

DECEMBER 17, 2015

LAW ALERT

SUPREME COURT ISSUES *CBIA V. BAY AREA AIR QUALITY MANAGEMENT DISTRICT* OPINION

Today the California Supreme Court issued a unanimous opinion holding that the California Environmental Quality Act (CEQA) does not require a public agency to consider the impact of existing environmental conditions on future project users except in limited circumstances. Unless a project is subject to special requirements – such as those for certain airport, school, and housing projects – or a project would exacerbate existing environmental hazards or conditions that already exist, the potential impact of existing hazards on future users is not a significant environmental impact for CEQA purposes.

This decision invalidates a portion of the CEQA Guidelines requiring certain types of analysis of environmental hazards to future project users, and it may limit the scope of environmental analysis required for certain types of projects in the future.

For more in-depth analysis and discussion, please refer to Goldfarb & Lipman's forthcoming Law Alert on the Court's decision.

M David Kroot

Lynn Hutchins

Karen M. Tiedemann

Thomas H. Webber

Dianne Jackson McLean

Michelle D. Brewer

Jennifer K. Bell

Robert C. Mills

Isabel L. Brown

James T. Diamond, Jr.

Margaret F. Jung

Heather J. Gould

William F. DiCamillo

Amy DeVaudreuil

Barbara E. Kautz

Erica Williams Orcharton

Luis A. Rodriguez

Rafael Yaquián

Celia W. Lee

Dolores Bastian Dalton

Joshua J. Mason

Vincent L. Brown

Hana A. Hardy

Caroline Nasella

Eric S. Phillips

Elizabeth Klueck

Daniel S. Maroon

Justin D. Bigelow

San Francisco

415 788-6336

Los Angeles

213 627-6336

San Diego

619 239-6336

Goldfarb & Lipman LLP

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