



## Spring 2022 Brings New Dealerships to Life!

Hello,

Spring has proven to be very exciting at CDR. Several auto dealerships are coming out of the ground after years of planning and will open in 2022, including [Carlsbad BMW](#), [Keyes Woodland Hills Porsche](#), [Rusnak Westlake Porsche](#), [House of Imports Mercedes-Benz](#), and [Toyota Buena Park](#). [Maserati of Anaheim Hills](#) was completed last month and can't be missed as you travel on the 91 Freeway in Orange County, CA. Great teamwork and strategic partnerships have contributed to the progress of these state-of-the-art dealerships.

If you are an owner, developer, or franchisee, you are probably well aware that California is home to some of the most rigorous and inflexible entitlement planning regulations and codes in the United States. It can be especially challenging and costly to develop real estate projects, but you can mitigate the risk by knowing how the [planning approval](#) process works. In a recent article, we discussed the importance of getting a civil engineer involved early in the entitlement process and other tips for navigating the complexities involved with getting approval.

[Off-site improvements](#) are another part of the land development process that can be equally unpredictable. Working with an experienced civil engineer can reduce the risks to your timeline by anticipating off-site improvements, and other issues before they occur. With decades of experience in land development and [dry utility consulting](#), our team has earned a reputation for seamless agency coordination, leading to successful and timely project completion.

At CDR we know that our team is great because of the strength of its members. It's important to recognize hard work and dedication to the craft. Design Engineer, AJ Calabrese embodies the work ethic that our clients have come to expect. He is a leader by example, and his passion for civil engineering and land development is contagious. Find out more about AJ and his favorite things about working at CDR in our [Employee Spotlight](#).

Please [reach out](#) with any of your civil engineering needs.

Regards,

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### Navigating the Entitlement Process

The entitlement process focuses on the structures intended use, aesthetic design, and adherence to an overall city plan. Mitigate risk by making sure that you know how the process works.

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### Employee Spotlight: AJ Calabrese

In the three years AJ has been with CDR, he has contributed to and managed several major projects. One of his favorite projects is working with the San Diego Safari Park.

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### Identifying Common Required Off-site Improvements

Don't be caught by surprise! These are the types of costly public off-site improvements you may be expected to take on within your project scope.

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