



## Breana M. Inoshita Associate

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### Practice Areas

Air Quality & Climate Change | CEQA / NEPA | Endangered Species |  
Energy | Energy Project Development | Land Use | Real Property & Land  
Use Litigation | Regulatory Law & Business Permitting

Breana Inoshita is committed to assisting her public agency and private clients navigate a wide variety of complex land use and environmental issues.

Breana's current practice has a particular focus on natural resources matters, including the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), land use, energy, and public utility regulation. Her educational background in community and regional development gives her a comprehensive understanding of environmental policy and regional planning, which she uses to assist clients in resolving various land use entitlements and regulatory issues.

While attending law school, Breana served as the Executive Managing Editor of the Hastings Environmental Law Journal. She also worked as a teaching assistant for legal writing and research Courses. Additionally, she gained experience as a law clerk at the San Francisco City Attorney's Office and Shute, Mihaly & Weinberger LLP.

Breana regularly contributes to [CEQA Chronicles](#), a firm blog that provides up-to-date information and analysis on key developments in environmental review under the California Environmental Quality Act.

## Experience

### Land Use and CEQA

- Assisting a Southern California municipality in defending several lawsuits under CEQA, the Planning and Zoning Law, and local municipal code.
- Assists in advising a real estate developer on permits and entitlements and CEQA compliance for several housing and mixed-use projects in Northern California.
- Assists in representing the University of California in connection with various land-use projects and litigation.
- Assisted in successful demurrer to challenge of RV park project near Yosemite National Park with claims under CEQA, the Planning and Zoning Law, and public nuisance.

- Assisted in successful defense of challenge to annual water allocations exempted under CEQA. Secured complete denial of writ petition at trial court.

## Energy and Mining

- Assists in advising clients on permits and entitlements for mining construction-grade sand from San Francisco and Suisun Bays.
- Assists construction material company with CEQA compliance for a creek restoration project at a quarry in Santa Clara County.
- Assisted in advising a community-owned electric utility on CEQA compliance for a utility-scale wind repowering project in Solano County.

## Public Utility Regulation

- Assists in representing investor-owned utilities and independent natural gas and electric service providers in utility general rate cases and other CPUC proceedings addressing utility rates and costs borne by market participants.
- Advises passenger stage corporations and vessel common carriers on CPUC proceedings and regulatory compliance.

## Professional & Community Service

- California Lawyers Association, New Lawyers Section, Executive Committee Member-at-Large
- Association of Environmental Professionals, Member
- Asian American Bar Association, Member
- San Francisco Cherry Blossom Festival Queen Program, 2016-2017
- Florin Japanese American Citizens League, Board Member, 2016-2017
- Hastings Environmental Law Association, Member, 2018-2021
- *Hastings Environmental Law Journal*, Executive Managing Editor, 2020-2021

## Education

- J.D., University of California College of the Law, San Francisco (formerly University of California, Hastings College of the Law), 2021
- B.S., Community & Regional Development, University of California at Davis, 2017
- B.A., Asian American Studies, University of California at Davis, 2017

## Honors & Rankings

- UC Hastings Honor Society, 2019-2021

- Witkin Awards for Highest Grade in Professional Responsibility and Criminal Law
- CALI Awards for Highest Score in Class for Torts and Legal Writing and Research
- Legal Writing & Research Oral Argument Honorable Mention, 2019
- Hastings Environmental Law Association, Diversity Grant, 2018
- Dean's Scholarship, UC Hastings, 2018-2021
- Community & Regional Development Departmental Citation, 2018

