

Liz Klebaner

Partner | Los Angeles

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Liz Klebaner advises public agency and corporate clients on a variety of complex land use and environmental matters, and she litigates in both state and federal court. While based in Nossaman's Los Angeles office, Liz has strong ties to Nossaman's Orange County and San Francisco offices. She spent her first years with Nossaman at the firm's Orange County office, and continues to advise a range of public agency clients and corporate clients in connection with projects proposed in Orange, Riverside, Imperial, and San Diego counties. She regularly works out of Nossaman's San Francisco office on projects proposed in the City of San Francisco and the Bay Area at large.

Liz regularly comments on CEQA developments and contributes to Nossaman's Endangered Species Law & Policy Blog. Her coverage of environmental law matters has been published in online and print environmental law news outlets.

Prior to joining Nossaman, Liz represented energy industry stakeholders in regulatory proceedings before the California Energy Commission, the California Public Utilities Commission, and the California Air Resources Board.

EXPERIENCE

COMPLIANCE COUNSELING & PERMITTING

Orange County Transportation Corridor Agencies. Provide environmental and compliance and strategy recommendations for corridor extension projects. Counsel on key issues, including transportation planning and public records and meetings management.

Metro Gold Line Construction Authority – Metro Gold Line. Provide land use and environmental compliance and strategy recommendations to the Authority in connection with the Phase 2B light rail extension to Montclair.

Kern County Water Agency. Counsel client regarding the development of a \$25 billion infrastructure project (California WaterFix) to improve water supply and fulfill federal and state Endangered Species Act as well as California Environmental Quality Act and National Environmental Policy Act requirements.

Town of Hillsborough. CEQA counsel to client in connection with the development of CEQA documentation for privately-proposed residential development project.

San Diego Association of Governments (SANDAG). Advised SANDAG in the preparation of CEQA documentation for a high-profile environmental restoration project proposed to enhance a currently degraded coastal lagoon between the Cities of Oceanside and Carlsbad.

Montebello Hills Specific Plan Project. Lead CEQA counsel for developer sponsored specific plan project proposing up to 1200 single family homes, internal circulation network, backbone water system and supporting infrastructure, parkland and hiking trails and a 260-acre nature reserve for the threatened California gnatcatcher. The project proponent was granted all approvals in June 2015.

LITIGATION

Cook Hill Properties, LLC. Judgment for client, Cook Hill Properties, LLC., in both the California Superior Court and the California Court of Appeal, in the matter *Citizens for Open and Public Participation v. City of Montebello*, involving defense of City approvals of a major 1200-unit residential project in the City of Montebello.

City of Bakersfield. Judgment for client, City of Bakersfield, in both petition for writ of supersedeas seeking emergency stay and subsequent appeal of Kern County Superior Court decision in *Citizens Against 24th Street Widening Project v. City of Bakersfield* upholding CEQA documentation for a highway improvement project. The California Supreme Court denied review on February 6, 2017.

Solana Beach. Successful defense of Solana Beach in a Coastal Act and constitutional law challenge to a California Coastal Commission-certified land use plan for the City of Solana Beach. The California Court of Appeal issued a published decision in *Beach & Bluff Conservancy v. City of Solana Beach* (2018) 28 Cal.App.5th 244, finding for the City on all issues.

Metro Gold Line Construction Authority. Represented client, Metro Gold Line Authority, in parallel CEQA challenges brought by the City of Pomona and the City of San Dimas. Achieved dismissal of litigation within one year after it was filed.

