



## Edward L. Shaffer

Of Counsel

Oakland

1999 Harrison Street  
Suite 1650  
Oakland, CA 94612-3520

✉ [eshaffer@bwslaw.com](mailto:eshaffer@bwslaw.com)

☎ **D:** +1 510.903.8861

☎ **T:** +1 510.273.8780

### PRACTICES

Environmental Land Use and  
Natural Resources

Real Estate and Business Law

### EDUCATION

J.D., University of California,  
Hastings College of the Law,  
1986

Masters of City and Regional  
Planning, Rutgers University,  
1975

B.A., Boston University, 1973

### ADMISSION

State Bar of California

### AFFILIATIONS

American Planning Association

East Bay Leadership Council,  
Former Co-Chair of Land Use  
Task Force, Board of Directors,  
former Chief Legal Counsel

Contra Costa Bar Association,  
Chair, "Food from the Bar"  
Committee (Annual fundraiser  
for Food Bank of Contra Costa  
and Solano)

---

*Pronouns: he, him, his*

A former professional city planner, Ed Shaffer excels in achieving positive outcomes for [environmental](#), land use, and [real estate](#) law clients. He manages regulatory practices and resolves objections by interested parties such as applicants, neighbor groups, agency staff and decision makers.

Ed represents real estate developers, commercial and industrial property owners, and public agencies. He is well versed in EIRs, development agreements and vested rights, general plans and zoning, use permits and subdivision matters. He serves as land use and CEQA special counsel for the firm's city clients.

Ed is well versed in EIRs, development agreements and vested rights, general plans and zoning, use permits and subdivision matters. A major aspect of his practice involves guiding projects through the complex requirements of CEQA environmental review and development approval. In the process, Ed is able to strengthen the defensibility of approvals at risk of litigation.

His prior career as a city planner and planning consultant gives him special insight into the priorities of public officials and the best path to achieving approvals that satisfy all parties. Ed is known for his attention to detail without losing sight of the client's overall goals, whether spotting serious errors in an EIR, negotiating key terms of a contract, or making sure approval conditions are workable.

Ed handles property rights matters, resolving and documenting easements and related issues. He also works with buyers and sellers negotiating complex real estate options and purchase agreements, performing due diligence, clearing title issues and helping close the deal.

Ed is active in the East Bay Leadership Council, an advocacy organization promoting the economic vitality and quality of life in Contra Costa County, the Bay Area, and the state, and for many years

he served as Co-Chair of the Council's Land Use Task Force. These efforts involve close interaction with public officials at local, regional and state levels of government as well as key business leaders.

## PUBLICATIONS

Adopting Impact Fees: A Cautionary Tale

## RECOGNITIONS

Martindale-Hubbell, AV Preeminent Rating

## REPRESENTATIVE MATTERS

- Public Agencies – Assisted the City of San Bruno regarding approval and construction of YouTube's Bayhill office complex. Tasks included guiding CEQA review, negotiating development agreement and multiple implementation agreements, resolving utility and easement complications, obtaining amenity concessions, coordinating phasing of public and private improvements, and establishing impact fee and infrastructure financing mechanisms. This work required maintaining ongoing interaction with City staff and decision makers and fostering a productive relationship with the developer's attorney and project team.
- Residential Development – Successfully advised developer client and guided consultants and city staff in a complex land use matter to obtain approval for a 1,300-home development in Kern County, overcoming organized opposition by environmentalists, neighbor groups and other special interests. Successfully defended the approval in CEQA litigation brought by the Sierra Club.
- Commercial Development – Guided planning and approval of a three-million square foot mixed commercial master plan community in Merced County involving CEQA review and the full range of approvals including general plan and zoning amendments, municipal services, planning, development agreement, and annexation.
- Industrial Development – As counsel to a major industrial facility, negotiated complex deals to lease surplus sites for a commercial power plant and a solar generation facility, documented cogeneration arrangements and easement rights and addressed related land use and real estate issues.
- Hospital Development – Assisted Marin Healthcare District in planning and approval for major reconstruction of Marin General Hospital to satisfy seismic safety requirements and modernize medical facilities and services, involving close interaction with District and County officials, multi-phase project planning and CEQA review, and a sequence of District Board approvals.