

ANTHONY D. AMARA

ASSOCIATE

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OFFICE:
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LANGUAGES:
English



Anthony Amara helps clients build public-facing projects, working on the real estate, development, and financing deals for their most ambitious transactions.

He helps negotiate a development project from concept to groundbreaking, from the public contracts and development agreements through the purchase-and-sale and disposition agreements, leases, easements, deed restrictions, affordable housing regulatory agreements, and the loan and funding documents that pay for it all. His work runs across affordable housing, public-private development, renewable energy, and economic development, and he is comfortable strategizing with his team to stack public and private money and less common financing tools to make a project pencil out.

He also serves clients on the questions that come with governance and public policy, including the Brown Act, financial conflicts of interest (including the Political Reform Act and Section 1090), election law, environmental law, and LAFCO matters.

Lately, his work has tracked where local governance is heading, drafting development agreements for all manner of public projects. For example, he drafted the agreements behind Rancho Cordova's AI and robotics ecosystem, the City's effort to become a hub for emerging technology and the global companies and talent that come with it. He is also helping to negotiate the development and community-benefit agreements for utility-scale battery energy storage that will return millions of dollars in benefits to the communities that host it.

The rest of his portfolio shows the same range: veterans housing, a coastal recreation trail, a large mixed-use resort, and a new arena and entertainment district. A former Panetta Institute fellow who came up in municipal and special district law, Anthony is a practical, business-minded drafter, the kind of lawyer who keeps a complicated deal moving and gets it across the finish line.

EDUCATION

Santa Clara University School of Law, JD, 2019

University of California, Davis, BA, History, 2015

ADMISSIONS

California, 2019 – Bar No. 329107

PRACTICE AREAS

Land Use & Environmental

Energy, Utilities & Renewables

HONORS & AWARDS

- Northern California Rising Stars list: State, Local & Municipal Law – *Super Lawyers Magazine* (2021–2026)

PROFESSIONAL & COMMUNITY AFFILIATIONS

- The State Bar of California, Member (2019–Present)

PRESENTATIONS & PUBLICATIONS

- Co-author, “California Land Use Practice, Chapters 1, 2, 7, 8, 9, 10, 14, 15, 16, and 20” – *Continuing Education of the Bar (CEB)* (2026)

REPRESENTATIVE EXPERIENCE

- **County of Calaveras – Battery Energy Storage Development and Community Benefits.** Negotiating and drafting the development and community-benefit agreements for two utility-scale battery energy storage projects totaling roughly 1,600 megawatt-hours, structured to deliver millions of dollars in local contributions and public benefits to the County.
- **City of Rancho Cordova.** Serve as general counsel across day-to-day municipal enforcement and major economic-development deals—representing the City at administrative hearings, negotiating settlements, enforcing the city code, and counseling City Council members and staff on the political-law framework governing their decisions, from the new campaign-contribution restrictions under SB 1439 to conflict-of-interest rules under the Political Reform Act, Government Code Section 1090, and common law, along with the accompanying financial disclosure obligations. Projects and matters include:
 - Draft the agreements behind the City's *AI and Robotics Innovation Ecosystem*, pairing local infrastructure and a growing talent pipeline with global technology partners.
 - Draft the tax-sharing and land-disposition agreements for a *major Arena and Entertainment District*, featuring a layered revenue-sharing structure spanning sales tax, transient occupancy tax, cardroom revenue, a Mello-Roos community facilities district, and an enhanced infrastructure financing district.
 - Negotiate the purchase-and-sale, environmental mitigation, and affordable housing agreements for *Mather Veterans Village*—70 units for senior and disabled veterans and homeless families—including more than \$30 million in state and federal funding

such as Homekey+.

- Draft the development agreement for *Mills Crossing*, a mixed-use, transit-oriented public-private partnership with a community arts center, health and wellness center, 100 residential units, and public plaza.
- Advise on *Asteria Flats*, a 236-unit affordable housing development, including a \$5 million city-supported loan agreement and associated closing documents.
- **Sand City.** Advise the City on coastal development and public-access matters that balance private investment against community and environmental benefits, and guide the City Council through its open-government and political-law obligations, including Brown Act compliance and the new teleconference requirements under Assembly Bill 2449. Projects and matters include:

 - Draft and negotiate agreements with neighboring jurisdictions for the Monterey Bay Coastal Trail, closing a critical one-mile gap in the Monterey Bay Coastal Recreation Trail within a railroad right-of-way owned by the Transportation Agency for Monterey County.
 - Negotiate and draft the Monterey Bay Shores Eco-Resort development agreement, a roughly 1.3-million-square-foot mixed-use, visitor-serving resort, securing major public benefits including dune restoration and local art programs.
 - At 501 Ortiz Avenue, draft and negotiate the purchase and sale agreement for property used as part of City Art Park, and negotiate a commercial lease for a local business—work that also involves guiding the City through Surplus Land Act compliance on the disposition of City-owned property.
- **City of Salinas.** Counsel the City on real estate development and housing-policy matters alongside the City Attorney's office and City staff. This includes:

 - Negotiate the *Corporate Center Disposition and Development* agreement for a mixed-use project anchored by a corporate campus for a major local employer, including the disposition of City-owned land.
 - Draft the City's *rent control, just-cause eviction, tenant protection, and anti-harassment ordinances*, balancing landlord and tenant interests while navigating state and federal law.
 - Assist staff in processing *SB 330/Density Bonus Law applications*, ensuring compliance with state housing law and managing developer applications.
- **City of Modesto.** Manage the operations and land use/real estate permitting of commercial cannabis operations in the city and stay up to date with all changes to the law. Prepare cybersecurity provisions for use in new contracts with the City and negotiate modifications to existing contracts as necessary. Provide guidance on election issues, including state and local requirements, to the City Clerk's office.
- **Eastern Plumas Rural Fire Protection District.** Consult with the district in order to stop consolidation with the county and offer advice on other issues related to LAFCO including plan for dissolution and continuation of services.

- Advised a Northern California developer on LAFCO annexation issues and related zoning matters in connection with a large residential development.