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Chair, Land Use and Environmental Law Practice Group
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Meyers Nave's expertise in Land Use and Environmental Law is demonstrated by the fact that clients rely on us to handle their largest, most complicated and often most controversial projects. We serve as lead transaction, litigation, and regulatory compliance counsel for many of the most innovative and highest profile public infrastructure and economic development projects undertaken by government entities, private enterprise and public-private partnerships throughout California.

PROJECT EXPERIENCE

- Port, harbor and airport expansions
- Passenger rail transit systems
- Freight rail projects and railyards
- Sports arenas, convention centers and entertainment venues
- Industrial and manufacturing facilities
- Office, healthcare and university campuses
- Commercial, residential and mixed-use developments
- Water, telecommunications and power facilities
- Master-Planned Communities

“CALIFORNIA POWERHOUSE” — ONE OF THE LEADING FIRMS FOR LOCAL GOVERNMENT AND PUBLIC AGENCIES THROUGHOUT THE STATE AS WELL AS PRIVATE CLIENTS FOCUSED ON COMPLEX, PUBLIC-FACING TRANSPORTATION AND DEVELOPMENT PROJECTS.

(LAW360, 2014)

PORT OF LOS ANGELES — VARIOUS TERMINAL PROJECTS

Meyers Nave represents the Port of Los Angeles on numerous cargo, shipping and transportation projects for container terminals and dockside intermodal rail yards, including the China Shipping Terminal, Trapac Container Terminal, and Pacific L.A. Marine Terminal — the first oil terminal of its kind at the Port — as well as the Clean Trucks Program designed to improve regional air quality. These projects involve local, state and federal land use and environmental issues. We have an outstanding track record of litigation victories since we began our representation.

CITY OF SOUTH SAN FRANCISCO — OYSTER POINT LIFE SCIENCES AND TECHNOLOGY CAMPUS AND MARINA FERRY VILLAGE

Meyers Nave served as lead negotiator for the City and its former redevelopment agency for a 2.25-million-square foot biotech campus, including R&D facilities, offices, two hotels, retail marina, and public recreation open space on the San Francisco Bay waterfront. We advised on the preparation and negotiation of (1) general plan amendment, specific plan amendment, zone change, subdivision map, and owner participation agreements, (2) disposition and development agreement that involved sale of City-owned land and provided public and private financing for infrastructure improvements, and (3) agreement with the harbor district regarding facility improvements.

LOS ANGELES WORLD AIRPORTS — EXPANSION AND PLANNING PROJECTS

Meyers Nave represented Los Angeles World Airports regarding its Master Plan and related approval of a \$13 billion expansion, advising on a broad range of land use and environmental issues, including NEPA, CEQA, California Coastal Act, Federal Coastal Zone Management Act, endangered species laws, and other state and federal land use matters. We also advised on the environmental review of the \$240 million South Airfield Improvement Project, and currently provide land use and environmental counsel for a project to redevelop and modernize air cargo facilities.

CITY OF SACRAMENTO — DOWNTOWN ARENA PROJECT

Meyers Nave served as Special Counsel to the City of Sacramento and we defeated every legal challenge filed against the \$477 million downtown arena for the Sacramento Kings NBA team, including (1) an eminent domain victory giving the City permission to take over the final piece of downtown property, (2) a published appellate decision denying a CEQA-based challenge to the project, (3) a published appellate decision denying a constitutional challenge to the special statute passed to streamline the City's CEQA review of the proposed arena, and (4) an 11-day trial victory, recognized by the Daily Journal as a “Top Defense Result,” in a case that alleged the public-private partnership supporting the arena engaged in a secret subsidy, collusion, fraud, and illegal expenditure of public funds.

**UNIVERSITY OF CALIFORNIA —
CAMPUS EXPANSION PROJECTS**

Meyers Nave serves as lead land use and environmental counsel to the University of California on capital development and public-private partnership projects. We currently advise on a new generation of Long Range Development Plans to accommodate enrollment growth of over 20,000 new students on campuses throughout the UC system. We guide campuses through the CEQA and regulatory approval process for projects that add and expand administration offices, student and workforce housing, student services, academic buildings, research centers and healthcare facilities, often using public-private partnerships and innovative funding mechanisms. Meyers Nave also defends campus projects in litigation involving CEQA and land use.