INSIGHTS

SPEAKING ENGAGEMENTS

Speaker, "Key CEQA Compliance Considerations for Vehicle Miles Traveled Analyses," Nossaman Webinar, 08.04.2020

Speaker, "Climate Change and Cumulative Impacts Analysis: Energy Infrastructure Projects," Law Seminars International's CEQA and the NEPA Rewrite Seminar, 07.29.2020

Speaker, "A Path to Transit and Transportation Project Success in the Wake of the Pandemic: A Panel Discussion Among Legal Professionals," Nossaman Webinar, 06.03.2020

Speaker, "CEQA: Important Developments You Need to Know," Nossaman's 2019 California Land Use Seminar, Costa Mesa, CA, 05.21.2019

Panelist, "Waves of Change: Greenhouse Gas Analysis After the CEQA Guidelines Update," 2019 California Association of Environmental Professionals State Conference, Monterey, CA, 03.26.2019

Speaker, "California Environmental Quality Act (CEQA) Update: Proposed CEQA Guidelines and Key Decisions," Nossaman's 2017 Northern California Environmental & Land Use Seminar, Walnut Creek, CA, 05.18.2017

Speaker, "Proposed CEQA Guidelines and Key Discussions," Nossaman's 2016 Environmental & Land Use Seminar, Costa Mesa, CA, 09.13.2016

Speaker, "2015 Environmental & Land Use Seminar," Nossaman's 2015 Environmental & Land Use Seminar, Newport Beach, CA, 09.22.2015

PUBLICATIONS

Author, "Governor Newsom Signs Major Housing and Transit CEQA Streamlining Bill," *Nossaman eAlert*, 10.06.2020

Co-Author, "General Plan Environmental Justice Guidelines: Do They Apply To You?," *Nossaman eAlert*, 07.07.2020

Co-Author, "Trial and Judgment," *CEB 2019 California Administrative Mandamus*, 2019

Co-Author, "Greenhouse Gas Emissions Analysis: Court Finds Expert State Agency Data Not Good Enough," *Nossaman eAlert*, 10.25.2018

Co-Author, "Proposed CEQA Guideline for Highway Projects Promises Flexibility in the Measurement of Traffic Impacts, But Delivers Ambiguity," *Nossaman eAlert*, 02.07.2018

Co-Author, "Major Revisions to CEQA Guidelines Proposed – Measuring Transportation Impacts Under CEQA: The Paradigm Shift to Vehicle Miles Traveled Arrives," *Nossaman eAlert*, 11.30.2017

Author, "Worth the Wait? The California Supreme Court Rules that CEQA Does Not Require an Analysis of the Environment's Impacts on a Project, Except When it Does," *Nossaman eAlert*, 12.18.2015

Co-Author, "Land Use Roundtable," *California Lawyer*, 09.2015

Author, "California Governor's Office Releases Comprehensive Update to State California Environmental Quality Act (CEQA) Guidelines," *Nossaman eAlert*, 08.17.2015

Co-Author, "The Critical Habitat Exclusion Policy: Implications for Conservation Partnerships on Private Land," *Natural Resources & Environment, American Bar Association Section of Environment, Energy, and Resources, Volume 30, Number 1, Summer 2015*

Co-Author, "California Supreme Court Establishes the Standard of Review for the Unusual Circumstances Exception to CEQA Categorical Exemptions," *Nossaman eAlert*, 03.04.2015

Co-Author, "Notice Period doesn't Cause 9th Circ. to Pause on ESA," *Law360*, 12.12.2014

PODCASTS

"CEQA Streamlining for Transportation Projects," Nossaman's Digging Into Land Use Law Podcast, 11.25.2020

COMMUNITY & PROFESSIONAL

Member, Los Angeles County Bar Association

Member, California State Bar Environmental Law Section

Member, Orange County Bar Association

PRACTICES

Environment & Land Use

CEQA & NEPA

Climate Change & Resiliency

Coastal Development

Litigation

Environmental Litigation

Land Use Entitlements & Litigation

INDUSTRIES

Energy & Utilities

Renewable & Alternative Energy

Transportation

EDUCATION

University of California, Hastings College of the Law, J.D., 2008, Executive Editor, *Hastings International & Comparative Law Review*

Georgetown University Law Center, 2007, *visiting student*

Pomona College, B.A., 2003

LANGUAGES

Russian

ADMISSIONS

California