



# LAND USE HIGHLIGHTS

---

Our Land Use attorneys provide comprehensive legal counsel to private and public sector clients involved in a wide array of environmental, natural resources and land use matters.

# THE WORLD DOESN'T NEED JUST ANOTHER LAW FIRM

## WHY PROCOPIO

As a full-service business law firm with a strong focus on Environmental and Land Use matters, Procopio represents a broad spectrum of clients including major real estate owners and developers, financial institutions, title insurers, municipalities, businesses and individuals. We work with our clients on all levels of project planning, permitting and development, regulatory compliance and enforcement counseling as well as dispute resolution and litigation.

Our attorneys are respected speakers, authors and educators of land use law, and our experience and community involvement have helped forge trusted working relationships with regulators, key legislators, civic activists, and non-governmental organizations—all of whom influence environmental and land use policy and enforcement.

Clients choose Procopio because of our unrivalled experience in land use entitlements, our dedication to providing the best service possible and our reputation for integrity and client satisfaction.

## ENVIRONMENTAL REVIEW & LITIGATION

We are a leading practitioner of the California Environmental Quality Act (CEQA), the California Coastal Act (CCA) and other environmental review regulations. We assist with the preparation and review of environmental impact reports and other planning studies and project documents to ensure compliance with CEQA and other relevant land use and environmental statutes. We also represent clients in cases involving Clean Water Act (CWA) permits, decisions and appeals.

Our practice areas include a full range of administrative environmental review processes including:

- Identifying an initial strategy including the use of all possible exemptions
- Working with applicants and agencies to develop defensible project objectives
- Developing a realistic schedule from review through final approvals
- Reviewing and providing input to draft documents, responses to comments and cycle issues reports and staff reports
- Reviewing and commenting on public draft environmental review documents
- Representing parties in public hearings
- Drafting findings, resolutions, mitigation and reporting plans, zoning ordinances, plan amendments; development agreements and other development entitlements

## PERMITTING & ENTITLEMENTS

Our attorneys represents public agencies, private entities and public interest groups on a wide variety of matters related to land use planning and the acquisition of permits and other entitlements. Our many years of experience encompass a broad scope of activities and laws, including:

- Assistance with site acquisition and due diligence
- Amendment and adoption of general plans, community plans, specific plans, redevelopment plans and zoning ordinances
- Interpretation and application of the State Planning & Zoning Law, the Subdivision Map Act, the Williamson Act, State and Federal Endangered Species Acts, the Coastal Act, and other related land use statutes
- Drafting development agreements, finance plans, easements, memoranda of understanding, and other development-related documents and entitlements

## RESOURCE-CONSTRAINED PROPERTIES

We assist property owners with resource-constrained property, the permitting of creative development plans, the establishment of mitigation banks, and finding resolutions for tough constraint issues that could significantly limit or deter the economic development of property. Our attorneys draft and negotiate the transactional documents involved in the transfer of real property to ensure that environmental responsibilities and liabilities are apportioned in accordance with the intent of the parties and that appropriate insurance protection is obtained when necessary. We also have significant experience with property contamination and brownfields matters representing public entities and private clients.

## GOVERNMENTAL RELATIONS

We interact with local officials on behalf of our clients as part of an educational and advocacy process. Through face-to-face meetings, we educate local officials and industry leaders about a proposed project help them understand the specific complexities and to allow them to make informed decisions at public hearings.

## INITIATIVES & REFERENDA

Our attorneys regularly advise private entities regarding local ballot measures, including initiatives and referenda involving land use and development matters. Our services include drafting initiatives and referendum petitions to ensure compliance with state and local laws, and assisting in the development of political strategies and public outreach.

## CLIENT TESTIMONIAL

“Whether it’s land use, acquisition, leasing, JV’s or finance, the Procopio Real Estate team continues to knock it out of the park for us, deal after deal. The combination of deep legal expertise and pragmatic problem solving gives them a well-earned spot as our trusted partners.”

Doug Arthur, President & CEO  
SENTRE, Inc

A large, semi-transparent silhouette of a construction worker wearing a hard hat and carrying a clipboard is positioned on the right side of the page. The background is a grayscale image of a construction site with a crane and power lines.

shift  
forward

A small, solid orange horizontal bar is located at the bottom of the page, centered under the "shift forward" text.

## ABOUT US

Procopio is an AmLaw 200 full-service business and litigation law firm committed to providing Intelligent Legal Solutions.® With more than 180 attorneys based in San Diego, Silicon Valley, Orange County, Las Vegas and Phoenix—we're passionate about knowing your business and helping you grow and protect it for the long term. Procopio has the flexible infrastructure to support both small to mid-sized companies and large multinationals at every stage of the business life cycle. Our global reach across Asia and Latin America further expands our international partnerships and cross border capabilities.

At Procopio, we are focused on what is important to you—providing smart, innovative and practical solutions in a cost-effective manner to help your business thrive.

### SAN DIEGO

525 B Street, Suite 2200  
San Diego, CA 92101  
619.238.1900

### DEL MAR HEIGHTS

12544 High Bluff Drive, Suite 400  
San Diego, CA 92130  
858.720.6300

### SILICON VALLEY

1117 S California Ave, Suite 200  
Palo Alto, CA 94304  
650.645.9000

### ORANGE COUNTY

100 Spectrum Center Drive, Suite 520  
Irvine, CA 92618  
949.383.2997

### LAS VEGAS

3960 Howard Hughes Parkway, Suite 500  
Las Vegas, NV 89169  
702.216.2687

### PHOENIX

8355 East Hartford Drive, Suite 202  
Scottsdale, AZ 85255  
480.388.3357

## LAND USE TEAM



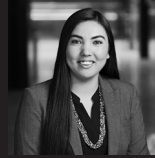
**THEODORE J. GRISWOLD**

619.515.3277  
ted.griswold@procopio.com



**JUSTINE K. NIELSEN**

619.906.5787  
justine.nielsen@procopio.com



**GABRIELA RIOS**

619.906.5620  
gabriela.rios@procopio.com

---

FOR MORE INFORMATION

[procopio.com](http://procopio.com)