
Miles H. Imwalle

Partner

San Francisco

Details

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Miles Imwalle focuses on all aspects of land use and development and has shepherded some of the largest, most complex, and most controversial projects through the state's notoriously difficult entitlement process, finding the most practical, efficient, and defensible path to obtaining entitlements.

Miles has a sophisticated understanding of the numerous regulatory hurdles large-scale development projects face, including compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) environmental review, the federal and California Endangered Species Acts, the Clean Water Act, Porter-Cologne Water Quality Control Act, the Williamson Act, emerging California regulations addressing climate change, and local zoning and related laws and regulations. He understands these projects often require approvals from several local, regional, state, and federal agencies, each with different objectives and cultures. Miles understands how the issues interrelate, and he works creatively and collaboratively with regulators to navigate potential pitfalls while seeking solutions to seemingly intractable problems.

Miles advises on a wide range of issues relating to the development, financing, and purchase and sale of large-scale development projects, including corporate R&D and office campuses, mix-use transit-oriented developments, industrial facilities, and renewable energy projects.

Miles earned his J.D. from New York University School of Law where he served as an articles editor for the New York University Environmental Law Journal. He earned his B.A. with honors from Dartmouth College.

Notable Representations

Apple Inc.'s New Cupertino Campus

Served as land use, CEQA and natural resource permitting counsel to Apple in connection with its new, iconic, approximately 3.4 million-square-foot Apple Park campus in Cupertino, California. This high-profile project was approved in 2014 without litigation and was designated by the Governor and the California Air Resources Board (CARB) as the first environmental leadership project in California under AB 900, the CEQA Streamlining legislation.

Walnut Creek BART Project

Assist with the entitlement of a mixed-use, transit-oriented development project at the BART Station in Walnut Creek, California. This 16-acre site will be developed with a replacement parking garage for BART parking, approximately 600 multi-family residential units, approximately 22,000 square feet of retail use, and associated parking.

John Muir Health's Development Projects

Serve as John Muir Health's land use, natural resources, and real estate counsel on all aspects of its capital program, including the entitlement and development of its major medical centers in Walnut Creek, Concord, and Brentwood, California.

San Ramon City Center Project

Assisted Sunset Development Company with obtaining entitlements for its mixed-use, public-private partnership “City Center” project in San Ramon. The project consists of a mix of residential, retail, commercial, and civic components.

Sand Hill Property Company’s Vallco Town Center

Representing Sand Hill Property Company in its efforts to transform the failed Vallco Mall in Cupertino into a vibrant, mixed-use “town center” that is proposed to include over 2,400 residential units, 400,000 square feet of retail and entertainment uses, and approximately 1.8 million square feet of office, all capped by a 30 acre publicly accessible green roof.

Panoche Valley Solar Project

Representing Consolidated Edison Development in all efforts to entitle, defend and settle ensuing litigation in relation to the controversial 250 MW Panoche Valley Solar project. The project required approvals from multiple local, state and federal agencies, and both CEQA and NEPA environmental review documents. Successfully assisted the defense of three lawsuits, ultimately ending in a comprehensive settlement that includes placing over 25,000 acres of habitat into a conservation easement.

Honors & Awards

Miles is recommended by Legal 500 USA (2014–2017) in the areas of land use and zoning; environment: litigation and transactional/regulatory; and alternative/renewable energy. He is also recognized as a top land use and zoning attorney by Northern California Super Lawyers. In 2012, The Recorder named Miles among its 50 “Fast Track” lawyers, a list that recognizes California attorneys whose early accomplishments indicate they will be tomorrow’s top lawyers and leaders.

Publications & Speaking Engagements

- Miles’ recent publications include:
 - [“2020 Housing Legislation Overview: Started with a Bang, Ended with a Whimper“](#)
 - [“Calif. Housing Approval Law Is A Strong Tool For Developers,”](#) Law360 (July 2020)
 - [“Court Rulings Demonstrate SB 35’s Potential To Obtain Swift, Certain Approval Of Housing Developments“](#)

Education

J.D., New York University School of Law (2003)

B.A., Dartmouth College (1997)