**Mr. Gutierrez is an experienced litigator and transactional lawyer.**

**He has held elected and appointed governmental positions including the positions of City Attorney of five cities and General Counsel of three school districts.**

Mr. Gutierrez received his undergraduate education at Pomona College, California, where he majored in Government and graduated with a Bachelor of Arts degree.  He completed an internship in Public Affairs with the Coro Foundation.   He attended UCLA Law School where he earned a Juris Doctorate.  He is admitted to the practice law before all California Courts and federal courts.

**Career**

Mr. Gutierrez began his career with the law firm of McVittie, Gutierrez & Bidart.  When Mr. McVittie became a judge, the partnership became Gutierrez & Bidart.  Later Mr. Gutierrez formed Jimmy L. Gutierrez, A Professional Corporation, which attracted other able and experienced lawyers who practice as Gutierrez, Fierro & Erickson. Mr Gutierrez also has served on several boards of non profit organizations such as the Chino Family YMCA, Chino Boxing Foundation and the Leroy Haynes Center.

**Practice Areas**

 Mr. Gutierrez has been a very active lawyer.  He has counseled five cities and three school districts.  He has tried many cases in multiple practice areas – business, criminal, injury, municipal and real estate matters.  He also has prepared documents for a wide variety of transactions involving real estate, business and municipal matters.

Business Matters  
Mr. Gutierrez has prepared transactional documents for the formation and operation of various corporations and partnerships.  He also has litigated claims amongst partners.

Criminal Cases  
In his early years, Mr. Gutierrez defended persons accused of crimes. Now, he prosecutes code enforcement actions for his municipal clients.

Municipal Law  
Mr. Gutierrez is a specialist in the area of Municipal Law.  He has served as City Attorney consecutively for 39 years for the City of Chino and lesser periods for four other cities. Mr. Gutierrez has represented the following public entity clients:

City Attorney, City of Chino  
City Attorney, City of Upland  
City Attorney, City of Rialto  
City Attorney, City of Coachella  
General Counsel, City of Coachella Redevelopment Agency  
City Attorney, City of El Monte  
General Counsel, City of El Monte Redevelopment Agency  
General Counsel, California Cities for Self Reliance Joint Powers Authority (Comprised of the Cities of Bell Gardens, Commerce, Compton, Gardena, Hawaiian Gardens and Inglewood)  
Special Counsel, City of Inglewood

His knowledge and experience in Municipal Law includes the following areas:

(1) Ballot Measures; (2) Brown Act; (3) Building Regulation; (4) Business Licensing & Regulation; (5) California Environmental Quality Act; (6) Code Enforcement; (7) Conflict of Interest; (8) Contract Negotiations and Preparation; (9) Development Agreements; (10) Development Impact Fees; (11) Economic Development; (12) Eminent Domain; (13) Finance, Fees and Taxation; (14) Franchises; (15) Gaming Law; (16) Governmental Liability; (17) Land Use & Zoning; (18) Mobile home Rent Control; (19) Municipal Liability Defense; (20) Ordinance and Resolution Preparation; (21) Personal Conduct Regulation; (22) Personnel and Employment; (23) Public Bidding & Contracting: (24) Public Entity Litigation; (25) Public Records Act; (26) Real Property Acquisition and Disposition; (27) Redevelopment Law; (28) Solid Waste & Recycling; (29) Subdivisions & Housing; (30) Traffic & Vehicle Regulation; (31) Utility Service; (32) Water Law; etc.

Personal Injury and Wrongful Death Cases  
Mr. Gutierrez has enjoyed litigation of tort claims by representing individuals who sustained serious injuries and wrongful death claims.  He also defends public entities  sued for causes personal injuries or wrongful deaths.

Real Estate  
Mr. Gutierrez has provided a variety of services in this practice area.  He has prepared various acquisition agreements for multiple property transactions, some funded by bonds under community facilities districts.

He has litigated construction related cases for and against developers, lenders, general contractors, subcontractors and property owners arising out of defective construction, construction contracts and mechanics liens.

Mr. Gutierrez has represented cities in acquiring property under their power of eminent domain.  He also has defended cities against inverse condemnation actions by property owners who alleged that the cities had taken their property.

He has brought several specific performance actions to acquire property under buy sell agreements.  He also has brought and defended quiet title actions when one party has claimed a prior right to another person’s property.

**Litigated Cases**

Mr. Gutierrez has litigated the following types of cases on behalf of his City clients:

Groundwater Quality and Groundwater Rights Advancement.  
Management of Administrative Remedies against Land and Groundwater Contaminator.  
Successful Defense of Contamination of Land and Groundwater.  
Avoidance of Airport Noise from Planes Departing ONT.  
Defense of CEQA Action Attempting to Stop Major Retail Development.  
CEQA Action Against Adjoining City Seeking to permit a major retail center without Appropriate Mitigation Measures.  
Relocation of Big Box Retailer Adverse to LosingCity.  
Successful Defense of Developer Fee Imposition.  
Successful Damages Lawsuit Against Contractor that Constructed a City Hall and Police Facility with Defective Waterproofing of walls.  
Successful Defense of Contractors’ Claims Against City Public Works Projects.  
Successful Defense of Park Owners Claims to Higher Rents and Invalidity of City Mobilehome Rent Control Ordinances.  
Eradication of Slum Apartments and Drug House.  
Property Owner Compliance with City Codes.  
Successful Defense of Multiple Liability Claims.  
Management of Legal and Media Relations of Police Shooting.