

## Douglas E. Wance

Orange County, California  
Shareholder

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### **Areas of Practice & Industry Specialties**

Environmental Law Practice; Real Estate; Land Use; Solar & Renewable Energy Law; Agribusiness



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Douglas E. Wance is a Shareholder and former chair of Buchalter's Land Use Practice Group. Mr. Wance has built a cross-disciplinary practice involving land use and entitlements, water resources, environmental compliance, natural resources and public law through the representation of both public agencies and private businesses throughout California. He has handled all aspects of these substantive areas, from advising clients regarding the applicability of the law, to guiding clients through a permitting or entitlement process, or defending clients subject to enforcement actions. Mr. Wance successfully represented businesses and public agencies in sophisticated financial, real estate, water resource, environmental compliance, and land development matters in court and before administrative agencies.

Mr. Wance's land use and entitlement background includes representation of residential developers, public entities, major industrial facilities, and other commercial businesses in all phases of project development before local and state agencies, city councils, and county board of supervisors. He has assisted clients in obtaining development and environmental permits and project approvals for power plants, schools, mixed use, and industrial development projects.

Mr. Wance has provided advice and counsel to clients on many transactional and litigation matters concerning land development and regulation, from due diligence, land acquisition, eminent domain and financing to securing entitlements, leasing, CC&Rs, compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), and state and federal regulatory permitting (wetlands, species, coastal issues). He regularly deals with local general plans and other land use ordinances and resolutions, subdivision requirements, clean water, water rights, resources and quality issues, land and construction financing, environmental due diligence (including hazardous waste and materials), air quality, Polanco Redevelopment act, annexation and change of sphere of influence, development agreements, and infrastructure fees. In the past, he has dealt specifically with school siting issues within Los Angeles and Orange County concerning many aspects of the siting of schools as well as the Escutia-Wildman process (SB162/AB387), and represented a public agency in the land use, environmental compliance, and eminent domain issues for several multi-million dollar public projects within Los Angeles County. Finally, he has participated in administrative proceedings and litigation in the successful defense of permits and CEQA approvals in trial and appellate courts.

Mr. Wance's water resource, rights and quality practice evolved from his land use and environmental practice for public agencies where he served as special or general counsel, for private clients with residential, commercial and industrial development or agricultural concerns. He has extensive background in water law and policy and has done work throughout the United States on surface and groundwater rights and supply issues, natural resource and environmental water concerns. Mr. Wance has spoken throughout the state on water rights and supply issues. He regularly engages in administrative proceedings and litigation of water resource, rights and supply issues on behalf of both public and private clients.

Mr. Wance's environmental litigation, compliance, and permitting background includes representation of solid waste disposal facilities, electrical power plants, oil refineries, and manufacturing facilities in

environmental permitting and compliance matters. He has provided regulatory compliance counseling, spill reporting, due diligence reviews, permitting, variances, appeals and enforcement action resolutions for clients with hazardous substance, air and water resource and quality concerns. He has also represented his clients' interests before U.S. EPA, the State Water Resources Control Board, the California Department of Toxic Substances Control, the South Coast Air Quality Management District, and the Los Angeles Regional Water Quality Control Board. Finally, he has participated in litigation to defend clients against alleged violation of state and federal environmental laws. Mr. Wance has provided extensive environmental, land use and water resource due diligence reviews for several multi-million and billion dollar, high profile acquisitions of facilities and properties throughout California

## **Publications**

- Curtailments Ordered in the Delta Watershed, *Buchalter Client Alert*, August 24, 2021
- Emergency Regulations Allow Curtailments in the Delta Watershed, *Buchalter Client Alert*, August 19, 2021
- Stormwater Permitting: July 1, 2015 Registration Deadline Approaches for Industrial Facilities, *Buchalter Nemer Client Alert*, June 16, 2015
- California's Water Woes: A Deeper Look at the Sustainable Groundwater Management Act, *WaterWorld*, May 18, 2015
- What the Drought Emergency Declaration Means for Your Business, *Buchalter Nemer Client Alert*, April 2015
- California's Water Anxiety Prompts Landmark Groundwater Legislation, *Buchalter Nemer Points & Authorities*, December 9, 2014

## **Presentations**

- Speaker, "Participating in the Condemnation Process," California Easements, Rights-of-Way, & Eminent Domain Seminar, April 17, 2020
- Speaker, "Subdivision Map Act in California," Lorman Educational Services, May 18, 2018
- Speaker, "California Water Law Update: Rights, Transfers and Supply Assessment," Lorman Educational Services, December 15, 2017
- Moderator, "Legal and Practical Issues of Easement in California," Lorman Education Services in Santa Ana, CA, August 12, 2014
- Moderator, "Plat and Subdivision Law in California," Lorman Education Services in Monterey, CA, June 27, 2014
- Moderator, "Plat and Subdivision Law in California," Lorman Education Services in San Jose, CA, June 13, 2014
- Moderator, "Water Rights, Hydrology, and Water Resource Management in Areas of Abundance," Seminar on State Water Issues, December 8, 2011
- Speaker, "Plat & Subdivision Law in California," Lorman Educational Services, March 6, 2009
- Speaker, "Development and Preservation of Water Rights and Supply in California," Lorman Educational Services, January 30, 2009
- Speaker, "Plat and Subdivision Law in California," Lorman Educational Services, August 22, 2008
- Speaker, "The Subdivision Map Act," Lorman Educational Services, June 20, 2008
- Speaker, "Subdivision Law in California," Lorman Educational Services, March 4, 2008
- Speaker, "Environmental Auditing in California," Lorman Educational Services, February 29, 2008
- Speaker, "California Water Law," American Agricultural Law Association, Annual Agricultural Law

Symposium, October 19, 2007

- Speaker, "Plat & Subdivision Law in California," Lorman Educational Services, August 14, 2007
- Speaker, "Plat & Subdivision Law in California," Lorman Educational Services, July 12, 2007
- Speaker, "Plat & Subdivision Law in California," Lorman Educational Services, March 29, 2007
- Speaker, "Water Rights, Sales & Transfers," Lorman Educational Services, February 28, 2007
- Speaker, "Plat & Subdivision Law in California," Lorman Educational Services, August 11, 2006
- Speaker, "Subdivision Law in California," Lorman Educational Services, July 28, 2006
- Speaker, "Zoning, Land Use and Development," Lorman Educational Services, July 26, 2006
- Speaker, "Subdivision Map Act," Lorman Educational Services, May 12, 2006
- Speaker, "Plat & Subdivision Law in California," Lorman Educational Services, May 3, 2006
- Speaker, "Water Rights and Transfers," Lorman Educational Services, February 1, 2006

### **Education**

Mr. Wance earned his J.D. at Boston College Law School in 1999 and his B.A. from the University of Southern California in 1996.

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### **Bar Admissions**

- California
- Hawaii

### **Court Admissions**

- U.S. District Court for the Central District of California
- U.S. District Court for the Eastern District of California
- U.S. District Court for the Southern District of California
- U.S. District Court for the District of Hawaii