



burke

BURKE, WILLIAMS & SORENSEN, LLP

Proposal to Provide Legal Services to the San Luis Obispo County Air Pollution Control District

Proposed Attorney:

Brian A. Pierik, Partner
Burke, Williams & Sorensen, LLP
2310 East Ponderosa Drive, Suite 25
Camarillo, California 93010

Phone: 805.377.3565 | Email: bpierik@bwslaw.com

Submitted: October 10, 2018

October 10, 2018

VIA OVERNIGHT MAIL and EMAIL to legal@slocleanair.org

Gary Willey
APCD Executive Director
San Luis Obispo County APCD
3433 Roberto Court
San Luis Obispo, California 93401

Re: Proposal to Provide Legal Services to the San Luis Obispo County Air Pollution Control District

Dear Mr. Willey:

On behalf of Burke, Williams & Sorensen, LLP ("Burke"), I am pleased to submit this response to the Request for Proposals issued by the San Luis Obispo County Air Pollution Control District ("District"). Burke is extremely interested in the possibility of providing legal services to the District.

Burke was founded in 1927, and is a diverse, dynamic, and preeminent public law firm. For nearly 80 years, the representation of public agencies has been the cornerstone of Burke's legal practice. The firm currently serves the legal needs of over 200 local governmental entities, including cities, counties, joint powers authorities, and water and school districts. We take pride in our long-standing tradition of providing excellent legal services at reasonable rates and believe our team at Burke offers the depth, expertise, and commitment that the District seeks from its counsel. Ours is a rich tradition of providing high quality advice and services to public agencies. We are prepared to work closely with you in providing the legal services you need.

As described in the attached materials, we propose that Brian A. Pierik serve as Legal Counsel. Brian will be assisted by Burke attorneys as necessary. Thank you for considering us. If you have any questions regarding this proposal, or if you would like additional information, please contact Brian Pierik at bpierik@bwslaw.com. You can also reach Brian by phone at 805.377.3565.

Very truly yours,

Burke, Williams & Sorensen, LLP



Eric S. Vail
Partner and Chair
Public Law Practice Group

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BURKE, WILLIAMS & SORENSEN, LLP

Burke, Williams & Sorensen, LLP is a California limited liability partnership. Burke is comprised of 26 owners under the leadership of a Management Committee and Managing Partner. Firm management includes several owners who practice substantially or entirely in the area of municipal law, and the firm has a longstanding commitment to the needs of its municipal clients. Details of our firm are listed below.

Firm Name	Burke, Williams & Sorensen, LLP
Founded	1927
Headquarters Office	Burke, Williams & Sorensen, LLP 444 South Flower Street, Suite 2400 Los Angeles, California 90071 Tel: 213.236.0600 Fax: 213.236.2700
Name, Address, Telephone Number, and Email Address of the Proposer's Point of Contact	Brian A. Pierik Burke, Williams & Sorensen, LLP 2310 East Ponderosa Drive, Suite 25 Camarillo, California 93010 Tel: 805.377.3565 Email: bpierik@bwslaw.com
Number of Attorneys	110
Number of Staff	80
Additional Firm Offices	
Inland Empire 1770 Iowa Avenue, Suite 240 Riverside, California 92507 Tel: 951.788.0100 Fax: 951.788.5785	San Francisco 101 Howard Street, Suite 400 San Francisco, California 94105 Tel: 415.655.8100 Fax: 415.655.8099
Oakland 1901 Harrison Street, Suite 900 Oakland, California 94612 Tel: 510.273.8780 Fax: 510.839.9104	Silicon Valley 1503 Grant Road, Suite 200 Mountain View, California 94040 Tel: 650.327.2672 Fax: 650.688.8333
Orange County 1851 East First Street, Suite 1550 Santa Ana, California 92705 Tel: 949.863.3363 Fax: 949.863.3350	San Rafael 181 Third Street, Suite 200 San Rafael, California 94901 Tel: 415.755.2600 Fax: 415.482.7542
Palm Desert 73-929 Larrea Street, Suite 4A Palm Desert, California 92260 Tel: 760.776.5600 Fax: 760.776.5602	Ventura County 2310 East Ponderosa Drive, Suite 25 Camarillo, California 93010 Tel: 805.987.3468 Fax: 805.482.9834

QUALIFICATIONS OF FIRM

The RFP requests a description of the firm and a statement of qualifications and experience which we provide here.

