

**BPC Expert Briefing**  
**CEQA Update 2019**

Monday, November 18, 2019

8:30 a.m. – 11:45 a.m.

Wendel Rosen LLP

1111 Broadway, 19<sup>th</sup> Floor, Oakland, CA

*2.5 General MCLE Credit Hours Pending Approval\**

**8:30 – 8:40**

**Welcome and Introductions**

- **Todd Williams**, *Partner, Wendel Rosen LLP*

**8:40 – 9:40**

**Year in Review – Significant CEQA Developments in 2018/2019**

- **Kathryn Oehlschlager**, *Partner, Downey Brand LLP*
- **Todd Williams**, *Partner, Wendel Rosen LLP*
- **Matthew Henderson**, *Attorney and Shareholder, Miller Starr Regalia*

**9:40 – 9:55**

**Break**

**9:55 – 10:35**

**Friant Ranch and Health Risk Assessments**

- **Taylor Vencill**, *Managing Consultant, Ramboll*
- **Kathryn Oehlschlager**, *Partner, Downey Brand LLP*

**10:35 – 11:35**

**SB 330 and Other New Housing Laws**

- **Todd Williams**, *Partner, Wendel, Rosen LLP*
- **Matthew Henderson**, *Attorney and Shareholder, Miller Starr Regalia*
- **Paul Campos**, *Vice President and Senior Counsel, Building Industry Association*
- **Arielle Harris**, *Partner, Downey Brand, LLP*

**11:35-11:45**

**Closing Remarks**

- **John Coleman**, *CEO, Bay Planning Coalition*

\*An application requesting MCLE credit for this activity is pending for approval by the State Bar of California. Certificates of Attendance will be sent upon request once approval is received. To ensure MCLE Credit verification, please also sign-in on the Record of Attendance form available at check-in.

# SPEAKER BIOGRAPHIES

## **Paul Campos, Building Industry Association**

Paul Campos oversees the BIA|Bay Area governmental affairs staff, manages the association's litigation activities, acts as a resource for members on land use, planning and environmental issues, and works with the California Building Industry Association state legislative and regulatory issues. He has testified before the United States Senate on behalf of BIA and the National Association of Home Builders on land use and environmental issues. Paul has been with the association since 1993. He earned a B.A. with highest honors from UC Berkeley and graduated cum laude from Harvard Law School.



## **John A. Coleman, CEO, Bay Planning Coalition**

John A. Coleman is the Chief Executive Officer of the Bay Planning Coalition, a non-profit, public benefit, membership corporation, to advocate for the balanced regulation and use of Bay-Delta resources to ensure that commerce, recreation and the environment thrive in the region. The Coalition's 175 members represent a broad spectrum of public and private Bay-Delta entities, including ports, maritime and shoreline industry, labor unions, local government, residential and commercial builders, recreational users and engineering, planning, environmental science, construction and legal professionals.

Coleman was elected in 1990 and since re-elected to the Board of Directors of the East Bay Municipal Utility District (EBMUD). Coleman was elected to serve as the President of the Association of California Water Agencies (ACWA) in December 2013. Coleman currently serves in the following capacities: Board Member of the Marine Exchange of the San Francisco Bay Region; member of the Freeport Regional Water Authority (FRWA); Chair of the Upper Mokelumne River Watershed Authority (UMRWA); Board Member of the East Bay Leadership Council; member of the San Francisco Bay Restoration Authority Advisory Committee; member of the East Bay Economic Development Alliance Legislative Committee, and Board Member of DERWA, the joint powers authority for recycled water service provided by EBMUD and the Dublin-San Ramon Services District.



## **Arielle Harris, Downey Brand LLP**

Arielle Harris is a Partner in the San Francisco office of Downey Brand LLP. Arielle has successfully represented developers in obtaining land use entitlements, including development agreements, general plan and specific plan amendments, rezoning, site development permits, and other land use approvals. She represents both public and private clients on a broad range of projects including residential and commercial development, renewable energy projects, groundwater extraction, water right permits, wastewater infrastructure, and surface mining and marine sand mining operations. Arielle regularly assists clients with preparation of environmental review documents under CEQA and NEPA, including strategy regarding the use of exemptions, recirculation, and supplemental or subsequent environmental review; and advises clients through all stages of project planning, environmental review, and project approval. Arielle also defends project approvals, both in the trial court and on appeal, against challenges brought under CEQA and NEPA, the public trust doctrine, and a variety of California planning and zoning laws.



