

LAND ENTITLEMENTS

Obstacles in the land entitlement application process can hinder or delay California development projects and lead to large cost-overruns – Clients turn to Meyers Nave to navigate these obstacles efficiently and effectively

We regularly prepare and review entitlement applications utilizing our extensive experience and deep relationships with local and state agencies to get applications processed quickly. Our specialty is supporting large, high-profile projects with overlapping jurisdictions that often require coordination between various levels of government. From due diligence to limiting regulatory and land entitlement risk by identifying development issues and offering forward looking solutions, our diverse and dedicated team does it all.

Our land entitlement expertise spans but is not limited to:

- [CEQA/NEPA](#) and Environmental Permits
- Coastal Act
- Conditional Use Permits, Special Permits and Variance Approvals
- Cortese-Knox-Hertzberg Act
- Clean Water Act Compliance
- Development Agreements / Disposition and Development Agreements
- Development Impact Fees
- Federal and State Endangered Species Act Compliance
- Historic Preservation Act
- Mitigation Fee Act
- Permit Streamlining Act
- Subdivision Map Act
- State Planning and Zoning laws
- Tidelands Trust

If disputes arise and litigation is unavoidable, the same dedicated team of land entitlement specialists are there with an extensive track record of major litigation wins.

EXPERIENCE

PRACTICE CHAIRS



Amrit
Kulkarni
PRINCIPAL



Russell
Morse
PRINCIPAL

ATTORNEYS

Kiana Amiri-Davani
Kiana Amiri-Davani
Mina Arasteh
Bryan Brown
Mark Desrosiers
Shaye Diveley
Deborah Fox
Nicole Gordon
Nicole Gordon
Albert Herson

Los Angeles World Airports (LAWA) – LAX Master Plan (Litigation and Implementation)

For more than a decade, Meyers Nave has served as counsel in connection with development and implementation of the Los Angeles International Airport Master Plan, a \$14 billion expansion of one of the world's busiest airports, including defense against four consolidated lawsuits challenging the approval of the airport's expansion plans under CEQA, NEPA and the California Coastal Act: *Alliance for a Regional Solution v. City of Los Angeles et al.*; *City of El Segundo v. City of Los Angeles et al.*; *County of Los Angeles v. City of Los Angeles et al.*; and *Federation of Hillside and Canyon Associations v. City of Los Angeles et al.* We provided guidance to LAWA in preparing Part 161 Studies for LAX and the Van Nuys Airport, essential components of the LAX Master Plan.

University of California, Riverside (UC Riverside) – UC Riverside: 2021 Long Range Development Plan Defense

Meyers Nave advised The Regents of the University of California in the development of UC Riverside's 2021 Long Range Development Plan, the physical development and land use plan outlining the campus's academic and institutional objectives.

University of California Santa Cruz – UC Santa Cruz North Campus LRDP – Water Supply Strategy with City of Santa Cruz

Meyers Nave has been advising UC Santa Cruz on a strategy for working with the City of Santa Cruz to ensure adequate water supply to effectuate the LRDP for the North Campus expansion.

Oakland MLB Stadium and Mixed-Use Development Project

Meyers Nave served as outside land use and environmental counsel to the City for a waterfront ballpark and mixed-use development project at the Port of Oakland's Howard Terminal. The project includes the creation of expanded entertainment district with a 35,000-seat ballpark, 3,000 residential units, 1.5 million sq. ft. of office, 270,000 sq. ft. of retail, a 400-room hotel and a 3,500-seat performance venue. We advise on the preparation of the Environmental Impact Report (CEQA), land use entitlements, and project-related agreements including the Development Agreement and Community Benefits Agreement, including coordination on federal and state funding for related transit and transportation projects. The project straddles jurisdictions of several agencies with different regulations and permitting processes, including the State Lands Commission (tide and submerged land issues) and the San Francisco Bay Conservation and Development Commission (San Francisco Bay Plan issues). We successfully defended the City against multiple lawsuits challenging the compliance of the EIR with CEQA in both the trial court and on appeal. These lawsuits were subject to expedited judicial review under special state legislation which result in completion of both the trial court and court of appeal process in under one year. In these roles, we have worked in concert with the A's, numerous consultant teams and responsible agencies to ensure that the benefits of the CEQA streamlining are achieved through coordinated review and established communications protocols.