For over 80 years, the representation of public agencies has been the cornerstone of Burke's legal practice. Burke provides public entities with a full range of legal, advisory, transactional, and litigation services organized into seven practice groups: Public Law, Labor and Employment Law, Construction Law, Litigation, Environmental, Land Use and Natural Resources, Real Estate and Business Law, and Education Law.

The legal environment in which public entities are required to function is both diverse and complex. Recognizing this, our Public Law Practice Group contains many sub-groups and teams allowing our attorneys to specialize in particular areas of public law while still maintaining general public law expertise. These sub-groups include, but are not limited to, the following:

Public Entity Administration and Municipal Law

- Open Meetings Laws (Brown Act)
- Public Records Act
- Conflicts of Interest
- Election Law Issues – Initiative, Referendum and Recall
- Public Finance and Taxation
- Public Works and Contracts
- Solid Waste Franchising
- Trial and Appellate Litigation
- Asset Foreclosure
- Section 1983 Civil Rights Claims

Land Use and Environmental Law

- Land Use Planning and Zoning
- Air Quality
- California Environmental Quality Act (CEQA)
- Development Agreements
- Growth Management
- Historic Preservation
- Annexation and Incorporation – LAFCO Proceedings
- Redevelopment and Economic Development
- Endangered Species
- Sustainability and Green Building
- Water Law and Public Trust

Public Sector Labor and Employment

- Grievances
- Labor Negotiations
- Disciplinary Hearings
- Personnel Advice
- Trial and Appellate Litigation
- Meyers-Milias-Brown Act
- Public Safety Officers Procedural Bill of Rights
- Title VII
- California FEHA
- ADA
- CalPERS (PERL, PEPR, PEMHCA)

More than one-half of our work is for public entities and we currently serve the legal needs of over 200 governmental entities. We are frequent lecturers, speakers, and teachers to numerous associations and clients.

Our public lawyers have substantial experience as general and special counsel for special districts, cities, towns, counties, and other public agencies. The biographies of all of our lawyers, with descriptions of their expertise and experience, can be found on our website at www.bwslaw.com.

Experience Working for APCDs

We have not previously served as Legal Counsel for an APCD. However, as independent public agencies, Air Pollution Control Districts are subject to many of the same laws and regulations as the counties, cities, and special districts that the Districts regulate. As described in the previous section, through our extensive work counseling public entities, we are familiar with these traditional areas of public law. In particular, our day-to-day practice involves advising clients on achieving compliance with open meeting laws (Brown Act), transparency laws (Public Records Act, Political Reform Act), and conflicts of interest regulations (FPPC regulations, Government Code § 1090, common law) as well as legal advice regarding the California Environmental Quality Act ("CEQA"), environmental issues, personnel and employment laws, intergovernmental relations, real estate, real property tax, special taxes and assessments, land development, planning and zoning laws, litigation, and other legal issues.

CEQA

Our public law attorneys have extensive CEQA/NEPA experience and work daily on complex projects that address myriad zoning, environmental, transportation, economic, cultural, and community issues.

Burke regularly assists public agencies with the preparation and defense of environmental documents prepared pursuant to both CEQA and NEPA. Burke deals with CEQA and NEPA issues on a daily basis and provides regular legal advice, opinions and comments regarding all aspects of the process, including compliance and adequacy of documents.