**Matthew Henderson, Miller Starr Regalia**

Matthew Henderson is a land use and litigation shareholder in Miller Starr Regalia's Walnut Creek office. His practice encompasses all stages of land use and real property cases, from initial entitlement and environmental review to subsequent litigation and appellate work. He has experience in a variety of land use entitlement and litigation matters involving the California Environmental Quality Act (CEQA), general and specific plan updates, zoning, subdivisions, use permits, and the formation of community facilities districts. Matt represents clients in development and litigation related to mixed use, residential, and retail projects, lending, mortgage and title issues. He also excels in cases involving escrow liability, construction disputes and mechanics' liens, and municipal building and development projects. Matt also serves in Miller Starr Regalia's Appellate Practice Group and has experience in representing both parties and amicus curiae in significant appeals throughout the state. Matt received his J.D. from the University of California Los Angeles School of Law, his M.A. from the University of Chicago, and his B.A. from Pomona College.



**Kathryn Oehlschlager, Downey Brand LLP**

Kathryn Oehlschlager is a partner in the San Francisco office of Downey Brand. With more than 15 years of experience in environmental law, she has built a robust practice spanning environmental and land use compliance counseling, state and federal enforcement defense, and major litigation. She provides advice and counsel to public and private clients on compliance with all facets of environmental and land use law, including CEQA, NEPA, federal and state endangered species laws, contaminated site remediation, water quality and supply issues, and laws regulating solid and hazardous waste. She routinely represents clients in all aspects of the CEQA project review process, and has substantial experience managing contaminated sites, from investigation and remediation through the entitlement process and redevelopment.

Kathryn also has a proven track record with high-stakes litigation, having handled numerous land use and environmental cases in state and federal trial courts and through the courts of appeal. Kathryn is equally comfortable handling writs of mandamus and traditional civil litigation matters, and regularly represents clients in administrative appeals, including the second appeal ever heard by the Delta Stewardship Council.

Kathryn earned her J.D. from the University of California, Hastings College of the Law, and currently serves on the Board of Women in Environment.



**Taylor Vencill, Ramboll**

Taylor Vencill is a Senior Managing Consultant in the Air Sciences Practice at Ramboll, currently located in the San Francisco, California office. Taylor has over 10 years of experience in air quality consulting and has expertise in emissions estimation, air dispersion modeling, permitting, regulatory compliance, and greenhouse gas (GHG) emissions analyses and verifications. She has contributed to climate action plan development, climate change technical reports, environmental impact reports (EIRs), permit applications, health risk assessments (HRAs), and litigation support. Taylor is a Registered

Professional Engineer (Chemical) in California and a California Air Resources Board-Accredited GHG Lead Verifier with Specialty in Oil & Gas and Process Emissions (Executive Order H-18-159). She has a Bachelor of Science degree in Chemical Engineering from Cornell University and a Master of Science degree in Civil and Environmental Engineering from Stanford University.



**Todd A. Williams, Wendel Rosen LLP**

Todd, chair of the firm's Land Use Practice Group, represents clients in the broad spectrum of land use, real estate and environmental issues in both litigation and administrative proceedings. He works with private clients and public entities, including landowners and developers of residential, infill, commercial and industrial property, as well as local agencies, providing property entitlement processing and local government

land use approvals; CEQA compliance and litigation; planning and zoning law advice; and real property litigation. He also has experience with infill project streamlining, density bonus and housing laws, affordable housing and historic preservation regulations, as well as advising clients on public-private partnerships, the Subdivision Map Act, the Williamson Act, and cannabis land use regulations, along with easement and boundary dispute matters. A contributing editor on the 2010 – 2011 edition of State and Local Government Land Use Liability, and a reviewer of the 2012 and 2013 editions of the Municipal Law Handbook, Todd also has spoken throughout the state on land use law, with particular emphasis on CEQA.

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