Palmer Hilton
Ara Karamian
Amrit Kulkarni
Amrit Kulkarni
Adam Lindgren
David Mehretu
Russell Morse
Seena Samimi
Blake Senet
R. Tyson Sohagi
Margaret Sohagi

DisneylandForward

Meyers Nave served as land use and environmental counsel for City of Anaheim for major planning effort to update existing Disney entitlements to allow Disneyland to continue to evolve and provide new theme park, hotel and entertainment uses for visitors. This is the first major amendment to Disneyland entitlements since the 1990s and will allow the future development of new one-of-a-kind immersive entertainment experiences. We are advising the City on all entitlements and environmental review requirements, including General Plan and Specific Plan amendments and a development agreement.

City of Carlsbad – North County Advocates v. Carlsbad – Growth Management Plan

On December 18, 2025, Meyers Nave won a important growth management appeal for the City of Carlsbad that affirms the City has been correctly implementing its Growth Management Program for the last 40 years. This decision affirms our team's original lower court win.

BNSF – Barstow International Gateway (BIG)

Meyers Nave is lead counsel to BNSF Railway Company (BNSF) on the Barstow International Gateway (BIG) project, one of the most significant private freight infrastructure investments in California history.

University of California – UC Multi-Campus LRDPs and Implementation

Meyers Nave has advised UC on the CEQA review of Long Range Development Plans and other matters associated with such plans to guide future development and accommodate enrollment growth of tens of thousands of new students on campuses throughout the UC system.

City of Seaside – Campus Town Center – Committee for Sound Water v. Seaside (2022) 79 Cal.App.5th 389

Meyers Nave proactively advised the City of Seaside on land use and CEQA issues associated with the City's General Plan Update and the Campus Town Center Specific Plan, providing legal reviews of both the Specific Plan and its EIR. The plan guides public and private investment in a proposed 120-acre development on the former Fort Ord Army Base near California State University Monterey Bay, designed as a pedestrian-oriented mixed-use village with 1,485 housing units, 250 hotel rooms, and retail, dining, entertainment, and office/flex space. When the approvals were challenged, the firm successfully defended the project, prevailing in the published appellate decision *Committee for Sound Water & Land Development v. City of Seaside* (2022) 79 Cal.App.5th 389 against allegations spanning water supply, transportation, urban decay, air quality, GHG, energy, fire, public services, and project description.

San Diego Association of Governments (SANDAG) – City of

Coronado v. SANDAG (2022) 80 Cal.App.5th 21 – Regional Housing Needs Allocation

Four San Diego area cities, Coronado, Imperial Beach, Lemon Grove and Solana Beach, sued SANDAG demanding a new hearing and rescission of their final Regional Housing Needs Assessment allocation numbers, claiming SANDAG had denied them a fair hearing by deciding their administrative appeals on a weighted vote based on member populations rather than a simple tally.

Meyers Nave obtained a dispositive ruling for SANDAG at the trial court, and the Fourth Appellate District affirmed on June 20, 2022 in a published decision holding that the RHNA allocation process is immune from judicial review by legislative design, which prevents the gridlock and delay that would undermine the state's housing efforts. The California Supreme Court denied review.

City of Riverside – Garat v. City of Riverside (1991) 2 Cal.App.4th 259

Handled the seminal case involving state planning law and dictates of internal consistency as to Riverside's General Plan. Garat v. City of Riverside (1991) 2 Cal.App.4th 259. Over the years, our work with the City of Sacramento, a highly valued client of our firm, has included critical and sensitive matters including complex municipal law issues. When Sacramento set an ambitious timeline to build the \$535 million Golden 1 Center, the City turned to Meyers Nave to face a maze of legal issues that could have derailed the project; we defeated every roadblock, brought Golden 1 Center to life, and created a roadmap for future stadium projects tied to retaining or relocating professional sports teams.

Hall Equities Group – \$750M Professional Soccer Stadium (Concord)

Meyers Nave provided land use strategy and CEQA advice to Hall Equities Group, the developer of a proposed \$750 million soccer stadium project with linkage to the downtown Concord BART station. The project includes a 15,000- to 18,000-seat stadium, two hotels with 650 rooms, a 150,000-square-foot convention center, retail space and modular multi-family housing. The stadium was planned to be home to a United Soccer League franchise for the Oakland East Bay area.