As your counsel, we would work with your staff and others deemed appropriate to help determine the best way to proceed with CEQA/NEPA compliance to meet your goals on any particular project.

Brown Act

We work closely with staff in the preparation of agendas and agenda packets, including reviewing agenda descriptions for open and closed session items and preparing and reviewing agenda reports prepared by staff. We regularly participate in council and board meetings and have substantial experience in advising public clients on meeting procedures, including those involving Robert's Rules of Order and similar parliamentary systems. Members of the firm serve on the Brown Act Committee for the League of California Cities and have been editors and contributors to the Municipal Law Handbook chapter covering the Brown Act.

Ethics and Conflicts of Interest

Burke has placed heavy emphasis on familiarity with California's conflict of interest laws, as well as the regulations promulgated by the FPPC.

Burke attorneys have served as editors and contributors to the League's Municipal Law Handbook on conflict issues, as well as the Institute for Local Government's public ethics materials. Members of the firm have sought advice letters from the FPPC as well as provided advocacy in defense of public officials on conflict issues. Members of our Government Ethics & Transparency Team frequently provide AB 1234 training as well as publish materials on public agency ethics.

Public Records Act

We have extensive experience assisting public agencies in responding to Public Records Act requests. Our attorneys have advised clients on the best practices for dealing with everything from routine to complex and voluminous requests. They are frequent speakers on this topic and have presented seminars using facts from real cases to educate participants about the timing of responses and production of records, realistically evaluating potential exemptions and privileges, standards for production and organizing the production of records, and strategies to deal with problematic or serial requesters.

Employment Law

Burke maintains a robust labor and employment practice with over thirty attorneys who advise and litigate all manner of labor and employment issues. We provide legal services to our municipal clients in the related fields of personnel administration, labor relations, grievance proceedings, the defense of wrongful termination and discrimination claims, disability retirement matters, and employee training, as well as advice on the management and protection of confidential personnel files.

Our Labor and Employment Practice Group are second to none when it comes to personnel management matters, development of personnel rules and regulations, processing of disciplinary matters, and negotiating with bargaining units. Our attorneys are well-respected statewide authorities on labor and employment law, and highly regarded for their excellence in representing public employers in collective bargaining, arbitrations, and other administrative procedures. An integral part of our practice is counseling employers on cost-effective solutions to often complex legal obligations, with the goal of avoiding litigation. Burke attorneys regularly advise public and private entities on employment law issues, participate in personnel investigations, and provide training and resource materials to ensure compliance with statutory mandates.

Intergovernmental Relations

The firm has a history of establishing and working with various governmental entities to assist in advancing the interests of our clients. We have established councils of governments, served as general counsel to COGs, as well as helped form other JPAs and cooperative or non-profit bodies to assist our city clients. We have represented our clients before LAFCOs, COGs, Transit Authorities, Regional Water Quality Control Boards, Port Authorities, Watershed Conservation Authorities, and similar regional bodies.

Real Estate

Burke attorneys regularly represent public agencies throughout California in connection with real estate matters, including land use, entitlements, zoning and permitting matters; due diligence, title and survey review; negotiation and drafting of retail and commercial leases, licenses, easement agreements, exclusive negotiating agreements, purchase and sale agreements, ground leases, statutory development agreements, and disposition and development agreements; and matters relating to hazardous materials/Brownfields remediation, the federal contracting/BRAC process, condemnation, and public contracting and construction.

Land Development, Planning and Zoning

Burke attorneys have substantial experience advising our clients on land development, planning and zoning and the development of general plans, specific plans, local coastal plans, and zoning codes, and litigating challenges thereto. We regularly advise governing boards and planning commissions in connection with the review of applications for annexation, rezoning, planned developments, subdivision approvals, and CEQA and NEPA compliance.

