

# Jillian Friess Leivas

Associate | Orange County

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Jillian Friess Leivas focuses her practice on eminent domain laws and regulations. She has experience with the right-of-way process, from precondemnation planning activities through to acquisition. She prepares and argues pleadings and motions, handles discovery and depositions and assists with trial preparation. In addition, Jillian advises clients on environmental issues, land use matters and other business and property disputes.

Jillian also is an active member of the International Right of Way Association, having previously served as Ch. 67's (Orange County) secretary, and currently serving as the chapter's Vice-President. While in law school, Jillian served as the Editor-in-Chief of the *Chapman Law Review* and was an active member of Chapman's Alternative Dispute Resolution, Mock Trial and Moot Court Competition teams.

Jillian regularly comments on news involving eminent domain issues on Nossaman's *California Eminent Domain Report* blog.

## INSIGHTS

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### PUBLICATIONS

Co-Author, "Summary of Major Eminent Domain Cases & Legislation: January 1, 2023-June 30, 2023," *International Right of Way Association's Biannual Report*, 09.01.2023

Co-Author, "Does Recent Flooding Raise Inverse Condemnation Concerns for Public Agencies?," *California Special Districts Magazine*, 06.01.2023

Co-Author, "A Changing Landscape: How New State Legislation May Affect Eminent Domain Valuation," *Valuation Magazine*, 05.01.2023

Contributor, "California Water Views - 2023 Outlook," *Nossaman Periodical*, 04.01.2023

Co-Author, "Summary of Major Eminent Domain Cases & Legislation: June 1, 2022 - December 31, 2022," *International Right of Way Association's Biannual Report*, 03.01.2023

Co-Author, "The Legal Consequences of Downzoning," *Development Magazine*, 03.01.2023

Co-Author, "Summary of Major Eminent Domain Cases & Legislation: January 1, 2022 - May 31, 2022," *International Right of Way Association's Biannual Report*, 07.01.2022

Co-Author, "Forced Sale of a Public Nuisance Property is Not a Taking," *Daily Journal*, 04.25.2022

Co-Author, "Eminent Domain 2021 Year in Review," *The Appraisal Journal*, 04.01.2022

Co-Author, "Summary of Major Eminent Domain Cases & Legislation: June 1, 2021 - December 31, 2021," *International Right of Way Association's Biannual Report*, 02.09.2022

Co-Author, "2021 Eminent Domain Case Law Year in Review," *Nossaman Report*, 01.11.2022

Author, "Balancing the Grantor and Grantee's Rights to Use an Easement," *ABA Real Property Section eReport*, 11.30.2021

Co-Author, "Right-of-Way Acquisition Process," *LexisNexis, A Practical Guidance® Practice Note*, 10.01.2021

Co-Author, "Making the Case," *Valuation Magazine*, 09.01.2021

## **SPEAKING ENGAGEMENTS**

Speaker, "Case Review," International Right of Way Association (IRWA) Chapter 11 Region 1 Fall Forum & Symposium, San Diego, CA, 11.03.2023

Presenter, "Annual Eminent Domain & Legislation Update," International Right of Way Association's 69th Annual International Education Conference, Denver, CO, 06.25.2023 – 06.28.2023

Presenter, "Easements: What Are They and What Are My Rights?," International Right of Way Association (IRWA) Chapter 67 May Luncheon, Santa Ana, CA, 05.09.2023

Speaker, "Right of Way 101 – An Overview of the Condemnation Process," International Right of Way Association (IRWA) Chapter 11 April Luncheon, San Diego, CA, 04.18.2023

Speaker, "Eminent Domain Year in Review," Nossaman's 2023 Southern California Eminent Domain Seminar, Costa Mesa, CA, 03.28.2023

Speaker, "Eminent Domain Year in Review," Nossaman's 2023 Northern California Eminent Domain Seminar, San Francisco, CA, 03.14.2023

Speaker, "Eminent Domain Update," International Right of Way Association (IRWA) Ch. 32 Meeting, 02.16.2023

Speaker, "Changes in the Law – Eminent Domain and Infrastructure Update," 2022 Right of Way Consultants Council's (ROWCC) Fall Membership Meeting, Las Vegas, NV, 11.04.2022

Co-presenter, "Ch-Ch-Changes in the Law: Eminent Domain and Infrastructure Update," International Right of Way Association's 68th Annual International Education Conference, Cleveland, OH, 06.06.2022

Speaker, "Balancing the Grantor and Grantee's Rights to Use an Easement," Los Angeles Association of Professional Landmen Meeting, Long Beach, CA, 05.19.2022

Speaker, "Recent and Proposed Legislation Impacting the Eminent Domain & ROW Industry," Eminent Domain and Right of Way Club Clubhouse Lounge Event, 04.05.2022

Speaker, "Crafting Appraisals for Courtroom Admissibility," Southern California Chapter of the Appraisal Institute's 54th Annual Litigation Seminar, 11.04.2021

## **COMMUNITY & PROFESSIONAL**

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Women in Transportation – Orange County Chapter, Member  
International Right of Way Association – Chapter 67, Secretary

## **PRACTICES**

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Eminent Domain & Valuation  
Project & Right of Way Acquisitions  
Litigation

## EDUCATION

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Chapman University School of Law, J.D., 2020, *magna cum laude*; Editor-in-Chief, *Chapman Law Review*  
University of California, Berkeley, B.A., 2017

## ADMISSIONS

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California  
U.S. District Court, Central District of California