



→ Daniel S. Maroon

Associate

Four Embarcadero Center
Seventeenth Floor
San Francisco, CA 94111

T: +1.415.774.2969

F: +1.415.403.6067

dmaroon@sheppardmullin.com

Daniel Maroon is a member of the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's San Francisco office. His practice focuses on land use planning and entitlement procedures, compliance and litigation involving endangered species, wetlands, and water quality, and related issues arising under state and federal environmental laws.

Areas of Practice

Daniel assists developers and property owners in obtaining subdivision maps, density bonuses, development agreements, and other land use approvals. He also guides clients through the California Environmental Quality Act and National Environmental Policy Act compliance processes. Daniel has experience obtaining and implementing natural resource permits for large residential, commercial, and mixed-use projects and conducting environmental due diligence for renewable energy projects. He also advises clients on a range of state and federal regulatory matters, including endangered species, wetlands, water rights, and water quality.

Daniel also litigates complex real estate, land use, and environmental matters in state and federal courts. Daniel's real estate litigation experience includes disputes arising out of leases, purchase and sale agreements, and development agreements. His land use litigation practice broadly encompasses disputes under CEQA and California's Housing Accountability Act, Planning and Zoning Law, and eminent domain laws. His environmental litigation practice includes cost recovery actions, regulatory enforcement actions, and state and federal permit defense.

Daniel maintains an active pro bono practice and is a member of the California Lawyers Association's standing Committee on Administration of Justice.

Honors

Ones to Watch – Real Estate Law, *Best Lawyers*, 2021-2023

Northern California Rising Star, *Super Lawyers*, 2019-2021

Articles

- As legal challenges loom, impact of new Endangered Species Act rules remains uncertain
American Bar Association, 10.25.2019

Real Estate, Land Use & Environmental Law Blog Posts

- "Momentum for Streamlining and Subsidizing Office-to-Residential Conversion Projects Builds in Sacramento and San Francisco," March 10, 2023
- "As Deadline for Housing Element Certification Passes, "Builder's Remedy" and AB 1398 Remedies Loom for Noncompliant Bay Area Cities and Counties," February 1, 2023
- "U.S. Fish & Wildlife Service Proposes New Regulations Creating General Eagle "Take" Permits for Certain Wind Energy and Power Line Infrastructure Projects," October 26, 2022
- "U.S. Fish and Wildlife Service Proposes Listing Tricolored Bat as Endangered Under Endangered Species Act," September 22, 2022
- "California Energy Commission Releases Milestone Offshore Wind Energy Report and Sets Maximum Feasible Capacity and Megawatt Planning Goals for 2030 and 2045," August 15, 2022
- "Association of Bay Area Governments Formally Denies Nearly All Regional Housing Needs Allocation Appeals," November 17, 2021
- "Army Corps of Engineers Proposes Revising Broad Range of Clean Water Act Nationwide Permits," September 15, 2020
- "Final Revisions to NEPA Regulations: Six Highlights from Major Rule Overhaul," July 29, 2020
- "New Bay Area COVID-19 Orders Ease Restrictions on Construction and Impose New Safety Protocols," May 5, 2020
- "Clean Water Act Permit Required for "Functional Equivalent" of Direct Discharge, Supreme Court Says," April 24, 2020
- "State-Level Rent Relief Due to COVID-19 Impacts: California Governor Newsom's Executive Order Explained," April 8, 2020
- "New Shelter-in-Place Orders Dramatically Restrict Bay Area Construction, Including Residential Projects," April 2, 2020
- "San Francisco Temporarily Bans Evicting Residential and Commercial Tenants Impacted by COVID-19 Epidemic," April 2, 2020
- "On Repeat: Courts Again Uphold Low Carbon Fuel Standard Programs," January 28, 2019
- "Critical Habitat Must Be Habitat for Listed Species, Supreme Court Says," November 29, 2018

Energy Law Blog Posts

- "California Offshore Wind Lease Sale Announced by Bureau of Ocean Energy Management," November 1, 2022

Practices

Environmental

Real Estate, Energy, Land Use & Environmental

Land Use Litigation

Industries

Multifamily Housing

Education

J.D., University of California, Hastings, 2013

B.A., University of California, Davis, 2010

Clerkships

Extern for the Honorable Jaqueline Scott Corley, U.S. District Court, Northern District of California

Admissions

California

U.S. District Court, Northern District of California

U.S. District Court, Central District of California