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- California Building Industry Association
- City of Santa Monica
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- Cox, Castle & Nicholson LLP
- Nossaman LLP
- Ramboll Environ, Inc.
- Riverside County Transportation and Land Management Agency
- Rutan & Tucker, LLP
- Truman & Elliott LLP
- UCLA School of Law

**Who Should Attend:**

*Attorneys, real estate, land use, and environmental professionals, Tribal, city and county officials, planning consultants, and anyone else involved in managing growth and development in California*

*An Advanced One-Day Seminar*

# Land Use Planning in California

Updates on new developments for seasoned professionals



**April 27, 2016**

Los Angeles, California

Intercontinental Los Angeles Century City Hotel

**Credits:** CA Bar 6.75 CLE (call about others)

**Quick when/where:** 8:30 a.m., 2151 Avenue of the Stars

**Land Use Planning in California Seminar**  
 April 27, 2016 | Los Angeles, California  
 Intercontinental Los Angeles Century City Hotel

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8:00 Registration Opens

8:30 Introduction & Overview

**Kenneth B. Bley, Esq., Program Co-Chair**  
Cox, Castle & Nicholson LLP ~ Los Angeles, CA

**Kathleen O'Prey Truman, Esq., Program Co-Chair**  
Truman & Elliott LLP ~ Los Angeles, CA

8:45 Recent and Pending California Supreme Court Land Use Cases

CEQA and land use cases pending before the California Supreme Court: The "reverse CEQA" case and how the court's decision is playing out

**Michael H. Zischke, Esq.**  
Cox, Castle & Nicholson LLP ~ San Francisco, CA

9:30 By-Passing CEQA: New Developments in the Use of Initiatives and Other Devices

Inclusionary housing requirements and the need for a nexus; other examples of the use of initiatives and referendums in the development process and the effect on CEQA

**Kenneth B. Bley, Esq.**  
Cox, Castle & Nicholson LLP ~ Los Angeles, CA

10:15 Break

10:30 Affordable Housing: How Should Planning Agencies Respond to the New Regulations?

Overview of the regulations with a focus on current issues; update on CBIA v. San Jose and the impact on options available for requiring developers to provide affordable housing

**Todd Elliott, Esq.**  
Truman & Elliott LLP ~ Los Angeles, CA

Practical solutions from planner and developer perspectives

**Rick Cole, City Manager**  
City of Santa Monica ~ Santa Monica, CA

**Nicholas J. Cammarota, Esq., General Counsel**  
California Building Industry Association ~ Sacramento, CA

12:00 Lunch

1:15 The Newhall Ranch Case: Analysis of Greenhouse Gas Emissions Post-CBD v. CDFW

Perspectives on what an EIR must now do to adequately account for greenhouse gas emissions

**Sean B. Hecht, Esq., Co-Executive Dir.**  
Emmett Institute on Climate Change and the Environment  
UCLA School of Law ~ Los Angeles, CA

**Robert D. Thornton, Esq.**  
Nossaman LLP ~ Irvine, CA

**Eric C. Lu, MS, PE, CPP, Principal**  
Ramboll Environ, Inc. ~ Irvine, CA

2:45 Break

3:00 Water Supply: Can El Niño Kick the Drought?

Surface water use and management: Options for stormwater capture and storage or reuse

**Jeremy N. Jungreis, Esq.**  
Rutan & Tucker, LLP ~ Costa Mesa, CA

Issues at the intersection of groundwater and surface water; impact on implementation of the Sustainable Groundwater Management Act (SGMA)

**Andre Monette, Esq.**  
Best Best & Krieger LLP ~ Washington DC

4:00 Views from the Trenches for Walking the Legal and Political Tightrope

Meshing of local political priorities with legal realities: Tips for successful advocacy and decision-making in local land use planning processes

**Kathleen O'Prey Truman, Esq.**  
Truman & Elliott LLP ~ Los Angeles, CA

**Robert B. Burke, Esq., Principal**  
Bob Burke & Company ~ Los Angeles, CA

**Juan C. Perez, P.E., Director**  
Riverside County Transportation and Land Management Agency  
Riverside, CA

**Richard J. Bruckner, Director of Planning**  
County of Los Angeles ~ Los Angeles, CA

5:00 Evaluations and Adjourn



About the Seminar

LAW SEMINARS INTERNATIONAL

What previous attendees have said:

"This is the first time I've been to one of your conferences although I have attended land use conf. for over 30 years. You did a good job of bringing speakers who had direct knowledge of the subject matters. Well done!"