City of Oceanside – BIA of San Diego v. Superior Court (1989) 211 Cal.App.3d 277

Defense of City's managed growth ordinance initiative. Published decision: Building Industry Association v. Superior Court (City of Oceanside), (1989) 211 Cal.App.3d 277 [managed growth initiative]. Companion trial court cases: Ivey Ranch Technology Park, Inc. v. City of Oceanside; Lemont Financial Corporation v. City of Oceanside; Ranch Development Corp. v. City of Oceanside; Del Oro Hills v. City of Oceanside.

ocV!BE – Honda Center Entertainment District Entitlements (City of Anaheim)

Meyers Nave served as land use and environmental counsel for City of Anaheim in

entitlement and CEQA process for creation of mixed use entertainment district surrounding the Honda Center, home of the Anaheim Ducks and a major concert venue. The \$3 billion Project creates a 95-acre master planned campus with sports, entertainment, shopping, market hall dining, 20 acres of public parks and trails, 1,500 residences, and offices designed to bring people together through shared experiences. The design is a transit-oriented walkable community adjacent to the ARTIC regional transit center. Meyers Nave helped the City complete a complicated entitlement process in a short timeframe to meet the planned opening of Phase One in 2026. Entitlements included site plans, a development agreement, sign programs and CEQA environmental analysis involving coordination with regional and state entities.

Hill at Colorado – Pasadena's First SB 743 Project

Review of the general plan, zoning, entitlements, and EIR for a mixed-use, transit-priority-area hotel project, the first in the City to implement its alternative transportation CEQA significance thresholds.

City of Anaheim's "Big A 2050" Plan for MLB Stadium

Meyers Nave served as lead land use and CEQA counsel to the City of Anaheim for a mixed-use development and stadium project, known as Big A 2050, on the site of an existing Los Angeles Angels stadium. The project envisions redevelopment of the stadium site to introduce large-scale residential, office, and retail/entertainment uses to create a year-round use. Meyers Nave advised on all entitlements and environmental review including a Disposition and Development Agreement, site plans, tentative maps and other required approvals. The project is a key element to the City realizing its vision for the development of the Platinum Triangle Mixed Use area located adjacent to a major Anaheim Regional Transportation Intermodal Center which provides rail, bus, taxi and other services for daily commuters and visitors.

City of Rancho Cordova - Land Development Project

Meyers Nave assisted the City of Rancho Cordova in the planning, development, and approval of the City's largest land development project. The 3,828-acre master-planned community consists of 12,189 residential units, nine schools, 247 acres of commercial space, 269 acres of industrial park, 510 acres of wetland preserve, 178 acres of community parks, and 16 miles of trails. Our work also included land use entitlements, an EIR/EIS, development agreement, specific plan, affordable housing agreement, and finance plan. The project will transform a mine tailings site into a community with schools, parks, and retail.

Brisbane Baylands – A Railyard Reimagined

Counsel on implementation of the City's general plan through a complex specific plan for the approximately 733-acre Baylands site, with 1,800 to 2,200 housing units on a former railyard and landfill.

South Bay Galleria – A Mall Becomes a Neighborhood

Counsel to the City of Redondo Beach on the redevelopment of the 1.9 million-square-foot mall property, 650 homes and 150 hotel rooms on the 29.85-acre site.

Lithium Valley – 52,000 Acres of New Economy

Counsel to Imperial County on the specific plan for geothermal energy, lithium extraction, battery production, and Salton Sea restoration.

Bloom Energy

Meyers Nave served as lead permitting and litigation counsel for Bloom Energy in challenging a public agency's failure to issue ministerial permits for two fuel cell installations valued at over \$60M. The litigation led to a successful settlement, securing Bloom the right to obtain the requested permits, and establishing a faster permitting path for future projects. For more than a decade, Meyers Nave has guided BNSF through California's legal and political terrain. We develop long-range permitting strategies; strengthen relationships with regulators; overcome environmental hurdles under CEQA and NEPA; tackle intricate air quality, water quality, and greenhouse gas issues; and defend high-profile megaprojects in state and federal courts.

Sacramento Housing and Redevelopment Authority v. Rashid, et al. – Former Gasoline Service Station Site Acquisition (Jury Trial August 2006)

Sacramento Housing and Redevelopment Authority v. Rashid, et al. – Jury Trial August 2006. Meyers Nave was lead counsel for the Sacramento Redevelopment Agency in several eminent domain actions to acquire parcels for redevelopment purposes. In one case, the site was improved with a former gasoline service station and mini-mart business. Valuation issues included highest and best use, the value of the real estate and improvements, and entitlement to loss of business goodwill. Landowner's total appraised value at trial was \$919,000. After a bench trial on entitlement to loss of business goodwill, and a jury trial on the value of the land and improvements, the jury awarded \$492,000. Landowner's motion for litigation expenses for over \$250,000 was also denied.

County of Los Angeles – Newhall Ranch (FivePoint Valencia) Development Agreement

Meyers Nave provides ongoing legal advice to the County of Los Angeles regarding the build-out of the Newhall Ranch Specific Plan in the northwestern unincorporated portion of Los Angeles County, focusing on in-depth legal review and negotiations of the Newhall Ranch Development Agreement terms and requirements. FivePoint Valencia includes eight villages across a 15,000-acre project with an estimated 21,500 residential units plus commercial areas. The work includes specific legal advice on phasing of infrastructure, greenhouse gas reduction, and affordable housing requirements, as well as review of the additional environmental analysis needed for development of individual villages and areas outside the Specific Plan.

