



Bay
Planning
Coalition

2025

CEQA & REGULATORY UPDATE EVENT

WHEN

Thursday, November 20

WHERE

David Brower Center (Berkeley, CA)

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EVENT AGENDA

8:00 AM REGISTRATION

8:30 AM OPENING REMARKS

- **Lauren Gularte**, *Government & Regulatory Affairs Manager* | SF Bay Ferry

8:35 AM SEGMENT 1: FEDERAL REGULATIONS IN A SHIFTING POLICY LANDSCAPE

Moderator: **Christian Marsh**, *Partner* | Stoel Rives

Speakers:

- **Laura Zagar**, *Partner* | Perkins Coie
- **Clark Morrison**, *Partner* | Cox Castle

9:35 AM SEGMENT 2: EVOLVING CEQA AND CLIMATE DISCLOSURE POLICIES

Speakers:

- **Arielle Harris**, *Partner* | Cox Castle
- **Michael Keinath**, *Director of Air & Climate Service Line* | Ramboll

10:30 AM COFFEE BREAK

10:45 AM SEGMENT 3: CEQA CASE DEVELOPMENTS - A YEAR IN REVIEW

Speakers:

- **Todd Williams**, *Partner* | HSW, LLP
- **Jennifer Jeffers**, *Partner* | Allen Matkins
- **Christian Marsh**, *Partner* | Stoel Rives

