

## Land Planning Land Entitlement Services

### PROJECT PARTNERSHIP

HMH is a privately held service company with a clear focus on our client's success obtained through project partnership: Client - HMH - Agency. We develop a collaborative planning/entitlement process that provides the navigational means to incorporate land use, public policy, political and community needs balanced by the economic requirements of the project. Our long-standing relationships with senior level planning and public works department staff, economic development agency staff, the City Manager, City Attorney, and elected officials enable us to bring them into the process as partners. The result: *project success*.

### PROVEN TRACK RECORD

HMH has been established within the heart of Silicon Valley since 1976. Our proven success in obtaining land use entitlements and development approvals for the most complex, high profile, residential, mixed-use, industrial and commercial developments is unmatched by any other firm. Our team's continuous experience and involvement within the local jurisdictions enables us to maintain thorough knowledge of the current urban planning policies, political landscape, and development opportunities throughout the Silicon Valley and adjoining areas. Building upon our unique positioning with City staff and elected officials, we develop an overall entitlement strategy that includes land use, environmental regulation, public policy, political navigation and community outreach. Project success is realized through our comprehensive approach to land development entitlements from the beginning.

### PROJECT APPROACH

Our belief in project partnerships is the basis of HMH's approach; it is our local working relationships with City's along with the credibility and trust we have earned with agency staff, elected officials, and the regional stakeholders that give our projects the added edge to succeed. We facilitate the creation of an experienced professional team with local knowledge to create a collaborative approach to tackle the technical challenges associated with project planning, design and implementation.

1570 Oakland Road  
San Jose, CA 95131  
(408) 487-2200  
[www.HMHca.com](http://www.HMHca.com)

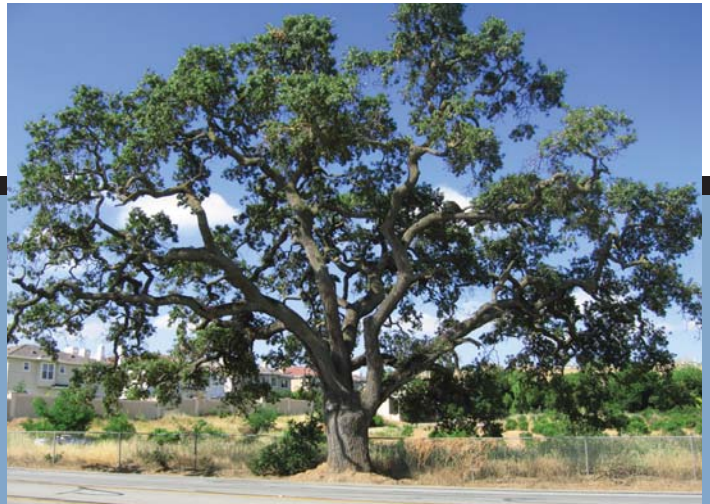


## Land Planning Environmental Review Services

Environmental review is an often critical component of the entitlement process. HMH staff include certified planners with years of experience in the preparation of CEQA documents – Initial Studies/Mitigated Negative Declarations, Environmental Exemptions, and EIR Addenda. HMH provides quality environmental documentation to meet CEQA requirements and assist in the timely processing of development applications.

In addition to our in-house resources, HMH partners with locally-renowned firms specializing in biological resources, cultural resources, geotechnical studies, acoustical studies, and traffic analysis to provide expert technical reports in support of the CEQA documents.

Working closely with the environmental consultants, we can identify potential environmental impacts and determine mitigation measures that are conducive to the project and feasible for the Client. These mitigation measures are coordinated with our design team and reflected in the project as it goes through the entitlement process.



1570 Oakland Road  
San Jose, CA 95131  
(408) 487-2200  
[www.HMHca.com](http://www.HMHca.com)

