GET LEGAL INSIGHTS INTO PLANNING AND DEVELOPMENT
CALIFORNIA LAND USE & DEVELOPMENT LAW REPORT

Perkins Coie’s California Land Use & Development Law Report offers insights into legal issues relating to development and use of land, and federal, state and local permitting and approval processes. As counsel to both private developers and public agencies, our attorneys have worked on many of the largest and most complex projects in California. They provide analysis and commentary on the latest pronouncements from courts, legislators and regulators.

To read or subscribe to this report, please visit CaliforniaLandUseDevelopmentLaw.com.

Learn more about our experience and capabilities at PerkinsCoie.com/California_EER.
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### Areas of Focus

- Affordable Housing
- Air Quality Regulations and Permitting
- Annexation and Sphere of Influence Decisions including LAUCs
- Assessments and Taxes, including Mello-Roos Districts and Proposition 218
- California Environmental Quality Act (CEQA)
- California Public Utilities Commission (CPUC)
- Clean Water Act
- Porter-Cologne Water Quality Act
- Coastal Zone Management Act
- Water Pollution Control Act
- Coastal Act
- Condemnation and Regulatory Takings
- Conservation Easements
- Contaminated Sites
- Design and Architectural Review
- Disposition and Development Agreements
- Drug and Threatened Species
- Energy Project Permitting
- Environmental Justice
- Federal Land Policy and Management Act
- Fees, Deductions, Exemptions and Conditions of Approval
- General Plans
- Geologic Hazard Abatement Districts
- Historical, Cultural, Native American and Archaeological Resources
- Improvement Agreements
- Initiative and Referenda
- Local Oil Well Diligence
- Local Land Use
- Local Government Law
- Master Planned Communities
- Military Base Reuse
- National Environmental Policy Act (NEPA)
- Public and Private Improvement Financing Mechanisms
- Real Estate Transactions and Financing
- School Mitigation Measures and Agreements
- Specific Plans
- Subdivision and Forestal Maps
- Sustainable Development, Green Building and LEED Certification
- Users Permits
- Variances
- Water Rights, including Development Agreements and Water Security Agreements
- Water Supply
- Wetland Permitting
- Williamson Act

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### REPRESENTATIVE MATTERS

**PORT EXPANSION PROJECTS**
Represent the Ports of Stockton and Oakland in securing federal, state and local approvals for port development and use of former Navy and Army bases. Additional representations include expansion projects for the Port of Los Angeles.

**PURE WATER MEMBERSHIP**
Represent the Monterey Regional Water Pollution Control Agency in developments of state-of-the-art groundwater replenishment project to serve the Monterey Peninsula.

**SILICON VALLEY OFFICE DEVELOPMENT**
Represent a developer in securing land use entitlements and CEQA compliance for technology office developments in Mountain View. One project involved successfully competing against other applicants for an award of development rights in the city’s highly constrained Fairmont submarket.

**STANFORD UNIVERSITY/STANFORD HEALTH CARE/ LUCILLE PACKARD CHILDREN’S HOSPITAL**
Represent Stanford University Medical Center in obtaining approvals to build 2.5 million square feet of hospital, clinic, medical office and academic research facilities.

**STANFORD UNIVERSITY DEVELOPMENT PROJECTS**
Represent Stanford University in obtaining development approvals for expansion of its academic campus, new housing, a new administrative campus in Redwood City, and improvements to the Stanford Research Park, SLAC National Accelerator Laboratory, and commercial sites in Palo Alto and Menlo Park.

**TREASURE ISLAND COMMUNITY DEVELOPMENT**
Represent a developer in securing subdivision approvals and negotiating conditions for the conveyance and development of approximately 5,500 residential units, 330 acres of public parks and open space, three hotels and a marina on Treasure Island.

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### Areas of Focus

**Oil Refineries**
Represent petroleum companies in permitting refinery upgrades and maintenance at terminal bay systems and in defending litigation challenges for the approval of upgrades and expansion.

**Open-Air Retail Redevelopment**
Represent the owners of Broadway Plaza and The Village at Corte Madera, two of the most successful open-air retail centers in the country, providing legal and strategic advice for redevelopment of the centers, obtaining needed federal legislation and defending litigation challenges, approvals.

**BIOTECH CAMPUS**
Represent Bioteck North in obtaining entitlements and vested development rights for the science campus research development projects in the Bay Area.

