

M Street Live!
Management of Land Boundaries
February 2, 2012

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>> C. Cook: The M Street Office is off power in their building. Now we will look at another animation that illustrates some of the problems and complexities we can find in managing riparian boundaries.

>> C. Cook: So in this last animation you can see how there's complex issues and many times there's different factors such as river erosion or some kind of sudden act of nature that can contribute to changes in the boundary lines and mistakes can be made.

We have lost power in our M Street Office, so we're going to switch now to our California State Office and hear from Karen Montgomery and Lance Bishop.

Karen, we'll start with you.

How did California implement IM122?

>> K. Montgomery: Well, Cathy, before the IM came out we recognized in California we were having some problems with our legal descriptions. So we implemented a review process for all land tenure transactions.

That would include acquisitions, disposals and exchanges.

Those processes kind of led to us implementing this IM fairly easily.

When the IM came out, we just expanded that to include all other lands and actions which would our rights-of-ways, both new and renewing rights-of-ways.

To facilitate that, I set up a file sharing site so that the Field Office could deliver all the documentation needed for review, including the certificate form, and that was delivered to the file sharing site, and an e-mail was just sent to cadastral where -- to tell them that we had a review pending.

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They could go into the file sharing site, pick up the documents, do their review and then deliver back to the file site with another e-mail. Would help expedite the whole review process.

>> C. Cook: Did you do anything else in addition to those steps?
Was there anything else?

>> K. Montgomery: We did one other thing. We also developed a checklist for the field realty people that would give them an idea of the types of documents that we would like to see in a review. So there was -- it was more of like a tickler list so they could check off things that were included in their package.

>> C. Cook: Well, lance, what does cadastral do when you receive a request?
What's the process for you guys?

>> L. Bishop: Cathy, we have one person dedicated to the reviews on my staff. His name is John Kaler. This process has evolved since the issuance of the IM. Where paper documents were coming through me and then I was assigning it to a surveyor, but now because of the rapport that John has built with the realty specialists throughout the state, we've been able to expedite that process by -- by the Realty Specialists sending those packets directly to John electronically. When John gets those packets, first, they're sent to him, and he checks everything in the packet to make sure they're complete. His reviews can take anywhere from one hour on a very complete package to many days on a very complex project. The complexity of the project and the completeness

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of the supporting documents is very important. In general, the more relevant documentation that is provided to us will aid -- eliminate some of the time that we have to do these reviews. In other words, the cost of these LDR certificates increase the more cadastral has to do research for the project.

Then using a form in the IM in writing he submits -- he submits in writing the results of his review through me to the office requesting those reviews.

>> C. Cook: Thanks, Lance, but what's going to really change about the way we currently do business?

What's new here?

Is this new work?

Or what about projects that are currently in the pipeline?

Do you just do this for new projects?

>> L. Bishop: Well, any of the projects that the realty specialists send our way at this point.

>> K. Montgomery: Yeah, we're having to look at whether they meet the criteria in the IM, and so if they meet that criteria, we let the Field Office evaluate that, and if it meets the criteria, they're sending it forward.

Like I said, any new projects, any renewal of a right-of-way, even -- we're finding a lot of errors in old grants.

>> C. Cook: Karen, when is the best time to do a Land Description Review request?

>> K. Montgomery: It's kind of like voting... Early and often.

So obviously the earlier the planning process you can get this done the better.

We definitely want to do them before we' ordering

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reports or NEPA documentation or definitely before
Federal Register documentations.

We're sending the legal description review
certificate, the LDR certificate, forward with our
federal publications to the Washington Office so
we can show them we're complying with the IM

So as things go along on normal projects, there's
always changes, and don't be afraid of that.

You have a project and you've already asked for an
LDR and got it back and things change, we send it
back to cadastral for an update.

It's not a big deal.

They'll look at just those parts that have
changed.

>> C. Cook: What exactly is a boundary evidence
certificate?

Is that different than the LDR?

And is that the same as the survey?

Can you kind of explain what the difference is and
what is the authorized officer going to receive
when they make this request?

>> L. Bishop: Right now I would say for us the LDR
is primarily what we're working on here in
California.

A boundary assurance certificate is another level
up where we would be doing some field
reconnaissance and the like to come up with that
boundary assurance certificate.

Primarily most of what we're doing are paper
reviews of the documents that are sent through us
looking at the legal descriptions.

>> C. Cook: So it sounds like there could be more
work involved in some cases requiring a survey.
So do you get a charge code that accompanies the
LDR request so that you can pay for this guy's
time?

>> L. Bishop: Yeah, every review that's sent to us

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is accompanied with a charge code, and as I said earlier, these reviews take anywhere from an hour. So the cost is minimal, to a number of days, depending on the complexity, as I said, and the completeness of the package that's sent to us.

>> C. Cook: Lance, let's talk about how many LDR's you've done in your office. Is this a big workload? What's it shaped up to be?

>> L. Bishop: We have a graph. As you can see from the graph, we have processed over 125LDR's here in California since implementing the IM in July of 2011. It shows that nearly two-thirds of all these LDR's sent to us have needed some sort of revision, either minor -- and major. A third of them have needed no revisions at all.

>> C. Cook: Well, two-thirds sounds like a pretty large percentage. Karen, what do you hear from the Field Offices? And is this a quick turnaround time? Or how is the response time for these things?

>> K. Montgomery: Well, I will tell you when I first brought up the subject in the IM to the Field Offices I heard a lot of groans, and the biggest complaint was it's going to increase our time and cost of processing our realty actions, but honestly, since we've implemented it in say like the last six months, that isn't the case. I asked to have three new codes put into LR-2000 that was about, I want to say, in about October. We've actually been using those codes here in California about that I ran some reports last week. We've used it in 36 cases. From that it shows when was the -- when the request was made and when the request was received

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back by the field.

Of those 36, 34 of them were done in less than 14
calendar days.

The majority of those were done in less than seven
calendar days.

So the time is not really an issue and I think by
setting up this file sharing has helped to
expedite that.

The Field Office is pleased with the quick
turnaround and happy with what's happening.

Because they for the most part are sending very
complete packages it's not costing them a lot of
money either because the time required by the
surveyor isn't significant.