**CITY OF RANCHO CORDOVA —
MIXED USE DEVELOPMENT PROJECT**

Meyers Nave assisted the City of Rancho Cordova in the development and approval of plan amendments for the City's largest land development project. The Council's extensive approvals included (1) Amendments to the Rio Del Oro Specific Plan, (2) Public Facilities Financing Plan, (3) Amended and Restated Development Agreements, (4) Large Lot Tentative Subdivision Map, (5) Master Phasing Plan, (6) Affordable Housing Plan and (7) Environmental Impact Report Addendum. We assisted with entitlement documents for the 3,828-acre master-planned community on a former mine tailings site that consists of 12,189 residential units, nine schools, 247 acres of commercial space, 269 acres of industrial park, 510 acres of wetland preserve, 178 acres of community parks and 16 miles of trails. Our work included land use entitlements, an EIR/EIS, development agreement, affordable housing agreement, and finance plan.

**\$2 BILLION PASSENGER RAIL
INFRASTRUCTURE PROJECT**

Facebook and infrastructure developer Plenary Group established a public-private partnership with the San Mateo County Transit District (SamTrans) to develop a massive transportation infrastructure project that will create a new commuter rail corridor between Silicon Valley and the East Bay. Meyers Nave serves as lead land use, environmental and CEQA/NEPA counsel to the private partner for the project, including advising on all local, state and federal permitting issues. The P3 project will serve as a model for how the public and private sectors can partner on critical infrastructure projects.

**OAKLAND A'S BASEBALL STADIUM
AND MIXED-USE DEVELOPMENT PROJECT**

Meyers Nave serves as outside land use and environmental counsel for the City of Oakland for the A's 35,000-seat ballpark and related mixed-use development project at the Port of Oakland's Howard Terminal, which is planned to include housing, commercial (office and retail) and a performance venue. We are coordinating preparation of the Environmental Impact Report and entitlements for the Project and advising on compliance with special streamlining legislation (AB 734).

ORANGE COUNTY'S ONLY MLB STADIUM

Meyers Nave serves as lead land use and CEQA counsel to the City of Anaheim for a mixed-use and stadium project on the site of an existing Los Angeles Angels stadium. The project envisions residential, office, and retail/entertainment uses to create year-round use. Meyers Nave is advising on all entitlements and environmental review, including a Disposition and Development Agreement, site plans, and tentative maps.

**BURLINGTON NORTHERN SANTA FE
RAILROAD (BNSF) — SOUTHERN CALIFORNIA
INTERNATIONAL GATEWAY (SCIG) PROJECT**

Meyers Nave represents BNSF, the largest freight railroad network in the U.S., in seven consolidated lawsuits and related appeals challenging the company's \$700 million intermodal rail yard facility on CEQA and other environmental impact and environmental justice grounds. The SCIG Project will create a new near-dock rail yard that would allow trucks loaded with cargo containers from ships at the Los Angeles-Long Beach port complex to travel a significantly shortened distance before transferring the containers to rail cars, thus reducing regional air pollution and traffic by eliminating 1.3 million short-haul truck trips per year.

**CITY OF LOS ANGELES ON MULTIPLE
MIXED-USE DEVELOPMENT PROJECTS**

The City of Los Angeles is engaged in long-range planning to revitalize its downtown area and provide more affordable housing. Meyers Nave serves as defense counsel in land use and environmental litigation against multiple projects approved by the City, including the 8150 Sunset Project (Frank Gehry-designed mixed-use development), Il Villaggio Toscano Project (residential, commercial and office development), Cumulus Transit-Oriented Mixed-Use Project (apartments, offices, and grocery store) and Crossroads of the World Redevelopment Project (ELDP-certified transit-oriented development).