



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 Suppliers/Agencies
- ✓ Electric and Gas Utilities
- ✓ State Agencies
- ✓ Design/Build Engineering and Construction Firms



CLR Staff Have Worked For:

- ✓ City of San Diego
- ✓ Rainbow Municipal Water District
- ✓ City of Carlsbad
- ✓ Carlsbad Municipal Water District
- ✓ City of Encinitas
- ✓ San Diego County Water Authority
- ✓ Vista Irrigation District
- ✓ San Diego Gas & Electric
- ✓ City of Vista
- ✓ Pacific Gas & Electric
- ✓ Elsinore Valley Municipal Water District
- ✓ Southwest Gas
- ✓ SoCalGas
- ✓ Caltrans
- ✓ SPEC Services

Locations and Contacts:

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Providing Ethical Practices in Right of Way

Our Firm and Team Member's 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.

As Needed Real Property Services – Elsinore Valley

Municipal Water District – Similar to services provided for Carlsbad, Clark Land staff provide as-needed, on-call real estate and appraisal services for Elsinore Valley Municipal Water District as part of a 2-year contract. We are on the 3rd year of providing these services to them. This includes records research, easement interpretation, acquisitions, and other right of way projects for water and municipal projects.

As Needed Real Property Services – City of Carlsbad and Carlsbad Municipal Water District

– Clark Land staff provide as-needed, on-call real estate and appraisal services for Carlsbad as part of a 3-year contract. This includes records research, easement interpretation, acquisitions, and other right of way projects for water and municipal projects.

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.

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.

Encroachment Program Feasibility Analysis – Vista Irrigation District

– Clark Land researched the encroachments on one of the District's pipelines and determined the costs and feasibility analysis of implementing an encroachment resolution program for their entire pipeline system District-wide. Recommendations were made and a sample encroachment plan was provided.