Our team is very familiar with federal and state environmental regulations and regulatory agencies, including the California Department of Transportation, California Housing and Community Development Department, California Department of Fish and Game, the U.S. Fish and Wildlife Service, Regional Water Quality Control Boards, the U.S. Department of Interior, the Department of Water Resources, and county flood control districts.

Litigation

Burke prides itself as being the firm of choice for clients facing challenging lawsuits and administrative hearings. We have a strong, proven track record in winning cases. We successfully handle jury trials, court trials, administrative hearings, arbitrations, mediations, and appeals in federal court, state court, and before public agencies. We have a number of lawyers who also have extensive appellate experience in the 9th Circuit Court of Appeals, California Supreme Court, and state Courts of Appeal.

Burke provides a full range of litigation services whether the issue is tort liability, employment, environmental, land use, eminent domain, condemnation, municipal finance, writ of mandate, or complex litigation services. Our attorneys regularly counsel and defend public agencies in a variety of litigation matters at all phases, including law and motion, trial, and appeal. We are experienced in state court and federal court, at both the trial, appellate, and Supreme Court levels.

We have worked with many public joint powers insurance authorities (CJPIA, PORAC, REMIF, ABAG, etc.), as well as private insurers, and are experienced with handling claims in a manner meeting strict claim administration requirements. We pride ourselves on regular and effective communication with our clients and insurers to meet their needs throughout all aspects of litigation. Most of all, we pride ourselves on winning cases and on good results.

QUALIFICATIONS OF PERSONNEL

The RFP (page 3) requests that the submittal identify the individual to be assigned to SLOAPCD as the Legal Counsel and provide his/her qualifications and resume. This shall include a summary of the previous work experience for APCDs and local government agencies relative to the legal issues and practices described in Section II B of this RFP and of the firm and the individual to be assigned as the Legal Counsel.

We propose that Brian Pierik serve as Legal Counsel for SLOAPCD. Brian will be assisted by Burke attorneys as necessary. The Professional Summary for Brian is included in Attachment A.

Brian A. Pierik

Brian Pierik has concentrated his practice in public law and litigation. Brian currently serves as the City Attorney for the cities of Camarillo and Atascadero and also serves as District Counsel for the Rancho Simi Recreation and Park District.

Brian has served as Special Counsel to over 40 public entities including cities, park districts, counties, school districts, water districts, and special agencies. He has advised public entities in a wide range of matters including issues relating to Brown Act, Public Records Act, conflicts of interest, CEQA, personnel and employment, environmental issues, intergovernmental relations, contracts, real estate, land development, planning, zoning laws, growth control, litigation, habitat restoration, public works, eminent domain, inverse condemnation, land use, election issues, civil rights, land movement, and other municipal matters.

Section II B of the RFP "Scope of Services" lists 11 areas of services that would be rendered by Legal Counsel to SLOAPCD. Brian has extensive experience in all of these 11 service areas including:

- (1) Brian represents public agencies in their legal matters including substantial litigation experience as noted in his attached Professional Summary;
- (2) Brian regularly attends the meetings of the public agencies where he is general counsel and is available to attend the SLOAPCD regular and special meetings;
- (3) Brian is available to attend Executive Committee meetings
- (4) Brian provides public agencies with general legal advice when requested;
- (5) Brian will attend in-person meetings with the Executive Director and/or Board when required and will also be available by telephone and email as needed;
- (6) Brian upon request will timely review staff reports, resolutions, contracts, correspondence, administrative policies and other documents and will also advise on complex resolutions or reports with specific legal issues;
- (7) Brian will assist the Executive Committee in conducting the annual performance evaluation for the Executive Director by compiling and distributing the annual review to the Board of Directors (including alternates), presenting a summary of the evaluation at a closed session and completing the evaluation;
- (8) Brian will prepare legal opinions or responses on specified issues when needed;
- (9) Brian will provide annual updates on important developments concerning the Political Reform Act and other conflict of interest issues, legislation and judicial decisions;
- (10) Brian will prepare and/or review agency agreements, CEQA documentation and other materials upon request; and
- (11) Brian will prepare reports and present information at public meetings as needed.