"I liked this program because it was indeed advanced. I have attended several other so called "advanced" seminars that were not. I learned a lot."

*The California land use approval process presents a number of possibilities and a number of difficulties. CEQA presents both. On the one hand, the California Supreme Court's recent decision allowing a land use initiative to avoid compliance with CEQA presents developers with a tool which is already being used. On the other hand, difficulties in the land use approval process -- physical, legal and political -- abound. They include the problems associated with development in the Coastal zone, and the effect of, and accounting for, climate change and water.*

*This broad ranging program will explore each of these issues in depth with presentations by people who are in the trenches, making use of tools available to them to solve the problems that developers in California face. Because they will be discussing the latest issues, they will assume a good deal of background knowledge on the part of attendees who will, therefore, be able to focus on the nuts and bolts of the various issues.*

~ Program Co-Chairs: **Kenneth B. Bley, Esq., Cox, Castle & Nicholson LLP** and **Kathleen O'Prey Truman, Esq., Truman & Elliott LLP**



**Kenneth B. Bley**, *Program Co-Chair*, partner, Cox, Castle & Nicholson LLP, counsels on the land use entitlement process. He advises clients on all aspects of planning, zoning, and environmental review and represents them before planning commissions, city councils, boards of supervisors, and in trial and appellate courts. He also works with landowners and condemners in eminent domain matters.

**Kathleen O'Prey Truman**, *Program Co-Chair*, partner, Truman & Elliott LLP, focuses on the entitlement and permitting process, representing clients during administrative hearings, and defending them against citizens' suits brought under a variety of environmental laws. She is experienced with federal, state and local environmental laws.

**Richard J. Bruckner**, is Director of Planning, County of Los Angeles, and previously was the Director of the City of Pasadena Planning and Development Department, where he implemented many of the city's success stories.

**Robert B. Burke**, Principal, Bob Burke & Company, has been involved in public and government affairs, public and legislative law and governmental relations for 30+ years. Previously he managed congressional relations at NOAA, was the International General Counsel to the Consumer Product Safety Commission, and central to the California campaign of Bobby Kennedy for President.

**Nicholas J. Cammarota**, General Counsel, California Building Industry Association, whose duties include conducting strategic litigation to benefit the industry, legislative advocacy and negotiation and providing legal analysis for CBIA's other legislative advocates.

**Rick Cole** is City Manager, City of Santa Monica, whose responsibilities include implementation of City Council ordinances and policies and oversight of all City departments.

**Todd Elliott**, partner, Truman & Elliott LLP, focuses on land use, real property law and land use litigation. He is experienced in securing planning, zoning, environmental and other project entitlements, including due diligence research, site acquisition negotiations and advice on project approval feasibility. He is an adjunct professor at Loyola Law School.

**Sean B. Hecht** is Co-Executive Director of the Emmett Institute on Climate Change and the Environment at the UCLA School of Law. He is also Co-Director of the Frank G. Wells Environmental Law Clinic and teaches Public Natural Resources Law and Policy, and Environmental Law.

**Jeremy N. Jungreis**, senior counsel in the Government & Regulatory Section at Rutan & Tucker, LLP, focuses on environmental compliance and litigation, land use/natural resource strategies, water rights, water supply development projects, public agency law, utility law, strategic planning/coalition building, and governmental relations.

