



Ashley E. Breakfield

Senior Associate

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Ashley Breakfield represents large-scale urban developers, real estate investors, renewable energy companies, and private property owners in sophisticated land use and real estate matters.

In the land use realm, Ashley specializes in advising clients on Bay Area mid-scale project development strategies, beginning at the project's inception with evaluating a site for possible uses and strategizing on development plans. She then works to shepherd the project through the administrative process, including evaluating, negotiating and obtaining permits and other entitlements and administrative approvals, and counseling clients on environmental review under both CEQA and NEPA.

In the commercial real estate aspect of her practice, Ashley's transactional background is equally extensive. Her experience includes counseling developers and real estate investors with acquisitions, dispositions, and leasing of office, industrial, retail, and agricultural real estate.

Prior to joining Farella's Real Estate and Land Use practice group, Ashley was an associate in our Environmental Law practice group. In that role, she counseled clients on regulatory and compliance matters involving state and federal environmental, land use, and natural resources laws and statutes, and represented clients in state and federal court, as well as before various administrative agencies and boards. This experience is frequently an integral part of her real estate work.

Ashley's approach to her practice is forthright, practical, and results-oriented. Personable and straightforward, she is skilled at negotiating and communicating, emphasizing that both parties would like to get a deal done, and striving, whenever possible, to collaborate in the interest of getting to "yes" a little faster. Combined with her deep, firsthand knowledge of the ins and outs of the Bay Area real estate market, she's an effective and persuasive advocate for her client's interests.

Ashley served as a judicial extern for the Honorable Edward M. Chen of the United States District Court, Northern District of California, and as a legal intern for the California Attorney General's Office – Natural Resources Section and the Center on Race, Poverty & the Environment.

Distinctions

- *Super Lawyers'* Northern California Rising Stars (2015-2020).

Memberships and Affiliations

- Member, Diversity & Inclusion Task Force, CREW Network
- Co-Chair, Minority Bar Coalition
- Member, BALIF
- Volunteer, Californians Advancing Civic Education
- Member, Commercial Real Estate Women of San Francisco (CREW)
- Member, San Francisco Bay Area Planning and Urban Research Association (SPUR)

Services

- Real Estate
- Land Use / Development
- Environmental Law
- Natural Resource Protection
- Renewable Energy
- Wine

Education

- University of California, Hastings College of the Law (J.D., 2011)
 - *cum laude*; Editor in Chief, *Hastings West-Northwest Journal of Environmental Law and Policy*
- University of California, Santa Cruz (B.A., 2008)
 - with highest honors

Bar Admissions

- California

Publications

October 9, 2020

Ashley Breakfield CREW SF Interview on Diversity

November 1, 2019

Downtown Oakland Slated for Increased Development

May 20, 2019

Keeping Tabs on Energy Efficiency – New Benchmarking Requirements for San Francisco

8/2/2018

San Francisco's HOME-SF Density Bonus Program: Three Key Changes Important to Developers

9/27/2017

California Legislature Responds to the State's Housing Crisis With Increased Funding, Streamlining, and Enforcement

5/10/2017

Stability For Calif. Cap-And-Trade Program, For Now

4/4/2017

How to Effectively Manage Vapor Intrusion Risks When Acquiring and Developing Property

2/24/2016

Preemption Defense: Is Inaction by the FDA Enough?

6/18/2015

California Supreme Court Upholds Validity of Inclusionary Housing Ordinances

6/1/2015

Troubled Waters: Clean Water Act Jurisdiction Remains Muddled After New Rule Issued

September 2012

Securing Land for Large-Scale Solar

4/9/2012

The Challenges of Developing Utility-Scale Renewable Energy Projects on Land Under Williamson Act Contracts

Outside the Office

Originally from New Jersey, Ashley is a loyal New York Football Giants fan and an avid U.S. Women's National Soccer Team supporter. She is also passionate about promoting civic education for young people through her work as a board member of Californians Advancing Civic Education, and dedicated to supporting the LGBT legal community.