**CEAMENTIC TEK / MEMBERS STEP FEADING**
Serve as primary land use counsel for redevelopment of 750 acres of San Francisco’s Bayfront including 13,000 new homes, 5 million square feet of SFELD and office development, and associated retail.

**CHILA VISTA WATERFRONT DEVELOPMENT**
Represent Riverco, Inc. in the solicitation of its special district manufacturing plant and redevelopment of Chula Vista Bayfront.

**ENERGY PROJECTS**
Represent developers in securing federal, state and local permits for the largest thermal and photovoltaic solar projects in California, and wind projects and windfarm transmission lines needed to meet California’s renewable energy goals.

**LONG-RANGE DEVELOPMENT PLANS**
Manage environmental review and provide strategic advice to public agencies for adoption of comprehensive development plans, including Orange County’s Irvine Mission Viejo Community Plan, the LA Regional Land- Range Development Plan, San Jose’s Coyote Valley R&D Master Plan and West Hollywood’s Specific Plan.

**OIL REFINERIES**
Represent petroleum companies in permitting refinery upgrades and maintenance at terminal bay systems and in defending litigation challenges for the approval of upgrades and expansion.

**SPORTS ARENA DEVELOPMENT**
Represent the owners of Oracle Arena in obtaining approvals for the redevelopment of this NBA arena.

**TREASURE ISLAND COMMUNITY DEVELOPMENT**
Represent a developer in securing subdivision approvals and negotiating conditions for the conveyance and development of approximately 5,500 residential units, 330 acres of public parks and open space, three hotels and a marina on Treasure Island.

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### Comprehensive Representation

**WE SECURE DEVELOPMENT APPROVALS**
We represent clients at all stages of project development from land use due diligence, strategic planning, retention and supervision of consultants to political groundwork, neighborhood support and opposition, public financing, entitlements and challenges to entitlements, including referrals and initiatives.

**WE MAKE DEALS**
Our extensive real estate transaction experience includes property acquisition, disposition, leasing, financing and development, as well as related business and corporate matters, including entity structure and formation and tax-deferred exchanges. We negotiate development agreements that provide clients with the certainty that they will be able to develop large, multiphase projects on favorable and stable terms.

**WE DEFEND ENTITLEMENTS**
Clients have turned to us to defend entitlements for some of the largest and most controversial development projects in California, including airport and airport terminal expansion, public transit projects, university campus developments, air pollution control regulations, refineries, water supply plants, wastewater treatment plants and metropolitan development projects. We also know the value of preventive planning. We identify and address potential problems early, developing a record during the entitlement process to deter and defend litigation challenges.

**WE ARE LEADERS IN THE FIELD**
Our attorneys are authorities of substantive treatises regularly cited and relied on by the California Supreme Court and appellate courts. These treatises include:

- California Land Use & Planning Law
- Porter-Inland the California Environmental Quality Act
- California Subdivision Map Act and the Development Process
- California Administrative Mandamus

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Areas of Focus

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- Annexation and Sphere of Influence Decisions involving LAUC
- Assessments and Taxes, including Mello-Roos Districts and Proposition 218
- California Environmental Quality Act (CEQA)
- California Public Utilities Commission (CPUC)
- Clean Water Act; Porter-Cologne Water Quality Act
- Climate Change and Greenhouse Gas Emissions
- Coastal Zone Management, wetlands, and LEED Certification
- Condemnation and Regulatory Takings
- Conservation Easements
- Contaminated Sites
- Design and Architectural Review
- Disposition and Development Agreements
- Endangered and Threatened Species
- Energy Project Permitting
- Fair Housing Act
- Federal Land Policy and Management Act
- Fees, Deductions, Exemptions and Conditions of Approval
- General Plans
- Geologic Hazard Mitigation Districts
- Historical, Cultural, Native American and Archaeological Resources
- Improvement Agreements
- Initiative and Referenda
- Land Use Due Diligence
- Land Use Litigation
- Local Government Law
- Master Planned Communities
- Military Base Reuse
- National Environmental Policy Act (NEPA)
- Public and Private Improvement Financing Mechanisms
- Real Estate Transactions and Financing
- School Mitigation Measures and Agreements
- Specific Plans
- Subdivision and Map Laws
- Sustainable Development, Green Building and LEED Certification
- Use Permits
- Variances
- Water Rights, including Development Agreements and Directing Variance Maps
- Water Supply
- Water Use
- Water Use Permits
- Williamson Act

