



# Travis Brooks

## Shareholder

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Travis is a land use shareholder in Miller Starr Regalia's Walnut Creek office.

Travis is a shareholder with Miller Starr Regalia. He represents residential, commercial, and industrial developers on a wide range of land use entitlement and environmental matters throughout the state of California.

Travis has worked with clients to utilize recently strengthened state housing laws to obtain the entitlements necessary to develop thousands of residential units throughout the state of California. He also works with clients to navigate the often complex local, state, and federal approval processes required to introduce complex commercial and industrial uses and structures in California.

Before becoming an attorney, Travis clerked with the California Assembly Committee on the Judiciary and worked on political campaigns in Colorado, New York, and Washington D.C.

Travis is licensed to practice in California and New York.

## Practice Areas

- Land Use & CEQA
- Land Use - Entitlement
- Land Use - Litigation
- Land Use - Transactional

## Education

J.D., University of the Pacific, McGeorge School of Law (2011)

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B.A., Colorado College, Political Science (2006)

## Associations

Contra Costa County Bar Association

New York State Bar Association

Urban Land Institute

## Awards & Recognition

*Super Lawyers* Northern California Rising Star (2017-2023)

## Publications

"California Supreme Court Rejects All-Or-Nothing Classification Of Permit Decisions, Holding That Whether CEQA Triggering Discretion Exists Must Be Determined On A Case-By-Case Basis", *Miller & Starr Real Estate Newsalert*, November 2020 (Co-Author).

"Navigating Land Use Permitting During A Pandemic," California Lawyers Association (CLA) Real Property Law E-Bulletin, July 15, 2020 (co-author)

*U.S. Supreme Court Issues County of Maui Decision—Finds 'Functionally Equivalent' Test Guides the Inquiry Whether an NPDES Permit is Required for Groundwater Point Sources that Link to Waters of the U.S.*, California Land Use Law & Policy Reporter, June 2020, Volume 29, Number 9

*The Slow March of Progress – Despite Failing to Secure Sweeping Housing Legislation, the Enactment of SB 330 in Newsom's First Year is an Important Step Forward*, California Land Use Law & Policy Reporter, March 2020, Volume 29, Number 6

*Unwinding the "Preclusion Trap" – Knick v. Township of Scott Upends Thirty Years of Federal Takings Precedent*. Miller & Starr Real Estate Newsalert, November 2019, Vol. 30, Issue 2

"Towards Promises Unfulfilled: Applying Sixteen Years of Trade and Environmental Lessons to the Pending U.S. - Colombia Trade Promotion Agreement," 23 PAC. MCGEORGE GLOBAL BUS. & DEV. L.J. 339 (2011)

## Speeches & Presentations

"The Land Use/Water Law Connection: CEQA Update: Yes, Water Practitioners Need to Know This," Argent Communications Group's 37th Annual California Water Law & Policy Conference, Santa Barbara, CA, June 8, 2023

"Legislative Tools to Encourage Residential Development: Using AB 2011 and SB 6 to Develop Residential Uses on Commercial Properties," Argent Communications Group's 8th Annual California Land Use Law & Policy Conference, Virtual, December 7, 2022

"The Land Use/Water Connection Updates: CEQA Update: Yes, Water Practitioners Need To Know This," Argent Communications Group 36th Annual California Water Law & Policy Conference, Virtual, May 19, 2022

"The Water/Land Use Connection Updates: CEQA Update: Yes, Water Practitioners Need To Know This," Argent Communications Group's 35th Annual California Water Law & Policy Conference, Virtual, April 19, 2021

"State of the Art in Housing and Land Use Law in California," Contra Costa County Bar Association's 2020 MCLE Spectacular, Virtual, November 20, 2020

