



Anne E. Mudge

Partner

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Anne ("Annie") Mudge is a partner in Cox, Castle & Nicholson's LLP San Francisco office and co-chair of the Renewable Energy and Climate Change practice group. She is one of California's leading siting and permitting lawyers for renewable energy projects and has been involved in the development of over 2000 MW of renewable energy. In 2009, she was named one of the Top 50 Women Lawyers in California and was named a 2009 Green Leader by the California Real Estate Journal. Her work includes siting and permitting major energy (including wind, solar, geothermal, bio-fuels and gas-fired plants), industrial, commercial, residential and major mixed-use communities. She is also a land use litigator with numerous published land use decisions. She has practiced for more than 20 years in the areas of CEQA/NEPA, water supply planning, subdivisions, annexations, zoning and planning, coastal development, wetlands and endangered species. She is the author of numerous articles on land use and environmental topics and speaks frequently on land use topics. Since 2003, she has been a Planning Commissioner for the City of Oakland.

Ms. Mudge received her Bachelor of Arts from Stanford University in 1984 and her Juris Doctor from Berkeley Law School (Boalt Hall) in 1987. Ms. Mudge has been named a Northern California "Super Lawyer" every year since 2003 and is rated AV, the highest rating available, by Martindale-Hubbell, which facilitates the peer review process that rates lawyers.

Reported Land Use Decisions

- *CWIN v. City of Santa Clarita* (2008) --- Cal.Rptr.3d ----, 2008 WL 1735399
- *Yamagiwa v. City of Half Moon Bay* (2007) 523 F. Supp. 2d 1036
- *California Oaks Foundation v. City of Santa Clarita* (2005) 35 Cal. Rptr. 434.
- *Salmon Protection and Watershed Network (SPAWN) v. County of Marin* (2004) 125 Cal. App. 4th 1098.
- *Santa Teresa Citizen Action Group v. City of San Jose* (2003) 114 Cal. App. 4th 689.
- *City of Half Moon Bay v. Superior Court* (2003) 106 Cal. App. 4th 795.
- *COAST v. Seadrift Association* (1998) 60 Cal. App. 4th 1053.
- *San Joaquin Raptor v. County of Stanislaus* (1994) 27 Cal. App.4th 713.
- *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112.

Professional Activities

- Co-Chair, Siting and Permitting Committee, California Wind Energy Association (CalWEA)
- Member, Executive Committee of the Environmental Law Section of the State Bar of California (1995-98)
- Editor, Environmental Law News (1996-98)
- Editor, Public Law Journal (1993-95)
- Member, Executive Committee, Public Law Section, State Bar of California (1992-95)
- Member, Bar Association of San Francisco.

Community Activities

- Planning Commissioner, Oakland Planning Commission (2003-present)
- Chair, Oakland Planning Commission (2006-2007)
- Fundraiser/volunteer, Jack London Youth Soccer League (2001-present)
- Co-President, Oakland Strokes, Inc. (2007/08)

Selected Publications

- "Cox, Castle Litigators Win Important Water Case," *CCN Perspectives* (2008)
- "Altamont Plaintiffs Use Novel Theory In Lawsuit," *North American Windpower* (January 2006)
- "Overruled, Court Rejects Coastal Commission Wetlands Finding," *California Builder* (May/June 2003)
- "A Culture of Unconstitutionality at the Coastal Commission," *California Land Use Law and Policy Reporter* (May 2003)
- "A Paradigm Shift in UST Cleanups: A Revolution Sputters," *Environmental Law News* (Winter 1996)
- "Property Rights in the Courts," *Urban Land (ULI)* (May 1995)
- "The Eight Most Important Land Use and Environmental Cases of 1994," *Public Law Journal* (Winter 1995)
- "Paying For Schools in California: School Impact Fees Revisited," *Public Law Journal* (Winter 1993)
- "Development Impact Fees Under California Law and the Continued Erosion of the Nollan Decision," *Public Law Journal* (Spring 1992)

Experience

- Cox, Castle & Nicholson LLP, Partner, 2007 - present
- Morrison & Foerster, LLP, Partner, 2005 - 2007
- Stoel Rives LLP, Partner, 1993 - 2005, a combination with Washburn, Briscoe, and McCarthy
- Howard, Rice, Nemerovski, Canady & Falk, Associate, 1989 - 1993
- Meyers, Nave, Riback, Silver & Wilson, Associate, 1987 - 1989

Education

- J.D., University of California at Berkeley School of Law (Boalt Hall), 1987
- B.A., Stanford University, 1984

Recent Publications

- "American Recovery and Reinvestment Act of 2009 - Renewable Energy", *Client Alert* (2.20.09)
- "Court Highlights Risk of Violating CEQA with Water Supply Contracts", *Client Alert* (02.02.09)
- "Air Resources Board Releases Proposed Draft of CEQA Guidance on Greenhouse Gas Emissions", *Client Alert* (10.24.08)
- "The Flow of Water - Who Makes the Call About Water Supply Assessments", *Perspectives* (Summer 2008)
- "Office of Planning and Research Issues Its Technical Advisory on CEQA and Climate Change", *Client Alert* (06.19.08)
- "California Supreme Court Upholds Bay-Delta Environmental Impact Report, Including Alternatives Analysis And Programmatic Level of Impact Review", (06.10.08)

Recent Speaking Engagements

Upcoming Events

- CalWEA 10th Anniversary & Annual Meeting - *California Wind Energy Association* - (09.29.10)
- CLE Land Use Law & Policy Conference - *Understanding the Shifting Regulatory and Legal Landscape in California* - (09.23.10)

Past Events

- CEQA Basics - *California County Planning Commissioners Association's 2010 Southern District Spring Conference* - (05.01.10)
- Opportunities, Challenges & Barriers to Renewable Energy Projects in the Southwest United States - *2010 Real Estate Law & Business Forum* - (04.14.10)
- Land and Permitting - *The Seminar Group - Developing Wind Power Projects in California Conference* - (09.16.09)
- State Climate Change Initiatives - *Law Seminars International Land Use in Northern CA* - (03.19.09)

Other Notable Publications and Speaking Engagements

- "Altamont Plaintiffs Use Novel Theory In Lawsuit" *North American Windpower* (January 2006)
- "Overruled, Court Rejects Coastal Commission Wetlands Finding" *California Builder* (May/June 2003)
- "A Culture of Unconstitutionality at the Coastal Commission" *California Land Use Law and Policy Reporter* (May

2003)

Professional Affiliations

- State Bar of California
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