## Publications

- *California Energy Commission Releases Draft Offshore Wind Plan That Details Port Infrastructure Needs*, California Land Use Law & Policy Reporter, Volume 33, Number 6, March 2024
- *California Utilities Commission Proposes Increased Storage Capacity at Aliso Canyon*, Environmental, Energy & Climate Change Law and Regulation Reporter, Volume 3, Number 11, August/September 2023
- *Litigation is Taking California's Public Trust Doctrine From the Waterfront to the Forefront*, Western City Magazine, June 1, 2023
- *Ninth Circuit Holds Rulemaking Petition Regarding Grizzly Bear Recovery Plan is not Subject to Judicial Review*, Environmental, Energy & Climate Change Law and Regulation Reporter, Volume 3, Number 6, March 2023
- *Energy Commission Sets California Offshore Wind Target of 25 GW by 2045*, Downey Brand Energy Publication, August 11, 2022
- *U.S. Securities and Exchange Commission Proposes Rule on Climate-Related Disclosures*, Environmental, Energy & Climate Change Law and Regulation Reporter, Volume 2, Number 8, May 2022
- *California Offshore Wind Gains Momentum with Two Key Milestones in April*, Downey Brand Energy Publication, April 15, 2022
- *Developing Offshore Wind in California – Environmental Permitting and Interconnection Considerations*, Downey Brand Energy Publication, February 18, 2022
- *California Proposes Setback Requirement for New Oil and Gas Wells – How Does it Measure Up?*, Environmental, Energy, & Climate Change Law and Regulation Reporter, Volume 2, Number 3 and California Land Use Law & Policy Reporter, Volume 31, Number 3, December 2021
- *New California Laws Ban PFAS in Juvenile Products and Food Packaging*, November 3, 2021

## Legal Alerts

- *California Energy Commission Releases Draft AB 525 Offshore Wind Strategic Plan*, January 25, 2024
- *Newly Signed SB 286 Streamlines and Clarifies Permitting Process for Offshore Wind*, October 19, 2023
- *New Law Creates Central Procurement Mechanism to Enable Offshore Wind Development*, October 12, 2023

- *CEC Releases Offshore Wind Permitting Roadmap that Proposes Several Permitting Pathways*, May 4, 2023
- *California Energy Commission Releases Draft Permitting Roadmap for Offshore Wind Development and Report on Economic Benefits of Offshore Wind*, January 4, 2023
- *BOEM Announces Results of First West Coast Offshore Wind Lease Sale*, December 7, 2022
- *BOEM Publishes Final Sale Notice for California Offshore Lease Areas*, October 25, 2022
- *New Phase I Environmental Site Assessment Standard Makes Strides Towards Addressing Regulatory Uncertainty Associated With Emerging Contaminants, Such as PFAS*, January 24, 2022
- *FDA Announces Proposed Changes to Agricultural Water Requirements Under the Food Safety Modernization Act*, December 9, 2021

## Blogs

- *Extensions to State Project Long-Term Water Supply Contracts Survive Appeal*, January 15, 2024
- *Annual Legislative Update: Important Land Use Laws Taking Effect in 2024*, January 4, 2024
- *NIMBYism in Newport Beach: Court Upholds Addendum for Apartment Complex Challenged by NIMBY Neighboring Commercial Property Owner*, July 24, 2023
- *Statue's Status is History: City Prevails in CEQA Challenge to Removal of Junipero Serra Statue*, June 19, 2023
- *California Supreme Court Grants Review in UC Berkeley People's Park Student Housing Case*, June 15, 2023
- *Sixth District Upholds City's Rejection of Proposed Compensatory Mitigation for Demolition of Historic Building*, June 12, 2023
- *First District Affirms Denial of Anti-SLAPP Motion in a Malicious Prosecution Action Filed Against CEQA Petitioner's Attorney*, January 5, 2023
- *Third District Invalidates Water Bottling Facility EIR for Overly Narrow Project Objectives and Failure to Recirculate*, September 20, 2022
- *California Offshore Wind Gains Momentum with Two Key Milestones in April*, April 15, 2022
- *Third Appellate District Recognizes Unique Regional Resources at Lake Tahoe in Finding Olympic Valley Resort EIR Flawed*, December 13, 2021
- *Are Reductions in Parking a CEQA Impact – Second District Finds Context is Key*, October 22, 2021
- *Sixth District Holds CEQA Does Not Require Supplemental Review for a Streambed Alteration Permit*, July 20, 2020