CONFLICTS OF INTEREST

Before representation is undertaken by the firm for each new client and each additional matter for an existing client, the responsible partner must perform a conflict check and obtain the approval of the Managing Partner. The conflict check consists of a search through Burke's computerized database of billing records, client matter lists, and related names/parties to identify potential conflicts. This database is regularly and routinely updated. The responsible partner is provided with the results of this search and must then review and follow up on each potential conflict listed to determine whether a conflict has arisen under the Rules of Professional Conduct and under any special conflict rules imposed by the client. The matter is then discussed with and approved by the Managing Partner.

If a potential conflict of interest arises in Burke's representation of two clients and if such conflict is only speculative or minor, the firm shall seek waivers from each client with regard to such representation. However, if real conflicts exist, Burke will withdraw from representing either client in the matter and assist each in obtaining outside special counsel.

We are pleased to note that our search of our database for Burke clients in the County of San Luis Obispo resulted in no known conflicts of interest.

Brian Pierik has served as the City Attorney for the City of Atascadero since November 2009. If an issue should arise between the SLOAPCD and the City of Atascadero, then we would proceed in the manner we describe above.

Clients Located in San Luis Obispo County

The only current client of Burke located in San Luis Obispo County is the City of Atascadero where Brian Pierik is the City Attorney.

In past years, Burke has represented the City of San Luis Obispo (billboard matter, first amendment issue, public works case), the City of Morro Bay (labor matter), and the City of Arroyo Grande (labor matter).

REFERENCES

We are proud of our service record with our clients. We encourage you to contact our references listed below about the experience and qualifications of the Burke firm and Brian Pierik.

Client Name and Address	Email Tel
Ken Pulskamp Executive Director California City Management Foundation P.O. Box 221537 Newhall, CA 91322	Former City Manager for City of Santa Clarita ken@cacitymanagers.org 661.510.0888

Client Name and Address	Email Tel
Wade McKinney, City Manager City of Indian Wells 44-950 Eldorado Drive Indian Wells, CA 92210	Former City Manager for City of Atascadero wmckinney@indianwells.com 760.346.2489
Thomas O'Malley, Mayor City of Atascadero 6500 Palma Avenue Atascadero, CA 93422	tomomalley@charter.net 805.440.7557
Christine Dietrick, City Attorney City of San Luis Obispo 990 Palm Street, Room 10 San Luis Obispo, CA 93401	cdietrick@slocity.org 805.781.7140
Larry Peterson Former District Manager for Rancho Simi Recreation and Park District	lo_lap@msn.com Cell: 805.279.0716

ADDITIONAL INFORMATION

Brian Pierik is proposed as Legal Counsel. Brian is based in Burke's Camarillo office located in Ventura County. However, Brian regularly travels to the location of the public agency to attend regular and special meetings of the public agency and to meet upon request with committees or staff of the public agency.

BUDGET, RETAINER AND RATES

We believe that the rates quoted below are reasonable and competitive.

Charges for Legal Services

1. **Retainer:** For "Retainer Services", a flat rate of \$3500 per month. "Retainer Services" includes all of the 11 services listed in Section II B of the RFP "Scope of Services" except the following which will be billed at the "Above Retainer Rate" of \$250.00 per hour: (a) litigation and administrative proceedings; (b) attendance at SLOAPCD Board meetings other than regular meetings; (c) attendance at meetings of Hearing Board and (d) preparation of the documents described in Scope Items (8), (10), and (11).
2. **Above Retainer Rate:** Legal services that are not Retainer Services will be charged at the hourly rate of \$250.00 except that travel time for attendance at meetings will be charged at the reduced rate of \$175 per hour. There will be no charge for travel time for attendance at regular meetings of the SLOAPCD Board.