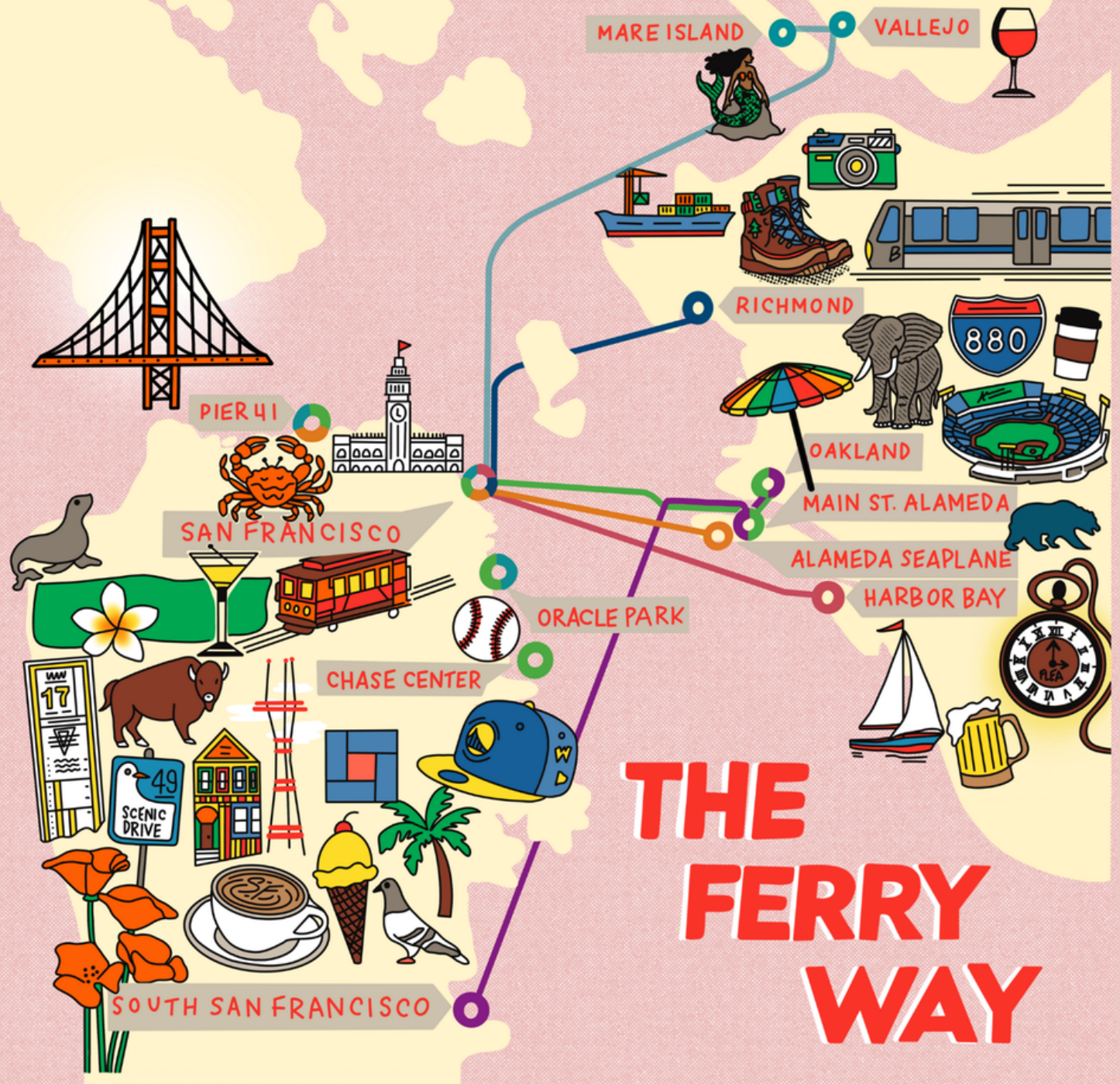
11:40 AM KEYNOTE ADDRESS

- **Kate Gordon**, *CEO* | California Forward

12:00 PM CLOSING REMARKS

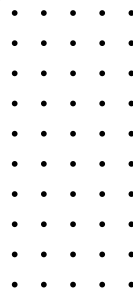
- **Arielle Harris**, *Partner* | Cox Castle

Cross The Bay



THE FERRY WAY

RESOURCES



2025 Land Use, Environmental, and Natural Resources Update

Allen Matkins

[View Here](#)

The article provides an update on California's 2025 legislative and policy developments, focusing on environmental resilience and housing. It covers the state's response to wildfires, efforts in conservation and renewable energy, and the Legislature's push to streamline housing approvals through the "Fast Track Housing" package, including ongoing debates around CEQA reform.



Managing the Energy Transition: A Place-Based Approach

Carnegie Endowment for International Peace

[View Here](#)

The article explores the shift from fossil fuels to clean energy, emphasizing the need for local, place-based strategies. It highlights the challenges for extractive industry communities and the importance of making the transition equitable and resilient.



California Climate-Smart Economy Initiative Discussion Paper

California Forward

[View Here](#)

CA FWD and Resources Legacy Fund partnered to write this discussion paper, which shows how we can reimagine climate leadership through economic prosperity. California has an opportunity to step forward as a model for climate action, and as the architect of a new climate-smart economy.

EVENT SPEAKERS



Kate Gordon

California Forward

Chief Executive Officer

Kate Gordon is the CEO of California Forward, a statewide organization advancing a sustainable, resilient, and inclusive economy. She previously served in the Biden-Harris administration as Senior Advisor to U.S. Energy Secretary Jennifer Granholm, leading locally focused clean energy initiatives and serving on the Secretary of Energy's Advisory Board. In California state government, Gordon was Director of the Governor's Office of Planning and Research and Senior Climate Policy Advisor to Governor Gavin Newsom, launching programs such as the Community Economic Resilience Fund and California's first integrated climate budget. Before public service, she founded the Risky Business Project and held leadership roles at the Apollo Alliance and several nonpartisan think tanks. Gordon holds a J.D. and Master's in City and Regional Planning from UC Berkeley and a bachelor's from Wesleyan University, serves on multiple boards, teaches a course on climate and infrastructure at UC Berkeley, and is a Non-resident Scholar at Carnegie California.



Lauren Gularte

SF Bay Ferry / Water Emergency Transportation Authority

Government & Regulatory Affairs Manager

BPC Board Member; Resilient Transportation Committee Co-Chair

Lauren Gularte is the Government & Regulatory Affairs Manager for the San Francisco Bay Area Water Emergency Transportation Authority (WETA), a regional public transit agency responsible for developing, operating and expanding San Francisco Bay Ferry service and coordinating regional water transit emergency response.

