



18881 Von Karman Avenue, Suite 1700
Irvine, CA 92612
(949) 223-1170



Fred Galante

Partner

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ORANGE COUNTY

(949) 250-5410

PRACTICE AREAS

Contracts & Public Works
Economic Development
Environment & Natural Resources
Ethics & Open Government
Housing
Land Use & Zoning
Mining
Property Acquisition & Takings
Public Agency Organization
Water

PUBLIC OFFICES

CITY ATTORNEY

City of Chino

City of Irwindale

City of Rialto

GENERAL COUNSEL

Home Gardens Water District
Orange County Council of
Governments

Fred Galante

Mr. Galante is a founding partner of Aleshire & Wynder. His experience includes litigation of land use, civil rights, Brown Act, California Environmental Quality Act (CEQA) and public contract issues as well as transactional work. He serves as City Attorney for the City of Irwindale and Successor Agency Counsel for the Irwindale Community Redevelopment Agency, City Attorney for the City of Rialto and Successor Agency Counsel for the Rialto Redevelopment Agency, and City Attorney for the City of Chino. He also serves as General Counsel for the Orange County Council of Governments (OCCOG) and the Home Gardens County Water District.

As City Attorney for the City of Irwindale, he has successfully assisted in resolving longstanding bitter disputes with some of the City's mining operators, including by leveraging litigation successes against one such company to gain a favorable global settlement of disputes lasting over 20 years. He has negotiated and prepared several significant redevelopment and housing development deals for Irwindale as well as the City of Lynwood where Mr. Galante served as City Attorney and Agency Counsel for six years. Examples of such projects include successful developments of formerly mined or contaminated sites, multi-phase single family and multi-family affordable housing developments, large and small retail, industrial and automobile dealership developments, and a solid waste material recovery facility/transfer station development.

Mr. Galante's experience includes: advising cities on various issues, negotiating and drafting real property leases, redevelopment, solid waste, mining and other land use related agreements, and representing public agencies at open and closed session meetings and public hearings. He has managed several litigation matters, including challenges to denials of various permits and entitlements, breach of contract, nuisance, inverse condemnation, and civil rights matters. In his code enforcement practice, he successfully secured several jury trial verdicts. Additionally, he has secured two bench trial verdicts in contract disputes, writ of mandate proceedings, restraining orders against persons harassing public employees, and various dismissals before trial of cases initiated against his public entity clients.

In his tenure as General Counsel, Mr. Galante helped OCCOG become a self-sufficient organization, funded by dues payments from its member agencies, which included all cities in Orange County, the County of Orange and special districts. He further advised the OCCOG in preparing the Sub-Regional Sustainable Communities Strategy for Orange County in accordance with SB 375, which was adopted in its entirety by the Southern California Association of Governments (SCAG) as part of SCAG's Regional Transportation Plan/Sustainable



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Communities Strategy.

He has presented several discussions on conflicts of interests, AB1234, California's mining and reclamation law (SMARA) CEQA, and the Brown Act, including through The Lorman Education Group, American Planning Association, California Chapter, and Inland Empire City Attorneys' Association. He has served as an editor of the Finance Chapter of the League of California Cities, Municipal Law Handbook. He annually presents on the Brown Act and distinctions between general law versus charter law cities at the Rialto Institute of Progress, recipient of the 2015 SCAG Visionary Award.

Mr. Galante speaks Spanish fluently. He was born in Mexico City and moved to the United States when he was eight years old. He received his B.A. in Economics from California State University at Northridge in 1992 and his J.D. in 1995 from Loyola Law School and was on the Dean's List at both institutions.

EDUCATION

LOYOLA LAW SCHOOL
JD 1995

St. Thomas More Law Honor
Society

CAL STATE UNIVERSITY
NORTHRIDGE
BA 1992

ADMISSIONS

State Bar of California

US Court of Appeals, 9th Circuit

US District Court, Northern, CA

US District Court, Central, CA

AFFILIATIONS

Editor, CA Muni Law Handbook;
Finance, 2002

Lecturer, Ralph M. Brown Act

Lecturer, Surface Mining &
Reclamation Act

Volunteer Income Tax Assistance,
LA

LANGUAGES

Spanish



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Lona N. Laymon

Lona Laymon is a partner with the firm, experienced in the representation of cities, joint powers associations, redevelopment agencies and other public agencies. She previously served as Town Attorney for Yucca Valley and Assistant City Attorney for Banning. Her practice has emphasized land use, economic development, mining (SMARA), jurisdictional tax sharing agreements, solid waste agreements, affordable and market rate housing developments, and mixed-use and commercial projects. Her transactional experience includes assisting public agencies with general plans, zoning codes, public parks, subdivisions, telecommunications projects, and complex real property acquisitions and conveyances. She regularly assists her municipal clients with the Political Reform Act (conflicts of interest), Brown Act (public meeting laws), Public Records Act, elections laws, solid waste management, revenue measures and Proposition 218.