City of Brisbane – Sierra Point Towers and Life Science Project

Currently advising the City of Brisbane on all aspects of the proposed Towers at Sierra Point development, including legal review of an Environmental Impact Report (EIR) and entitlement requests. The project proposes a 1,280,500-square-foot life sciences campus featuring four new buildings, including two office/life sciences buildings, an amenity building, and a parking garage. The development would accommodate approximately

3,660 employees. The entitlement process includes a Design Review Permit, a Zoning Amendment to modify height limits in the Sierra Point Design Guidelines, and a Conditional Use Permit for parking regulation modifications.

City of Palmdale – Monreal dba El Dorado Restaurant Bar & Dancing v. City of Palmdale (non-conforming use permit revocation)

The City of Palmdale defeated every claim. A restaurant and bar operator petitioned for a writ and added civil rights claims after the City revoked its permits. The El Dorado Club held a legal nonconforming use, good only so long as it did not substantially change the mode or character of its operation, and it began operating as a nightclub. The City issued a cease and desist letter, and Meyers Nave defended the revocation that followed.

Unnamed mining company – NPDES Permitting – Northern California Gold Mine Reopening

Counseled a mining company on reopening a gold mine in Northern California, including working with a regional water quality control board on National Pollutant Discharge Elimination System (NPDES) permitting, waste discharge requirements, cease and desist order compliance and administrative penalties.

City of Rancho Cordova – City Attorney Services Including Land Use and Entitlements

Meyers Nave has served as City Attorney for Rancho Cordova since 2006, advising the City on complex government and regulatory issues and on land use and development.

Chile Baha'i Temple – Construction

Handled environmental work, permitting, real property litigation, and entitlements for an iconic, award-winning development project at the foothills of the Andes Mountains in Santiago, Chile. Bio overview notes it as “a high-profile project in Santiago, Chile, at the base of the Andes.”

Poseidon – Desalination Plant Coastal Commission Entitlements

Represented the largest desalination plant in the Western Hemisphere in obtaining entitlements before the California Coastal Commission. Bio overview adds: “Seena secured essential environmental approvals for the largest desalination plant in the United States.”

Unnamed large Northern California ranch (private client) – Land Use Permitting, Environmental Compliance, and Wildfire Recovery/Prevention Advising

His recent private projects include advising a large Northern California ranch on a variety of land use issues including land use permitting, environmental compliance, and wildfire recovery and prevention strategies.

Malibu Residential Home Owners – Entitlements

Handled entitlement work for several City of Malibu property owners looking to develop their properties, or make modifications to their homes, including fire rebuilds.

Grandview House Preschool – Entitlement Acquisition

Represented two preschools in the acquisition and entitlement of sites in Glendale and Pasadena, including complex parking, easement, and covenant issues.

City of Torrance – Roma Court v. City of Torrance (conditional use permit revocation)

Successful writ decision in City's favor resulting in the confirmation of the City's revocation of a conditional use permit for this alcohol facility.

Recycling Centers – Entitlements and Code Enforcement

Represent several recycling centers throughout various cities in California in their entitlements and responses to code enforcement.

Sand City – Monterey Bay Shores Eco-Resort development agreement

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.

City of Half Moon Bay – San Mateo Land Exchange v. Half Moon Bay

Successfully defended the City of Half Moon Bay against CEQA, takings and Coastal Act violation claims regarding its approval of a specific plan and other entitlements for a 207-acre development. The city prevailed in both the trial court and the court of appeal. Related published decisions: *Ailanto v. City of Half Moon Bay* (2006) 142 Cal.App.4th 572; *City of Half Moon Bay v. Superior Court* (2003) 106 Cal.App.4th 795.

RUHS – Medical Center Moreno Valley Master Plan + Programmatic EIR

Riverside County University Health Systems (RUHS) – Mead Valley Wellness Village Project. We represented RUHS as outside real estate and land use counsel relating to the Mead Valley Wellness Village Project, a \$580 million behavioral health facility, with real property services (ground lease, facilities lease, development agreement with P3 partner) and currently represent RUHS as real estate and land use counsel related to the future expansion of the RUHS Medical Center in Moreno Valley, a 30-year multi-phased program to guide the future expansion of the Medical Center. The representation consists of leading environmental review for the Project, including preparation of a Program EIR and all associated real estate services.