolitan Water District for negotiation of property rights/permitting and several boundary surveys. Future projects will include encroachment resolution and boundary verification. Projects will include partial acquisitions for subterranean easements and coordination with local and state agencies for utility relocation.

**Acquisition for Emergency Storage Projects – San Diego Water Authority – San Diego County, CA:** Clark Land staff have worked on various projects, in previous employments, as part of the San Diego Water Authority's Emergency Storage project, which has been ongoing for the past 10 years. Fred Clark, Sr. served as Temporary Director of ROW while at the Water Authority. Projects included Rancho Penasquitos Pipeline, Mission Trails Pipeline and Flow Regulatory Structure, Lower Otay Pipeline, Pipeline 6 and other projects related to the Emergency Storage Project. Land rights acquired were in fee, easement, and sometimes with the use of eminent domain. Pipe diameters ranged from 36" to 108" and the project includes hundreds of easements, fee acquisitions, access permits, and relocations. For 9.5 years, Mike Flanagan worked on the San Vicente Dam Raise Project, San Vicente Tunnel, San Vicente Marina, San Vicente Bypass Pipeline, Mission Trails Flow Regulatory Pipe and Tunnel, Additional Aqueduct Width Program and the Carlsbad Desalination projects.

**Pipeline Safety Enhancement Plan (PSEP) – SoCalGas / SDG&E – San Diego & Imperial Counties, and San Joaquin Valley, CA:** Clark Land has been providing ROW support services, including coordinating acquisitions and appraisals, for over one hundred gas pipeline and valve repair or replacement projects. With pipes varying from 2" to 24", PSEP is part of a comprehensive program to enhance the safety of pipelines, mandated by the CPUC. The projects involve researching residential, commercial and public land property ownership through client records, title reports, and public records; processing and obtaining construction permits; coordinating and reviewing appraisals; and obtaining access to both private and public properties in the form of easements, lease agreements, fee purchases, and through filing complaints for condemnation. The team works together with the client's design and construction team to resolve ROW and acquisition issues with local municipalities, Caltrans, railroads, private owners, as well as federal and state agencies. Extensive research for existing easements and right of entry, plus anticipating future requirements culminate into recommendations for the location or repair of existing pipe.