Lona has substantial litigation experience. Her litigation, administrative hearing and appellate practices span the areas of CEQA, eminent domain, land use, zoning law, First Amendment jurisprudence, elections laws, commercial development disputes, breach of contract, quiet title, and redevelopment dissolution issues.

Lona has assisted several local agencies with the complex issues and procedures surrounding the State's dissolution of redevelopment agencies, including successful litigation against the State Department of Finance. Lona has specialized legal experience with solid waste negotiations and transactions on behalf of cities. She serves as the firm's specialist for complex issues of local zoning and federal/state preemption in the context of wireless telecommunications facilities.

Lona's experience spans years of both general and special counsel work for public entities across California including the cities of Irvine, Duarte, Arroyo Grande, Laguna Beach, Twentynine Palms, San Clemente, the Orange County Water District and the Coastal Animal Services Authority, amongst others.

Lona received her J.D. in 2001 from the University of Southern California School of Law. While in law school, she was on the Editorial Board of the *Southern California Interdisciplinary Law Journal* and was a published author in that journal. She received a dual Bachelor of Arts in Anthropology, *summa cum laude*, and English, *magna cum laude*, from the University of California Irvine in 1998. As an undergraduate, Lona was inducted into the Phi Beta Kappa honor society.

Recent Representative Matters:

- *Elections and Revenue Measures*. Successfully drafted and navigated multiple special and general local revenue measures through the ballot process.
- *Wireless Telecommunications Special Practice*. Complex zoning matters

Lona N. Laymon

Partner

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PRACTICE AREAS

Contracts & Public Works

Economic Development

Elections

Ethics & Open Government

Franchises

Housing

Land Use & Zoning

Litigation

Mining

Property Acquisition & Takings

Public Agency Organization

Telecommunications

EDUCATION

UNIVERSITY OF SOUTHERN
CALIFORNIA
JD 2001

UNIVERSITY OF CA, IRVINE
Dual BA 1998
*magna cum laude, summa cum
laude, Phi Beta Kappa*



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ADMISSIONS

State Bar of California
US Court of Appeals, 9th Circuit
US District Court, Central, CA

AFFILIATIONS

Orange County Bar Association

relating to the specialty practice of Wireless Telecommunications Facilities, federal preemption and local zoning, including advising municipalities on many specific wireless applications, as well as ordinance drafting and general legislative guidance.

- *Senior and Affordable Housing.* City representation and negotiation of several affordable housing projects, including senior-restricted projects, tax credit financing, local grant funds, private lending and equity.
- *Economic Development; Tax Sharing.* Represented multiple public agencies in the negotiation and approval of multi-million dollar, long-term tax sharing arrangements, including agreements between different public jurisdictions and governmental arrangements with private corporations.
- *Economic Development; Commercial Projects.* Represented several cities in negotiation and approval of large commercial, retail and auto dealership projects.
- *Solid Waste Special Practice.* Represented several cities in solid waste matters, including negotiating and drafting contracts for waste hauling franchises, development and planning of solid waste facilities and guidance upon waste hauler bidding and RFP processes.
- *Tax Credit Financing Developments.* Represented a redevelopment agency in connection with the substantial rehabilitation of a large affordable rental housing project involving tax credit financing.
- *Housing Rehabilitation.* Represented a housing authority in connection with a senior citizen affordable apartment project that involved both unit rehabilitation and new construction.
- *Development Litigation.* Represented city and redevelopment agency in "disgruntled developer" litigation involving a breach of an Exclusive Negotiation Agreement.
- *Title-Related Litigation.* Successfully represented city in breach of contract litigation involving an attempted fraudulent conveyance of title to the city.
- *Specialized Revenue Measures.* Developed a local "mining tax" with the potential to generate upwards of \$1 million per year for municipality. This included guiding the new tax through the election process and ultimately prevailing in multiple litigation challenges to the validity of the tax.
- *RDA Dissolution Practice.* Successfully represented city against the State Department of Finance in the course of redevelopment dissolution, resulting in the former redevelopment agency's \$29 million bond issuance being upheld as an "enforceable obligation."