

# Steven M. Silva

Partner | Sacramento

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Steve Silva focuses his practice on problem solving. He regularly practices in civil litigation, including eminent domain, real estate litigation and contested probate litigation, with a heavy emphasis on appellate litigation, trial practice, governmental interface and law and motion. He has a strong alternative dispute resolution focus in disputed cases. Steve also provides advice and guidance to government entities, regulated entities and businesses.

Prior to entering private practice, Steve served as a Staff Attorney for the Supreme Court of the State of Nevada. He also was a Judicial Law Clerk for The Honorable Patrick Flanagan, Second Judicial District Court for the State of Nevada, Reno, Nevada. During law school, Steve was a Judicial Extern for The Honorable John A. Houston, United States District Court, Southern District of California, San Diego, California.

## EXPERIENCE

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- Represented public entity in mediation and arbitration over valuation of exercise of purchase option of multiple-building campus where range of value was \$167M to \$305M.
- First chair as trial counsel in jury trial to acquire property for public improvement project.
- Assisted Southern California transportation agency in acquiring right of way with disputed severance damages resulting in a favorable settlement to the agency.
- Represented national retail corporation in negotiating revisions to road design to avoid significant impact to retail operations.
- Drafted successful petition for writ of mandamus to Nevada Supreme Court to determine number of properties at issues in an eminent domain action.
- Represented public entity in appellate court in action concerning public liability arising from the planning of a public improvement project.
- Represented utility company in contested transfer of abandoned facilities to underlying landowner.
- Served as general counsel for water company.

## INSIGHTS

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### SPEAKING ENGAGEMENTS

- 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, "Nevada Planning Law," 2021 Annual Conference of the Nevada Chapter of the American Planning Association and the Nevada Chapter of the American Society of Landscape Architects, Reno, NV, 10.19.2021
- Speaker, "Planning Law and Ethics," American Planning Association, Nevada Chapter, 10.06.2021
- Speaker, "Title and Easement Issues," 2021 Western States Surveyor's Conference, Reno, NV, 03.29.2021
- Speaker, "The Lawyers' Ethical Duties in Condemnation: Government and Owner's Counsel Perspectives," 01.29.2021
- Speaker, "Jury Trial Rights in Takings Cases: Current Practice," ALI-CLE Eminent Domain and Land Valuation Litigation 2020, Nashville, TN, 01.23.2020
- Speaker, "Eminent Domain Update," Nevada Government Civil Attorneys Conference, 2020

### PUBLICATIONS

- Chapter Author / Assistant Editor, "*Nevada Appellate Practice Manual*," 2021
- Reviewer, "*Nevada Real Property Practice Manual*," 2021
- Chapter Author, "*Nevada Civil Practice Manual*," 2016-2021
- Author, "Taking 5 in 2020: Eminent Domain and Takings Update," *Nevada Lawyer*, 12.2020
- Author, "Closed for Business – Open for Litigation?," *Northwestern University Law Review, Of Note*, 04.29.2020
- Contributing Author, "*Nevada Civil Jury Instruction*," 2018
- Author, "Correcting the Cuneiform Record," *Nevada Lawyer*, 07.2018
- Co- Author, "Alternate Dispute Resolution in Condemnation Cases: An Eminently Agreeable Solution," *ALI CLE's The Practical Real Estate Lawyer*, 07.2018

### HONORS & RECOGNITIONS

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- Listed, *The Legal 500 United States*, Real Estate - Land Use/Zoning, 2022
- Included in *The Best Lawyers in America*® for Appellate Practice, 2020-2022
- Recognized as a Top Rank Attorney, Northern Nevada, *Nevada Business Magazine*, 2022
- Recognized as one of the San Diego Top Lawyers, Real Estate, *San Diego* magazine, 2021
- Recognized as Legal Elite, Northern Nevada, *Nevada Business Magazine*, 2014-2016, 2018, 2020-2021
- Selected to the Top Up-and-Coming Attorneys, Northern Nevada, *Nevada Business Magazine*, 2018
- Selected to the Super Lawyers Rising Star list in Mountain West States, 2017-2021
- AV Preeminent® Peer Review Rated by Martindale-Hubbell

### COMMUNITY & PROFESSIONAL

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- State Bar of Nevada, Appellate Litigation Section Chair
- State Bar of Nevada, Bench-Bar Committee Member
- State Bar of Nevada, Member, Commission on Revisions to Nevada Rules of Appellate Procedure
- Reno Municipal Court, Judge *Pro Tem*
- Reno Young Business Professionals, Member
- Washoe County Bar Association, Member
- Clark County Bar Association, Member

Truckee Meadows Community College, ABA Paralegal Program, Instructor of Property Law and Civil Procedure

## **PRACTICES**

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Appellate Practice  
Construction Law, Claims & Litigation  
Eminent Domain & Valuation  
Government & Administrative Law  
Litigation  
Real Estate  
Real Estate Litigation  
Trial Practice

## **INDUSTRIES**

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Energy & Utilities  
Government & Public Sector  
Real Property  
Transportation  
Water

## **EDUCATION**

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California Western School of Law, J.D., 2010, *cum laude*; Associate Editor & Writer, *California Western Law Review & California Western International Law Review*  
University of Massachusetts Boston, B.A., 2007, *magna cum laude*

## **ADMISSIONS**

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California  
Nevada  
U.S. District Court, Nevada  
U.S. Supreme Court