Adjustments

Effective July 1 of each year, the Retainer will increase by \$100 per month and the Above Retainer Rate will increase by \$5 per hour.

Reimbursements

In addition to charges for legal services, we charge for our direct out-of-pocket expenses and costs incurred in performing the services. These costs and expenses include such items as reproduction of documents, court reporter fees, mileage reimbursement for travel at the IRS approved rate, and other costs reasonably and necessarily incurred in performing services for SLOAPCD. We do not charge for computer or word processing time.

Billing Format and Procedure

Bills are sent out each month invoicing charges for the prior month. Fees for our services are charged in increments of 1/10th of an hour. The bills provide a specific description of the work performed by all attorneys, the time actually spent on the work item, the billing rate and itemized descriptions of any out-of-pocket expenses incurred during the prior month.

CONCLUSION

Burke has the experience, dedication, and resources to serve the SLOAPCD's needs ethically, efficiently, and cost-effectively. We will be happy to provide you with any additional information you require about our firm and welcome the opportunity to meet face-to-face to discuss Burke's capabilities and readiness to represent the San Luis Obispo County Air Pollution Control District. We appreciate your consideration of our proposal.



Brian A. Pierik

Partner

Ventura County
2310 East Ponderosa Drive, Suite 25
Camarillo, California 93010

bpierik@bwslaw.com
805.377.3565 Mobile
805.987.3468 Office

PRACTICE GROUPS

Public
Litigation
Construction
Real Estate and Business

EDUCATION

J.D., Loyola School of Law, 1974
B.A., Political Science, Loyola University,
1971

ADMISSIONS

State Bar of California
United States Court of Appeals for the
Ninth Circuit
United States District Court for the Central
District of California
United States District Court for the Eastern
District of California

EDUCATION AND EMPLOYMENT

Brian Pierik received his Bachelor of Arts degree in Political Science from Loyola University in Los Angeles and his Juris Doctor degree from Loyola School of Law where he was a member of the Moot Court Team and a Teaching Fellow. Brian has been a partner at Burke, Williams & Sorensen since 1982.

PUBLIC LAW

Brian is the City Attorney for the City of Camarillo and the City of Atascadero. Brian is also the District Counsel for the Rancho Simi Recreation and Parks District which owns and operates 55 parks in the City of Simi Valley and surrounding areas of Ventura County.

Brian has also served as special counsel to over 40 public agencies in California in a wide range of matters including: Brown Act, Public Records Act, conflicts of interest, land use, property transactions (sales, purchases, leases, licenses), LAFCO, annexations, drafting ordinances, resolutions and contracts, AB 1234 training, elections, transportation; public works, airport issues, civil rights, planning, environmental, growth control, administrative law, tort and other liability, employment law, litigation, appeals, eminent domain, inverse condemnation, land movement, and many other public law matters.

Brian has written and presented papers before the City Attorneys Department of the League of California Cities, City Attorneys' Association of Los Angeles County, California Specialized Training Institute, Public Works Officers Institute, City Clerk's Department of the League of California Cities, and Southern California Water Utilities Association.

LITIGATION EXPERIENCE

Brian has also successfully represented many public agencies throughout California in litigation in both the trial courts and appellate courts. Recent cases include:

Land Use: *City of Goleta v. Superior Court*, 40 Cal. 4th 270 (2006). The California Supreme Court ruled in favor of the City finding that a newly incorporated City has the authority to deny the Final Map.

Land Use: *Gong v. City of Rosemead*, 226 Cal. App. 4th 363 (2014). This is an important case for public agencies with regard to many issues including the discussion on Government Code Section 815.3, the Government Code claims requirement, judicial notice, and the immunity provisions of Government Code Section 818.4.

Brown Act: *Taxpayers for Livable Communities v. City of Malibu*, 126 Cal. App. 4th 1123 (2005). Brian successfully represented the City at trial of this Brown Act case.

