California Land Use & Development

A COMPREHENSIVE & STRATEGIC APPROACH
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 referenda 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 marine terminal expansions, public transit projects, university campus development plans, air pollution control regulations, reservoirs, water supply plans, wastewater treatment plants, mixed-use infill and residential 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 authors of authoritative treatises regularly cited and relied on by the California Supreme Court and appellate courts in making land use decisions. These treatises include:

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

We teach courses and offer programs to developers, public agencies, consultants, attorneys and clients, and we publish the California Land Use & Development Law Report, a digital publication that updates subscribers on developments in caselaw, legislation and trends in California land use.
REPRESENTATIVE MATTERS

> **BIOTECH CAMPUSES**
Represent BioMed Realty Trust in obtaining entitlements and vested development rights for life science campus redevelopment projects in the Bay Area.

> **CANDLESTICK POINT / HUNTERS POINT SHIPYARD**
Serve as primary land use counsel for redevelopment of 700 acres of San Francisco’s Bayfront, including 12,000 new homes, 5 million square feet of R&D and office development, and associated retail.

> **CHULA VISTA WATERFRONT DEVELOPMENT**
Represent Rohr, Inc. in the relocation of its aircraft 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 landmark 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 Rancho Mission Viejo Community Plan, the UC Merced Long-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 marine oil terminal lease renewals and in defending litigation challenges to the approval of upgrades and leases.

> **OPEN-AIR RETAIL REDEVELOPMENTS**
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 challenging approvals.

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

> **PURE WATER MONTEREY**
Represent the Monterey Regional Water Pollution Control Agency in development of a state-of-the-art groundwater replenishment project to serve the Monterey Peninsula.

> **SILICON VALLEY OFFICE DEVELOPMENTS**
Represent a developer in securing land use entitlements and CEQA compliance for two 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 North Bayshore area.

> **STANFORD UNIVERSITY/STANFORD HEALTH CARE/ LUCILE 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 new buildings at 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 related agreements for the conveyance and redevelopment of approximately 8,000 residential units, 300 acres of public parks and open space, three hotels and a marina on Treasure Island.
Areas of Focus

- Affordable Housing
- Air Quality Regulation and Permitting
- Annexation and Sphere of Influence Decisions Involving LAFCOs
- 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 Act
- Climate Change and Greenhouse Gas Emissions
- Coastal Zone Management Act, McAteer-Petris Act and Coastal Act
- 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, Dedications, Exactions and Conditions of Approval
- General Plans
- Geologic Hazard Abatement Districts
- Historical, Cultural, Native American and Archaeological Resources
- Improvement Agreements
- Initiatives 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 Parcel Maps
- Sustainable Development, Green Building and LEED Certification
- Use Permits
- Variances
- Vested Rights, including Development Agreements and Vesting Tentative Maps
- Water Supply
- Wetlands Permitting
- Williamson Act
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.