Lauren has worked in many positions at WETA and its predecessor agency the Water

Transit Authority since 2004. She has worked on an array of projects including the consolidation and takeover of municipal ferry services, overhauling the agency's plans and programs and helping develop the agency's fleet plan to transition to zero emissions. She currently manages the agency's legislative and advocacy program, emergency response program, and federal civil rights programs. Lauren specializes in building and growing coalitions to support WETA's program of projects.



Arielle Harris

Cox Castle

Partner

BPC Board Member; Organizational Development Chair

Arielle Harris is an attorney whose practice focuses on land use and appellate matters.

Arielle represents developers, landowners, and public agencies in connection with entitlements and environmental review and permitting for residential and mixed-use projects, transit-oriented infill developments, corporate campuses (including technology and biotechnology), office and industrial parks, retail, military base reuse projects, as well as public infrastructure projects (including water and solar).

She assists clients through all aspects of the administrative land use process, including pre-acquisition due diligence, environmental review pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), obtaining approvals of general plan amendments, specific plans, subdivision maps, and conditional use permits negotiating and drafting development agreements and subdivision improvement agreements, as well as post-entitlement matters involving approval of final maps and subdivision improvement agreements, project implementation and compliance, and permit and map extensions. Arielle also regularly advises clients on maximizing protections under the state housing production laws such as the Housing Accountability Act and Density Bonus Law.

Arielle also helps project applicants, landowners, and public agencies resolve disputes arising out of the land use entitlement and permitting process. An experienced litigator, she represents clients in administrative hearings as well as in litigation at both the trial and appellate court level. She has successfully resolved cases involving claims under CEQA, the California Planning and Zoning Law, Public Trust Doctrine, as well as cases involving easement disputes, due process claims, and related matters.



Jennifer Jeffers

Allen Matkins

Partner

Jennifer advises clients on land use and environmental issues for commercial, residential, medical, and mixed-use projects across California. She supports private, nonprofit, and public entities through all phases of development, including due diligence, CEQA and NEPA compliance, permitting, and construction.

She has deep experience with complex natural resources matters, including endangered species, wetlands, and water quality regulations. Jennifer regularly manages permitting with agencies such as the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, regional water boards, and the Coastal Commission. She also works with clients on conservation easements and other mitigation strategies.

Jennifer is well-versed in state housing laws and local referenda and has guided numerous high-profile projects including corporate campuses, mixed-use developments, hospitals, and large housing projects through California's approval processes.

Her strong technical background in environmental science and prior policy work help her translate complex issues into practical solutions. Before joining Allen Matkins, she led the land use practice at Stice & Block LLP and previously directed marine conservation programs at Conservation International in Washington, D.C.



Michael Keinath, PE

Ramboll

Director of Air & Climate Global Service Line

Michael Keinath is Director of Ramboll's Air & Climate Global Service Line, which includes over 350 scientists and engineers across the US, Canada, Europe, and APAC. He has over 30 years of experience in environmental science and engineering, with specialist expertise in air quality and climate change, human health risk assessment, and product stewardship. He has advised clients from a wide range of industries, including ports and rail, quarries and mines, foundries and recyclers, chemical manufacturers, consumer products suppliers, property developers, local planning agencies, and municipal utilities. Michael has led air quality and greenhouse gas analyses for several marquee entitlement projects in the San Francisco Bay Area, including the Apple and Facebook campuses, the Golden State Warriors' Chase Center, and the proposed Oakland Athletics' Howard Terminal Ballpark.



Christian Marsh

Stoel Rives

Partner

BPC Board Member; Government Affairs Committee Co-Chair

Christian Marsh is a partner in the San Francisco office of Stoel Rives LLP. He advises public and private clients on natural resource, energy, and land use matters involving endangered species, wetlands, California planning and zoning law, water rights, the public trust doctrine, and NEPA and CEQA review. Among a variety of projects, he has entitled and permitted large-scale residential, commercial, and mixed-use real estate developments, ground and surface water supply projects, traditional and renewable energy facilities, oil production and transmission infrastructure, port and waterfront developments, and public infrastructure and mining projects.

