

Alicia Guerra

San Francisco, California
Shareholder

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Alicia Guerra is a Shareholder in the Firm's Real Estate Practice Group in San Francisco. Ms. Guerra has developed a multi-disciplinary practice focused on local, state and federal land use entitlement, permitting and environmental review for a broad sector of private industry, developers and public agencies. Ms. Guerra's practice often involves complex and controversial projects at all levels of the administrative process including due diligence, land use entitlements, water resources, environmental compliance, and wetlands natural resources. She has handled all aspects of these substantive areas, from advising private and public sector clients regarding the applicability of the law, to guiding clients through a permitting or entitlement process at the local, state or federal level.

She provides assistance to residential developers and homebuilders of master planned communities, commercial enterprises, industrial companies, and public agencies in the land development, entitlement, and environmental review and natural resources permitting processes. Her expertise includes the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the Endangered Species Act (ESA), the Clean Water Act (including Sections 401 and 404), federal and state flood control statutes, California's planning laws, California redevelopment law, and other state and federal laws governing the use of land, water, and other natural resources.

Alicia assists a number of public and private clients with federal and state natural resources permitting under the federal and state Endangered Species Acts and the federal Clean Water Act, including the Section 404 permitting and Section 7 consultation processes. She also assists clients with federal and state permitting of flood control projects. Her practice focuses on advising developers, homebuilders, public and quasi-public agencies, and industrial and institutional companies in navigating through the Clean Water Act and federal and state Endangered Species Acts and flood control laws.

Representative Experience

Private Sector Clients

- Coastal Project. Advise landowner in the development of a land disposition and integrated entitlement/remediation strategy for 400+ property along California coast. Advise client in processing local, state and federal entitlements and development of natural resources permitting strategy and NEPA/CEQA review associated with the redevelopment of property in Mendocino County (2007-ongoing).
- Industrial Site Redevelopment. Advise developers in entitlement and local, state and federal permitting and NEPA/CEQA review strategy for redevelopment of former industrial facilities and base reuse projects in Northern California (2006-ongoing).
- Delta Project. Advise developer of 5,000 acre tract in South Delta in the land use entitlement, NEPA/CEQA permitting under Clean Water Act, ESA, and CESA, and flood control permitting of 11,000 unit and 5 million square foot water-oriented mixed use residential development project (2001-ongoing).
- Casino Project. Advise Tribe and casino operator in natural resources permitting and environmental review for off-Reservation infrastructure for casino in Northern California (2012-ongoing).
- Intermodal Project. Advise developer and city with NEPA review for intermodal facility and compliance with Section 106, Section 4(f) and transportation project requirements pursuant to ISTEA and SAFETEA-LU.
- Kern County Mine. Advise mining company in entitlement and natural resources permitting for open pit mine expansion in Kern County to support Section 2081 and 10(a)(1)(B) permits for desert tortoise and Mojave ground squirrel, and CEQA/NEPA strategy (2003-2010).

- Telecommunications Project. Advised corporation regarding nationwide consultation with USFWS and NOAA for provision of rural and remote data with voice communication network and assist in NEPA compliance (2003-2005).
- Development Projects. Advise landowners and developers in NEPA/CEQA processes, and local, state and federal permitting requirements for development projects in Alameda, Contra Costa, Kern, Lake, Mendocino, Merced, Monterey, Napa, Placer, Riverside, Sacramento, San Francisco, San Joaquin, Santa Clara, Solano, Sonoma, and Stanislaus counties (1997-ongoing).

Public Agency/Quasi-Public Agency

- Habitat Conservation Plans. Advise municipalities in natural resources permitting, NEPA/CEQA matters and litigation defense associated with preparation of Habitat Conservation Plans (2000-20013). Advise municipalities in California and Nevada with implementation of HCPs and represent municipalities and developers in the permitting and entitlement processing associated with projects subject to habitat conservation plans (2003- ongoing).
- Utility Company Natural Resources Permitting. Advise utility company on development of habitat conservation plans for service territory in support of Section 10(a)(1)(B) and 2081 permits. Also advise client on natural resources permitting matters, including negotiation of Safe Harbor Agreements, Section 7 consultation issues, implementation of existing mitigation programs, and NEPA/CEQA compliance issues (2004-ongoing).
- Transportation Projects. Advise transportation agency and consultants in development of natural resources permitting and environmental review under NEPA/CEQA (2006-ongoing).
- Clean Water Act and Flood Control Permitting. Advise municipalities in compliance with State Porter Cologne Water Quality Act, Federal Clean Water Act and Rivers & Harbors Act.

Speaking Engagements

- Panelist, State Bar Annual Environmental Law Conference, Yosemite, California, October 2014
- 2nd Annual Global Climate Change Conference, Los Angeles, February 2008
- National APA and California APA Chapter Conference , San Jose, March 2008
- Instructor, AEP NEPA and Workshops for San Francisco and Sacramento Chapters, 2005 – 2009
- CLE International NEPA Conferences, San Francisco, 2005 - 2008
- Panelist, NEPA Litigation Panel, 16th Environmental Law Section Conference, Phoenix, AZ, September 2008
- California Bar Humboldt Environmental Law Conference, May 2008
- Panelist, National Association of Environmental Professionals/California Association of Environmental Professionals, San Diego, Spring 2008
- CLE International 1st Annual Global Climate Change Conference, San Francisco, Summer 2007
- “Environmental Justice for ALI-ABA,” Environmental Impact Assessment Conference, San Francisco, Spring 2006

Alicia was recognized as a *Northern California Super Lawyer* in 2015.

Alicia earned her J.D. at Santa Clara University School of Law in 1996 and her B.A. from Stanford University in 1988.

Areas of Practice

Real Estate
Land Use
Environmental Law

Bar Admissions

California



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