



# Arielle O. Harris

Shareholder



📍 Walnut Creek, CA  
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## PRACTICE AREAS

Acquisitions & Dispositions  
Administrative Law & Hearings  
Appellate Advocacy  
Commercial & Residential Development  
Eminent Domain & Inverse  
Condemnation  
Environmental  
Land Disputes, Easements & Lien  
Priority Claims  
Land Use & CEQA  
Land Use - Entitlement  
Land Use - Litigation  
Land Use - Transactional

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Arielle is a shareholder with Miller Starr Regalia and a member of the firm's Land Use Department and Appellate Practice Group. She has developed a successful practice advising private and public clients on land use entitlements, environmental review, and environmental permitting.

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Arielle is a shareholder in Miller Starr Regalia's Walnut Creek office and a member of the firm's Land Use Department and Appellate Practice Group. She represents developers, landowners, and public agencies in connection with obtaining and defending land use entitlements, environmental review, as well as state and federal permitting for a wide range of projects including mixed-use and master planned developments, commercial development, renewable energy projects, and public infrastructure projects.

Arielle provides both litigation and advisory services to clients with an emphasis on California planning and zoning laws, the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the public trust doctrine, endangered species, permitting under the California Coastal Act, as well as federal and state laws governing protection of historic and cultural resources. She also regularly assists clients with land use due diligence, negotiating, drafting, and obtaining agreements pertaining to land acquisition and easements, and financing of public improvements through formation of Benefit Assessment Districts and Community Facilities Districts.

Arielle regularly represents clients in administrative hearings and in litigation. She has represented clients both at the trial and appellate levels in litigation involving land use entitlements, environmental review under CEQA, claims under the common law public trust doctrine, inverse condemnation, and easement disputes.

## EDUCATION

J.D., University of California, Hastings College of the Law (2008)  
B.A., University of Michigan (2004)

## ASSOCIATIONS

Bar Association of San Francisco, Environmental Law Section - Executive Committee  
Bay Area Council



Bay Planning Coalition

California Building Industry Association (CBIA)

State Bar of California, Environmental Law Section

### **SELECTED PRESENTATIONS**

“CEQA and Environmental Impact Reports: 2020 Cases, Standards, Mitigation Measures, Exemptions and Lead Agencies. Current Requirements for Project Approval, Environmental Protection and Commercial Development,” Strafford, November 11, 2020 (Co-Presenter)

“Addressing California’s Housing Crisis Through Legislation: A Conversation with Senator Scott Wiener,” Bar Association of San Francisco Barristers Club Event, December 12, 2019 (Moderator)

“BPC Expert Briefing: CEQA Update 2019,” Bay Planning Coalition’s 7th Annual CEQA Update, November 18, 2019

“Compliance with AB 52: A Consultation Success Story,” Bar Association of San Francisco Environmental Law Section, June 27, 2019 (Moderator)

“Affordable Housing, Costa-Hawkins Revisions and Reaching the Middle Class,” 2018 Bisnow Multifamily Annual Conference NorCal, November 1, 2018 (Moderator)

“Addressing Housing Issues in the Coastal Zone,” California State Bar Environmental Law Section MCLE Conference, November 3, 2017 (Moderator)

“Evolving Role of State Law in the Protection of Streams and Surrounding Resources,” California State Bar Environmental Law Section MCLE Conference, November 3, 2017 (Moderator)

“Northcoast: Your Voice, Your Future - Rivers, Tribes, Cannabis and Environmental Change,” State Bar of California Environmental Law Section MCLE Conference, November 3, 2017

“Development in the Coastal Zone in an Era of Rising Seas,” Bar Association of San Francisco Environmental Law Section, August 15, 2017 (Moderator)

“CEQA Litigation: Administrative Records & Remedies,” County Counsels’ Association of California Fall 2016 Land Use Conference, December 1, 2016 (Presenter)

“CEQA Litigation Update,” ACWA 2016 CLE Conference, September 15-16, 2016 (Co-presenter)

“AB 52, Tribal Cultural Resources, and CEQA,” Bar Association of San Francisco Environmental Law Section, May 25, 2016 (Moderator/Co-presenter)

“Environmental Law Career Forum,” University of California, Hastings School of Law, April 7, 2014 (Panelist)

“Careers in Water Law and Natural Resources Roundtable,” Golden Gate University School of Law, April 2, 2014 (Panelist)

“Fracking: Balancing Energy Demand and Environmental Protections,” The Association of Women in Water, Energy, and Environment, March 20, 2014 (Moderator)



**MILLER STARR  
REGALIA**

“Navigating the Legal Parameters of an Electronic World: An Overview of ESI,” Contra Costa City Attorneys Association, December 2009 (Co-Presenter)

“Dealing with Greenhouse Gas Emissions & CEQA: Practical Advice on Analysis and Mitigation,” City of Paso Robles, June 2009 (Co-Presenter)

### **SELECTED PUBLICATIONS**

“Navigating Land Use Permitting During A Pandemic,” California Lawyers Association (CLA) Real Property Law E-Bulletin, July 15, 2020 (co-author)

*The Expansion of the Public Trust Doctrine in an Era of Resource Scarcity: Have We Reached the Tipping Point?*, American Bar Association, Natural Resources & Environment, Vol. 31, No. 1, August 2016

*The Desert Renewable Energy Conservation Plan: An Impossible Task?*, Environmental Law News, Vol.24, No. 2, November 2015

### **PRESS & MEDIA**

“Arielle Harris Joins Miller Starr Regalia As Land Use Shareholder,” Miller Starr Regalia, March 12, 2020