Christian also conducts trial and appellate-level litigation in the areas of his expertise, including CEQA and NEPA. Among other significant appeals, Christian represented the prevailing parties in consecutive CEQA cases before the California Supreme Court, *Save the Plastic Bag Coalition v. City of Manhattan Beach*, 52 Cal.4th 155 (2011), and *Stockton Citizens for Sensible Planning v. City of Stockton*, 48 Cal.4th 481 (2010). Before practicing law, Christian served as special assistant in the U.S. Department of the Interior, where he advised the Deputy Secretary and the Assistant Secretary for Water & Science on endangered species and water policies.



Clark Morrison

Cox Castle

Partner

Clark Morrison is a senior partner at the Cox Castle law firm in San Francisco, where he chairs the firm's Water and Natural Resource Law practice group. For more than 35 years, Clark has represented private and public landowners in the local, state and federal permitting of large and complex development projects throughout California and the western United States. His clients include residential and commercial developers, renewable energy companies, water and flood control districts, investor-owned utilities, mitigation and conservation bankers, agricultural landowners, mining companies, cities and counties, and land trusts and other non-profits. He also provides legislative and regulatory advocacy on matters of critical concern to a number of trade associations, including the California Building Industry Association, the California Wind Energy Association, the Large Scale Solar Association, American Clean Power, and the Ecological Resource Business Association (ERBA).

Clark is nationally known for his expertise in wetlands, endangered species, water law, and other natural resources matters. He works regularly with the U.S. Army Corps of Engineers, E.P.A., the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and California's State Water Resources Control Board and Regional Water Quality Control Boards. His areas of expertise include the Clean Water Act, Porter-Cologne, the State and Federal Endangered Species Acts, the National Historic Preservation Act, the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, the California Fish and Game Code, and NEPA and CEQA. Clark is one of California's leading experts in the negotiation and structuring of complex conservation transactions, including permittee-responsible mitigation projects, conservation banks and mitigation banks, and in lieu fee programs.

Clark was educated at U.C. Berkeley and the U.C. Berkeley Law School (formerly Boalt Hall). He is a frequent writer and speaker on natural resource law, and for several years served as lecturer in residence at U.C. Berkeley Law School. He is co-author of the State's leading treatise on natural resource law entitled, *Natural Resource Regulation in California: A Practical Guide to Agency Permitting and Procedures* (Solano Press).



Laura Tam

Bay Planning Coalition

Chief Executive Officer

Laura Tam is the Chief Executive Officer of Bay Planning Coalition, a network of over 100 organizations that advocate for effective policy, funding, and regulation for San Francisco Bay. Laura has over 25 years of experience building partnerships to advance natural resources policy, climate resilience, and healthy communities. Prior to joining BPC in November 2024, Laura was a Senior Program Officer at Resources Legacy Fund, where she led philanthropic programs, cross-sector coalitions, and strategic communications to advance wildfire, climate, and community resilience in California.

Earlier in her career, Laura spent over a decade as Sustainable Development Policy Director at the San Francisco Bay Area Planning and Urban Research Association (SPUR), a leading urban public policy think-tank. She has served on numerous advisory groups to local governments and on nonprofit boards, including those of Smart Growth California; the San Francisco Bay Restoration Authority; Resilient by Design; Friends of the Urban Forest; the Business Council on Climate Change; and the Bay Area Air Quality Management District.

Laura has a BA in Geography from Dartmouth College and a Master of Environmental Management degree from the Yale School of Forestry and Environmental Studies. She has lived in the Bay Area for over 20 years and currently resides in Berkeley with her family.



Todd Williams

HSW, LLP

Partner

Todd represents clients in the broad spectrum of land use, real estate and environmental issues in both litigation and administrative proceedings throughout California.

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, the Density Bonus Law and recent housing legislation, 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.

