

Douglas E. Wance

Orange County, California
Shareholder

P (949) 224-6439
F (949) 224-6476
dwance@buchalter.com



Douglas Wance is a Shareholder, Chair of Firm's Land Use Practice Group and a member of the Firm's Real Estate Practice Group. Mr. Wance has built a cross-disciplinary practice involving land use, 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 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 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. Mr. Wance 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. 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.

Mr. Wance's land development and litigation 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, as well as mixed use, school and industrial development projects. Mr. Wance represents both private and public entities in the land use and entitlements, environmental compliance, water resources and eminent domain matters throughout California. He has provided advice and counsel to clients on many transactional and litigation matters of land development and regulation, from due diligence, land acquisition, eminent domain and financing to securing entitlements, compliance with the California Environmental Quality Act (CEQA), regulatory permitting (wetlands, species, coastal issues), redevelopment, leasing, brownfields, and CC&Rs. He regularly deals with local general plans and other land use ordinances and resolutions, subdivision requirements, coastal issues, the National Environmental Policy Act (NEPA), state and federal endangered species acts, clean water, water rights, resources and quality issues, land and construction financing, environmental due diligence (including hazardous 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.

Presentations & Publications

- Co-Author, "California's Water Woes: A Deeper Look at the Sustainable Groundwater Management Act," *WaterWorld*, May Issue 2015
- Co-Author, "What the Drought Emergency Declaration Means for Your Business," *Buchalter Nemer Client Alert*, April 2015
- Co-Author, "California's Water Anxiety Prompts Landmark Groundwater Legislation," *Buchalter Nemer Points & Authorities*, Fall 2014
- Moderator, "Legal and Practical Issues of Easement in California," Lorman Education Services, Santa Anita, August 12, 2014
- Author, "Keep the Water Flowing: How to Prevent Your Project's Water Supply From Drying Up," *Sedgwick's Real Estate Newsletter*, September 2010.
- "Plat & Subdivision Law in California," Lorman Educational Services, San Jose, March 6, 2009.
- "Development and Preservation of Water Rights and Supply in California," Lorman Educational Services, Santa Rosa, January 30, 2009.
- Author, "Landlords Keep Your House in Order—Claims for Past Due Rents Dismissed Where Certificate of Occupancy Not Obtained" *Sheppard, Mullin, Richter and Hampton Real Estate and Construction Law Blog*, January 28, 2009.
- "Plat and Subdivision Law in California," Lorman Educational Services, Sacramento, December 9, 2008; Los Angeles, October 3, 2008; Pasadena, August 22, 2008.
- "Subdivision Law in California," Lorman Educational Services, San Diego, October 24, 2008; Goleta, July 25, 2008; Palm Desert, May 9, 2008; San Jose, March 4, 2008.
- "The Subdivision Map Act," Lorman Educational Services, Stockton, June 20, 2008.
- "Environmental Auditing in California," Presented on several topics: Environmental Due Diligence and Auditing, CEQA, State and Federal Endangered Species Act, state and federal clean water laws, Clean Air Act, and an overview of California Land Use Law and Procedure, Lorman Educational Services, Palm Springs, February 29, 2008.
- "California Water Law," American Agricultural Law Association, Annual Agricultural Law Symposium, San Diego, October 19, 2007.
- "Plat & Subdivision Law in California," Presented on portions of California Subdivision Map Act, CEQA, Vesting of Land Use Rights, Exactions and Mitigation Fees, Ethical Considerations in California (Brown Act, Public Records Act, Political Reform Act, Government Code Section 1090, common law, Lorman Educational Services, Sacramento, August 14, 2007.
- "Plat & Subdivision Law in California," Presented on California Subdivision Map Act, Ethical Considerations in California (Brown Act, Public Records Act, Political Reform Act, Government Code Section 1090, common law), Lorman Educational Services, Oakland, July 12, 2007.
- "Water Rights Sales & Transfers," Lorman Educational Services, Santa Rosa, June 29, 2007.
- "Plat & Subdivision Law in California," Presented on California Subdivision Map Act, Ethical Considerations in California, Lorman Educational Services, Stockton, June 8, 2007; Santa Barbara, May 18, 2007; Palm Desert, May 3, 2007; San Jose, March 30, 2007; Seaside, March 29, 2007.
- "Water Rights, Sales & Transfers," Lorman Educational Services, San Diego, February 8, 2007.
- "Plat & Subdivision Law in California," Lorman Educational Services, San Diego, December 7, 2006; Pasadena, October 12, 2006; Sacramento, August 11, 2006.
- "Subdivision Law in California," Lorman Educational Services, Oakland, July 28, 2006.

- "Zoning, Land Use and Development," Presented on state and federal water acts, state and federal endangered species acts, CEQA, Subdivision Map Act, Ethical Considerations in California (Brown Act, Public Records Act, Political Reform Act, Government Code Section 1090, common law), Lorman Educational Services, Palm Springs, July 26, 2006.
- "Subdivision Map Act," Lorman Educational Services, Los Angeles, May 12, 2006.
- "Plat & Subdivision Law in California," Lorman Educational Services, Palm Springs, May 3, 2006.
- "Water Rights and Transfers," Lorman Educational Services, February 2006.
- Co-Author, "The Case for Survival: A Bug's Paradigm," "California Litigation, The Journal of the Litigation Section, State Bar of California, November 1, 2001.

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.

Areas of Practice

Real Estate
Land Use
Environmental Compliance
Water Resources

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



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