Representative Matters

- BOTATHON CAMPUSES
  - Represented_backed-Bid Trust in obtaining entitlements and vested development rights for science campus development projects in the Bay Area.
- CAMBENTLECFS POINT / HOMERs POINT SEAFRONT
  - Serve as primary land use counsel for redevelopment of 750 acres of San Francisco Bayfront including 13,000 new homes, 5 million square feet of SFHD and office development, and associated retail.
- CHILA VISTA / MONTBELDURF DEVELOPMENT
  - Represent Balyer, Inc. in the development of its solar manufacturing plant and redevelopment of Chula Vista's Baypark.
- ENERGY PROJECTS
  - Represent developers in securing federal, state and local permits for the largest thermal and photoelectric solar projects in California, and wind projects and windfarm transmission lines needed to meet California's renewable energy goals.
- LORS-RANGE DEVELOPMENT PLANS
  - Manage environmental review and provide strategic advice to public agencies for adoption of comprehensive development plans, including Orange County's Brea Mission Valley Community Plan, the L.A. Memch Lang Range Development Plan, San Jos's Coyote Valley R2D Master Plan and West Hollywood's Specific Plans.
- OIL REFERENCES
  - Represent petroleum companies in permitting refinery upgrades and mature oil terminal lease negotiations and in defending litigation challenges for the approval of upgrades and taxes.
- OPEN-OR RETAIL REDEVELOPMENT
  - Represent the owners of Broadway Plaza and The Village at Cornerside, two of the most successful open-air retail centers in the country, providing legal and strategic advice for redevelopment of the centers, obtaining needed federal legislation and defending litigation challenging approvals.
- PORT EXPANSION PROJECTS
  - Represent the Ports of Oakland and Oakland in securing federal, state and local approvals for redevelopment and use of former Navy and military bases. Additional representations include expansion project for APL and Kaiser Terminals at the Port of Los Angeles.
- PURE WATER WATERFRONTS
  - Represent the Monterey Regional Water Pollution Control Agency in developments of state-of-the-art groundwater treatment replacement project to serve the Monterey Peninsula and to comply with the California Water Code.
- SULLEN VALLEY OFFICE DEVELOPMENT
  - Represent a developer in securing land use entitlements and CEQA compliance for a 30-story office development in Mountain View. One project involved successfully competing against other applicants for an award of development rights in the city's highly constrained North Bayshore area.
- STANFORD UNIVERSITY/STANFORD HEALTH CARE/SLAC NATIONAL ACCELERATOR LABORATORY
  - Represent Stanford University Medical Center in obtaining approvals to build 2.5 million square feet of hospital, clinic, medical office and academic research facilities.
- STANFORD UNIVERSITY/STANFORD HEALTH CARE/SLAC NATIONAL ACCELERATOR LABORATORY
  - Represent Stanford University Medical Center in obtaining approvals to build 2.5 million square feet of hospital, clinic, medical office and academic research facilities.
- STANFORD UNIVERSITY/STANFORD HEALTH CARE/LUCILE PACKARD CHILDREN'S HOSPITAL
  - Represent Lucile Packard Children's Hospital in obtaining approvals to build 2.5 million square feet of hospital, clinic, medical office and academic research facilities.
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- Natural Environmental Policy Act (NEPA)
- Public and Private Infrastructure Financing Mechanisms
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- Specific Plans
- Subdivision and Airport Map
- Sustainable Development, Green Building and LEED Certification
- Use Permits
- Variances
- Water Rights, including Development Agreements and Bonding Variances
- Water Supply
- Wetlands Permitting
- Williamson Act

REPRESENTATIVE MATTERS

- BIFOLD CAMPUSES
- Port Exhibit
- UC Berkeley
- UC Davis
- UC Irvine
- UC Santa Barbara
- California State University System
- University of California System

- ENSO PROJECTS
- Represent developers in securing federal, state and local permits for the largest thermal and photovoltaic solar projects in California, and yield projects and wind veterinarian tranche loans toward the renewable energy goals.

- LARGO-RANGE DEVELOPMENT PLANS
- Managing environmental review and provide strategic advice to public agencies for adoption of comprehensive development plans, including Orange County's Irvine Ranch Vision Plan, the UC Merced Lang- Range Development Plan, San José's Coyote Valley R&D Master Plan and West Hollywood's Specific Plans.

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