Todd has been listed in Best Lawyers in America®, Land Use and Zoning Law, since 2018; and has been recognized by Super Lawyers® for over 10 years. 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.



Laura Zagar

Perkins Coie

Partner

Laura Zagar's project development practice encompasses federal and state environmental review of energy and water infrastructure projects; protected species; permitting; and energy, ocean, and natural resources policy. With her deep regulatory knowledge and passion for reducing climate change impacts, Laura advises clients driving the nation's energy transition. Laura is Chambers-ranked for her outstanding work in offshore energy (nationwide) and environmental law (California). Her clients recognize that Laura "has a broad scope to her work and she is uniquely personable. She builds relationships and trust." They also value her holistic approach to development based on a deep knowledge of infrastructure development, policy

acumen, a keen understanding of the dynamics of stakeholder and tribal engagement, and dexterity with complex regulatory frameworks.

Laura guides private and public clients through the development process. She helps her clients secure approvals from California agencies, such as the California Energy Commission, the California Public Utilities Commission, the California Department of Fish and Wildlife, and the State and Regional Water Boards. She also has extensive experience with federal agencies, including the Bureau of Ocean Energy Management, Bureau of Land Management, U.S. Fish and Wildlife Service, Bureau of Indian Affairs, the Oceanic and Atmospheric Administration (NOAA Fisheries and the Office of National Marine Sanctuaries), U.S. Army Corps of Engineers, and the U.S. Forest Service. Her comprehensive advice and litigation skills help her clients bring an infrastructure project from conception to reality in the most challenging jurisdictions.

Laura is known for her commitment to sustainability and her thought leadership at the forefront of industry trends. She actively engages with renewable energy trade organizations and frequently speaks on renewable energy topics at industry-leading conferences, with a focus on offshore wind development.

UPCOMING BPC EVENTS

DECEMBER

12

11:30–1:30PM

**2025 Annual Event
Luncheon**

In Person

DECEMBER

16

12:00pm – 1:30pm

**Implementing
Resilience Briefing
Series: Session 1**

Hybrid

Learn more and register at: <https://bayplanningcoalition.org/events/>

Cox Castle is one of the largest full-service law firms specializing in real estate in the United States, with 140+ transactional and litigation attorneys in our offices.

We help our clients navigate their most significant and complicated matters and pride ourselves on delivering the highest-quality legal services.

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ABOUT BPC

Founded in 1983, the Bay Planning Coalition is a non-profit, membership-based organization representing a broad spectrum of public and private entities collectively advocating for strong economic growth and environmental sustainability of the region. We work to navigate through the overlapping regulatory jurisdictions that touch the Bay to support sustainable growth, and we influence the development of sound regional policy and planning to build a more vibrant Bay Area.

Learn more about our Coalition: <http://bayplanningcoalition.org/>

BPC STAFF



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JOIN OUR COALITION



By becoming a member, you are joining a robust network of stakeholders in helping to shape the Bay's economic future. The many policy events we host throughout the year provide excellent opportunities to engage directly with policymakers and network with other leaders around the region.

Membership Benefits:

Networking – BPC is a collection of the business and environmental leaders in the Bay Area. BPC events, like the Annual Spring Summit, gather experts in a number of industries relevant to your ongoing work. Our members benefit from meeting and building relationships with their peers. BPC helps connect members with regulators to explore solutions to conflicts over the use of the Bay and shoreline.

Advocacy – BPC is an advocate for the issues that impact your organization. BPC works on a local, state, and federal level to represent the economic and environmental needs of the region. We attend and frequently speak at the hearings and committee meetings to advocate for rational and sensible solutions to permitting, environmental, and economic issues.

Education – BPC provides a number of member services including networking events and educational workshops. We help our members stay up-to-date on rules and regulations, breaking news on issues and bay projects, permit assistance, advocacy, and strategic responses to proposed regulations and legislation.



How to Join

Contact BPC Staff or visit our website for more information on our organization.

Phone: (510) 768-8310

Email: bpcstaff@bayplanningcoalition.org

Scan or click the QR Code to submit a membership inquiry.

