



# Land Use Entitlements & Litigation

Our clients look to us to resolve obstacles that can delay planning and construction, cause huge cost-overruns, or completely stop their projects from being developed.

## LAND USE ENTITLEMENTS

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We have extensive experience in preparing and reviewing entitlement applications and ensuring they are complete and comply with all local and state requirements. We work with professional planners at the staff level to get the applications processed quickly. Our projects range from large-scale planned community projects that require coordinated permitting at multiple levels of government, as well as urban infill projects surrounded by established communities. We also have extensive experience in due diligence, assisting clients to limit regulatory and entitlement risk by spotting potential development constraints, and devising solutions.

Components of our entitlement strategy expertise include:

- CEQA, NEPA and Environmental Permits
- Conditional Use Permits, Special Permits and Variance Approvals
- Clean Water Act Compliance
- Development Agreements / Disposition and Development Agreements
- Development Impact Fees

- Federal and State Endangered Species Act Compliance

- HCP/MSHCP Compliance

- Permit Streamlining Act

- Planning and Zoning Approvals

- Porter-Cologne Act Compliance

- Quimby Act Fees

- Regulation of Election Campaigns

- School Facility Finance and Mitigation Agreements

- Subdivision Map Act

- Water Supply Compliance (SB 221 and SB 610)

- Williamson Act

## LAND USE LITIGATION

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We are accomplished litigators of complex land use matters. We represent developers, landowners, telecommunications companies, and public agencies in challenges brought by local, state, and federal regulatory agencies. Our clients look to us to resolve the obstacles that can delay planning and construction, cause huge cost-overruns, or completely stop their projects from being developed.

We are experienced in defending and prosecuting claims based on:

- California Environmental Quality Act

- California Coastal Act

- California Endangered Species Act
- California Subdivision Map Act
- California Planning and Zoning Law
- National Environmental Policy Act
- Federal Endangered Species Act
- Communications Act of 1934
- Condemnation and Inverse Condemnation
- Clean Air Act
- Clean Water Act
- Department of Transportation Act
- Williamson Act
- National Historic Preservation Act
- Porter-Cologne Water Quality Control Act
- Resource Conservation and Recovery Act
- Permit Streamlining Act