



→ Arthur J. Friedman

Retired - Of Counsel

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Arthur J. Friedman is retired from the firm and is now Of Counsel.

Areas of Practice

Arthur's litigation and consulting practice encompassed complex commercial, real estate, CEQA, land use, public agency and charter school education matters.

Arthur was recognized for the ninth consecutive year as a Northern California *Super Lawyer* for environmental and business litigation and listed among the *Best Lawyers in America*.

Commercial Litigation:

Arthur's commercial litigation practice encompassed a broad range of shareholder, partnership and contract disputes, including shareholder derivative actions, joint venture and related partnership disputes. Arthur additionally had extensive experience litigating breach of warranty and other complex contractual disputes. Arthur recently obtained a multi-million dollar verdict for his client following a one-month trial in a complex contract dispute arising from his client's multi-year design and implementation of new computer systems for a hospital. Arthur represented private and public entities in a variety of complex commercial matters.

Land Use Litigation:

Arthur is widely-recognized as among the most experienced and accomplished litigators in disputes involving California's Environmental Quality Act ("CEQA"). For more than 15 years, Arthur litigated numerous CEQA cases throughout California before the trial courts, Courts of Appeal and California Supreme Court. Arthur served as peer review counsel to assess CEQA litigation risks for investors of the Sacramento Kings and Golden State Warriors stadium projects, respectively. He previously successfully defended the City of Sacramento in defeating CEQA challenges to the Sacramento Railyards Specific Plan, which the Daily Journal listed as among the "Top Defense Verdicts," as well as the Oakland Zoo in defeating challenges to the Zoo's plan amendment. Arthur also represented the Hollywood Chamber of Commerce and continues to represent developers throughout California in defending approved large-scale retail, hotel, entertainment, residential and mixed-use projects.

In addition to his expertise under CEQA, Arthur has extensive experience litigating disputes on behalf of developers and cities under California's Housing Element, SB 35, the Housing Accountability Act and Density Bonus Law. Arthur achieved success in pursuing Housing law claims on behalf of his developer clients in litigation brought against the Town of Los Gatos and the City of Dublin, and defended Housing law claims

brought against a municipality.

Arthur recently prevailed on appeal in challenging a municipality's enactment of a moratorium barring development of all public charter schools.

Public Agencies:

Arthur represented public agencies, including the cities of Sausalito and Los Altos in a variety of complex matters involving citizens or other public agencies that may arise under contracts, statutes or public interest rights. In addition to litigation, this work included consultation, peer reviews and independent investigations regarding compliance with the Brown Act and other legal obligations.

Education:

Arthur represented the California Charter School Association and various charter schools in various matters arising under California's Charter School Act and other legal authorities pertaining to the rights and responsibilities of charter schools and their chartering authorities.

Honors

Best Lawyers in America, *Best Lawyers*, 2018-2026

Lawyer of the Year: Litigation - Land Use and Zoning, *Best Lawyers*, 2026

Northern California Super Lawyer, *Super Lawyers*, 2011-2021, 2023-2025

Leading Environmental Practices Lawyer, *The Recorder*, 2012

Legal 500, 2010

Articles

- Analyzing Climate Change Under CEQA in a Climate of Uncertainty
Real Property Law, Vol. 30, 09.01.2007
- The Use and Misuse of Motions to Stay the Project in CEQA Litigation
05.29.2007

Publications

- "Taking and Defending Expert Depositions," *PLI Course Handbook* Titled "Taking and Defending Depositions 2011".
- "Analyzing Climate Change Under CEQA In A Climate Of Uncertainty," *Real Property Law* Vol. 30 (September 2007).
- "The Use and Misuse of Motions to Stay the Project In CEQA Litigation," *California Real Estate Journal* (May 29, 2007).
- "Attention Developers: Your Tentative Map May Be in Jeopardy - Or May Have Expired," *California Real Property Journal* (Spring 2004).

Media Mentions

Top Verdicts of 2009 - Clearing the Way for Urban In-Fill
Sacramento Citizens Concerned About the Railyards v. City of Sacramento; Downtown Plaza v. City of Sacramento
Daily Journal, 02.03.2010

Speaking Engagements

"Keep Up With The Latest CEQA Developments," Sheppard Mullin CEQA Breakfast Briefing (September 27, 2012)

"CEQA: Part II," Select Conference on Industry Litigation, Napa, CA (May 21, 2011)

"Taking and Defending Expert Depositions," Practising Law Institute's Taking and Defending Depositions, San Francisco, CA (June 9, 2010)

"Deposition Strategy," Practising Law Institute's Taking and Defending Depositions, San Francisco, CA (June 18, 2009)

"Policy Initiatives in California", Climate Change and Land Use Conference, Tarrytown, NY (May 5, 2008)

"AB 32," presented to American AgCredit, Santa Rosa, CA (2007)

"Climate Change and EIS's," CLE International Conference on Climate Change Law, Biltmore Hotel Los Angeles (February 28-29, 2008)

"AB 32," Law Seminars International Conference on Climate Change Impacts On Land Use Planning and Project Approvals, White Plains, NY (May 5-6, 2008)

Events

CEQA Breakfast Briefing Seminar Series - San Francisco
Streamlining the CEQA Process
05.02.2013

CEQA Breakfast Briefing Seminar Series - Orange County
Streamlining the CEQA Process
04.03.2013

2012 CEQA Breakfast Briefing - San Francisco
Sheppard Mullin San Francisco Office, 11.15.2012

2012 CEQA Breakfast Briefing - San Diego
Sheppard Mullin San Diego Office, 10.10.2012

Education

J.D., University of Texas, 1992, *with honors*

B.A., Yale University, 1989, *cum laude*

Admissions

U.S. District Courts for the Northern, Eastern, and Central Districts of California

Ninth Circuit Court of Appeals