CEQA: *SCOPE v. City of Santa Clarita*, 197 Cal. App. 4th 1042 (2011). Brian represented the City at the trial on the Petition for Writ of Mandate. The trial court ruled in favor of the City and the judgment was affirmed on appeal.

CEQA: *Save Atascadero v. City of Atascadero*, 2014 WL 3105199 (July 8, 2014). Petition for Writ of Mandate challenging the City of Atascadero's approval of the Del Rio Commercial Specific Plan. The trial court ruled in favor of the City which was sustained on appeal.

CEQA: *SCOPE v. City of Santa Clarita; Vista Canyon Ranch*, 2014 WL 7204118 (2014). Petition for Writ of Mandate alleging CEQA violations by the City on a 185 acre residential and commercial project. The trial court ruled in favor of the Petitioner. On appeal, the Court of Appeal reversed the trial court decision and ruled in favor of the City.

Election Contest: *Tran v. City of Rosemead*, LASC Case No. GS 011559 (June 2009). Petition for Writ of Mandate in which Brian successfully represented the City at trial. Former Mayor John Tran alleged the City wrongfully rejected absentee ballots on the basis of signatures which did not match the voter registration signature.

Eminent Domain: *City of Santa Clarita v. NTS Systems*, 137 Cal. App. 4th 264 (2006). Eminent domain case to acquire property for the construction of a major arterial road in the City. Brian was trial counsel for the City of Santa Clarita. The trial court ruled in favor of the City and the judgment was affirmed on appeal.

PUBLIC WORKS

Brian has substantial experience in all phases public works, examples include:

Springville Interchange: Completed in 2012 on time and within budget, the Springville Interchange was constructed on U.S. 101 in the City of Camarillo at a cost \$40 million. Brian assisted with many phases of the Springville Interchange Project including review of bid documents and advice on construction issues.

Camarillo Library: Opened in 2007, replacing the former library, and at 65,621 square feet is one of the best libraries in the State of California. Brian assisted with site acquisition, annexation issues with LAFCO, grant funding, and construction issues on this \$28 million project.

Atascadero City Hall Project: Brian was involved in providing legal advice to the City of Atascadero on a major reconstruction project of the Atascadero Historic City Hall with project cost \$33 million. The project was completed in 2015 on time and within budget.

Water Desalinization Plant: This City of Camarillo project will be bid in late 2018 and will cost approximately \$30 million and treat groundwater that is high in salt content in order to provide potable water for the community. Brian has assisted in all phases of this project including site acquisition, annexation issues with LAFCO and project approvals.

REAL ESTATE

Brian has extensive experience in real property transactions, examples include:

Sale of City Property for Hotel Conference Center: A \$70 million project; Brian assisted with the sale of 12 acres to the developer and the contracts for public improvements.

Sale Of Rancho Simi Recreation and Park District Property: The District owns 13 acres in the City of Simi Valley that was utilized for District offices and other purposes. Brian assisted the District with sale of property for \$21 million.

Purchase: Alamos Canyon, Rancho Simi Recreation and Park District. Brian assisted Park District with the acquisition of 326 acres in Alamos Canyon for open space including 55 acres of sensitive habitat

Sale: Former Camarillo Library. Brian has assisted City staff with the potential reuse of the former library and a proposed sale to a non-profit to construct and operate a children's museum at the site.

Purchase: Guardian Building, Rancho Simi Recreation and Park District. Brian assisted the District with purchase of a building on Guardian in the City of Simi Valley for \$9 million as the new site for District Administrative Offices, recreational facilities and maintenance facilities.

Practice Groups

Construction Law
Education Law
Environmental, Land Use
& Natural Resources
Labor & Employment Law
Litigation
Public Law
Real Estate & Business

Locations

Los Angeles
Inland Empire
Marin County
Oakland
Orange County
Palm Desert
San Francisco
Silicon Valley
Ventura County

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