**Eric C. Lu, MS, PE, CPP**, Principal of Ramboll Environ, Inc., is experienced in air quality management and climate change issues, with expertise in CEQA, greenhouse gas (GHG) emissions inventory and reporting, air permitting, air dispersion modeling, health risk assessment, and litigation support.

**Andre Monette, Esq.**, partner, Best Best & Krieger LLP, works with both public and private clients in matters involving water quality, water rights, wetlands, and state and federal hazardous and solid waste issues.

**Juan C. Perez, P.E.**, Director, Riverside County Transportation and Land Management Agency, is a Registered Civil and Registered Traffic Engineer. The agency oversees the Transportation, Planning, Code Enforcement, and Building and Safety functions for the unincorporated County.

**Robert D. Thornton**, partner at Nossaman LLP, specializes in advising state and regional infrastructure authorities on environmental issues regarding large infrastructure projects.

**Michael H. Zischke**, partner, Cox, Castle & Nicholson LLP, practices land use and environmental law and is a recognized expert in CEQA litigation and compliance. He co-wrote the two-volume treatise Practice Under the CEQA and has been named one of the top 100 Northern California lawyers.



## Registration & Other Seminar Information

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Mail the registration form on the front page.

Walk-ins are welcome, subject to space availability.

Registration is complete when we receive payment or agree to later payment.

**Tuition:** Regular tuition for in person or webcast attendance for this program is \$795 with a group rate of \$595 each for two or more registrants from the same firm. For government employees, we offer a special rate of \$530. For students, people in their job for less than a year, and public interest NGO's, our rate is \$397.50. All rates include admission to all seminar sessions, food and beverages at breaks, and all course materials. Make checks payable to Law Seminars International. Financial aid is available to those who qualify. Contact our office for more information.

**Substitution & Cancellation:** You may substitute another person at

any time. We will refund tuition, less a \$50 cancellation fee, if we receive your cancellation by 5:00 p.m. on Thursday, April 21, 2016. After that time, we will credit your tuition toward attendance at another program or the purchase of a webcast or audio replay.

**Seminar Location:** The seminar will be held at the Intercontinental Los Angeles Century City Hotel at 2151 Avenue of the Stars in Los Angeles, CA 90067. Call the hotel directly at (310) 284-6500 for reservations at the special negotiated rate of \$309 and mention that you are attending a Law Seminars International seminar. Rooms are on a first come, first served basis.

### Continuing Education Credits:

Live credits: Law Seminars International is a State Bar of California approved MCLE provider. This program qualifies for 6.75 California MCLE credits. Upon request, we will apply for, or help you apply for, CLE credits in other states and other types of credits.

**Time Shift Your Content:** Webcast and audio replays, with printed or electronic course materials, are available for \$805. The course materials alone are available for \$100. Replays will be available within two weeks after the seminar or from the date we receive payment.

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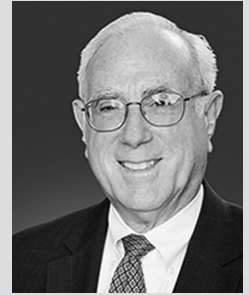
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 Cox, Castle & Nicholson LLP



**Kathleen O'Prey Truman, Esq.**  
 Truman & Elliott LLP

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 TeleBriefings on  
 major legal  
 developments.**

Members of our distinguished faculties will present analyses of major decisions and other developments as soon as they happen in a one-hour telephone conference.

If you wish to receive announcements for TeleBriefings that affect you, please make sure we have your email address—send it to me, H. Kate Johnson, President:

[kate@lawseminars.com](mailto:kate@lawseminars.com)

## Law Seminars International News:

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Cybersecurity	April 14-15, 2016	Los Angeles, CA
Municipal Water Utility Ratemaking	May 10, 2016	Long Beach, CA
Endangered Species Act	June 2-3, 2016	Long Beach, CA
Sustainable Groundwater in California	June 6-7, 2016	Sacramento, CA
Tribes and CEQA/NEPA	June 20-21, 2016	Cabazon, CA
Landslides	July 7-8, 2016	Los Angeles, CA
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