



## Lynn Beekman

Partner

San Diego

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### What can I solve for you?

Public school organizations rely on me to guide them through a range of disputes and transactions relating to their land and facilities, including environmental issues, CEQA and eminent domain processes with the goal of limiting risk and avoiding litigation, unless necessary. I also assist with governance policies and procedures, and sensitive Public Records Act requests. From years of litigating, I recognize potential pitfalls that can become the basis of protracted and expensive disputes.

### What's it like to work with me?

I'm my clients' ardent 24/7 protector. I've got plenty of energy that I use to focus on guarding their best interests and steering them clear of the issues that can result in litigation. I let them know that we'll cross every bridge together until we finally resolve a challenging issue. And even in the midst of serious legal conflicts, we will keep our sense of humor and share some laughs.

## Overview

Drawing on more than three decades of advocacy experience, Lynn Beekman represents school districts, and public agencies in an array of transactional and litigation matters. They include those involving facilities, land use, real estate, environmental and governance issues, as well as business



disputes. She also guides districts through sensitive document requests under the Public Records Act and Brown Act issues and defends districts if litigation ensues.

Known for giving solid and thorough legal advice with a unique perspective, Lynn's extensive litigation background and steadfast vigilance inspire her to constantly look for chinks in the armor. After scrutinizing deal documents and identifying language and situations that could potentially spawn lawsuits, she takes prudent steps to "bulletproof" transactions on the front end.

Lynn applies her strong analytical abilities, persuasive writing skills, and appellate court experience to her practice. As a vigorous and enthusiastic defender of those she advises, she takes on whatever burden necessary to remove her clients' worries. With a highly responsive and proactive approach, Lynn thoroughly discusses all aspects of issues with clients and checks in frequently throughout the process to ensure that their questions are answered and that they're comfortable with their chosen strategies.

Prior to coming to F3 she was affiliated with several boutique law firms that focused on real property, land use and business litigation. She also worked for the City of San Diego in the Land Use Litigation Unit handling CEQA writs, eminent domain cases, Public Records Act suits, easement and ownership disputes, subsidence cases and assessment district challenges. She has represented school districts in contract disputes, construction defect cases, Public Records Act suits, school bond challenges, mold investigations, CalSTRS' disputes, eminent domain / inverse condemnation proceedings, developer fee protests and Brown Act challenges, among other actions. With this experience, Lynn brings a valuable viewpoint to the table and the courtroom, if necessary.

## Experience Highlights

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- Prevailed at trial and on appeal on a California Environmental Quality Act writ of mandate challenging a significant public project.
- Prevailed at trial and on appeal on a writ of mandate alleging Brown Act violations.
- Successfully defended reverse California Public Records Act case involving challenge to turnover of unredacted sexual misconduct investigation records; upheld on appeal.
- Prosecuted complex construction defect cases regarding architectural and engineering design flaws, concrete failures, solar panel melt downs and subsurface water intrusion recovering over \$3.7 million in damages.
- Prevailing party on claims alleging that public agency was required to provide access easement through open space and park land to private property claimed to be landlocked.
- Pursued eminent domain actions, including prevailing on a writ of mandate challenging the right to take private property and motions for immediate possession.



- Defended and resolved eminent domain actions securing fair market value for the highest and best use of property.

## Involvement

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### Professional Affiliations

- Association of Business Trial Lawyers (Past Board of Governors and Community Outreach Co-Chair)
- California Association of Environmental Professionals

### Community Affiliations

- Informed Voters, Fair Judges Project – National Association of Women Judges
- The ABTL San Diego Annual Law School Mock Trial Competition

## Recognition

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- American Jurisprudence Award, Real Property

## After School

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I am a Jazzercise and Zumba addict and love to get my groove on whenever possible.

## Education

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- University of San Diego School of Law (J.D.)
- San Diego State University (B.A., English, *cum laude*)

## Admissions

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### Bar Admissions

- California

### Court Admissions

- U.S. Court of Appeals, Ninth Circuit



- U.S. District Court, Central District, California
- U.S. District Court, Southern District, California
- U.S. Bankruptcy Court, Central District, California
- U.S. Bankruptcy Court, Southern District, California
- State Court of Appeal, Second District, California
- State Court of Appeal, Third District, California
- State Court of Appeal, Fourth District, California

## Related Services

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- Real Estate & Property
- Business
- Facilities & Construction
- Governance & Leadership
- Litigation

## Related Clients

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- Public Agencies
- Public Education K-12

## Presentations

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- Public Records Act Responses and Litigation - 2018- San Diego County Office of Education
- Form 700 (Gifts) - 2022 - California School Boards Association

## Published Cases

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- *Save Civita Because Sudberry Won't v. City of San Diego*, 72 Cal.App.5th 957 (2021)(California Environmental Quality Act)
- *Zands v. Nelson*, 779 F.Supp. 1254 (1991) (Resource Conservation and Recovery Act)