MILLER STARR REGALIA



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Carolyn Nelson Rowan is the editor-in-chief of Miller Starr Regalia's treatise, Miller & Star, in Miller Starr Regalia's Walnut Creek office where she is a shareholder. She also advises clients regarding CEQA, environmental law, land use, and administrative law matters.

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Carolyn previously served as Chief Counsel for the California Office of Environmental Health Hazard Assessment and a Deputy Attorney General in the Natural Resources Law Section of the California Attorney General's Office, where she advised clients and litigated complex cases involving CEQA and other environmental law matters in state and federal court. Prior to her work at the state, Carolyn was an Assistant Professor of Legal Research, Writing, and Analysis at the University of San Francisco School of Law and an associate in Miller Starr Regalia's litigation department, litigating and advising clients regarding a range of real estate matters, with a focus on environmental and land use issues.

Practice Areas

- The Book
- Administrative Law & Hearings
- Appellate Advocacy
- Eminent Domain & Inverse Condemnation
- Land Use - Entitlement
- Environmental

- Land Use & CEQA
- Land Use - Litigation
- Land Use - Transactional

Education

J.D., University of San Francisco, School of Law, summa cum laude (2005)

McAuliffe Honor Society, (2002-2005)

Articles Editor, Law Review (2004-2005)

Member, Law Review (2003-2004)

Environmental Negotiation Competition Team (2003-2004)

Moot Court, Best Oral Argument Award (2003)

CALI Excellence for the Future Awards for highest mark in Environmental Law, Real Property Law, Real Estate Secured Transactions, Local Government Law, Education Policy and the Law, Evidence, Legal Ethics, and Criminal Procedure

B.A., Political Science, University of California, San Diego (2000)

Publications

Author, “One year after the LA Fires: Rebuilding, Recovery, and Resilience in the Midst of a Housing Crisis,” *Miller & Starr Real Estate Newsalert*, March 2026

Author, “AB 130’s Non-CEQA Housing Amendments: Bringing to Life California’s Abundance Agenda,” *Miller & Starr Real Estate Newsalert*, October 2025

Author, “The Federal Clean Water Act in 2025: A Retracting Construction,” *Miller & Starr Real Estate Newsalert*, May 2025

Author, “*JCCrandall, LLC v. County of Santa Barbara*: Will a dispute over the use of an easement send the concept of legal cannabis cultivation up in smoke?” *Miller & Starr Real Estate Newsalert*, March 2025

Co-author, “*Hilltop Group, Inc. v. County of San Diego*: Throwing a Judicial Monkey Wrench Into the Spin Cycle of Local Agency CEQA Laundering?” *Miller & Starr Real Estate Newsalert*, May 2024

Presenter, “California’s Proposition 65, Recent Rulemaking Activity,” Chemical Watch Regulator Summit Americas, Washington, D.C., September 2023

Presenter, “California’s Proposition 65 and PFAS U.S. Regulatory Update,” Source Intelligence Webinar, May 2023

Presenter, “California’s Proposition 65,” Chemicals Management for Electronics (Europe), December 2022

Editor & Monthly Contributor, California Land Use Law & Policy Reporter, 2009-2010

Co-Author, “When Environmental Review Under the California Environmental Quality Act Becomes ‘Groundhog Day’: What’s a Frustrated Developer to Do?" Miller & Starr Newsalert, Vol. 20, No.5, 2010

Author, “Dual Representation and Due Process: Maintaining the line Between Advocate and Advisor in Land Use Proceedings,” California Land Use Law & Policy Reporter, Vol. 19, No.5, February 2010

Author, “Continuous Operation Covenants in California: A Useful Tool for Keeping Retail Tenants Open in a Struggling Marketplace?” California Real Property Journal, Vol.26, No.4,2008

Author, “Catching Up with the Green Movement: How Climate Change is Charging the Law in California,” Miller Starr Regalia Newsletter, Winter 2008

Author, “United States v. Atlantic Research Corp.: Supreme Court Lends a Hand to Those Who Voluntarily Clean Up Contaminated Sites,“ Miller Starr Regalia Newsletter, Fall 2007

Co-Author, “Low-Impact Development: A growing Trend in Stormwater management,” Builder News Magazine, March 2007

Author, “Traversing the Supreme Court’s Latest Wetlands Decision: Rapanos v. United States and Carabell v. United States Army Corps of Engineers,” Miller Starr Regalia Newsletter, Summer 2006

Bar Admissions

Admitted to practice Law in the State of California, the Ninth Circuit Court of Appeal, the D.C. Circuit Court of Appeal, and the District Courts for the Eastern, Northern, and Central Districts of California

Member, Environmental Law Section of the California Lawyers Association (Current)

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