



→ Louise Dyble

Associate

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Louise Dyble is an attorney in the Real Estate, Energy, Land Use and Environmental Law Practice Group, based in San Francisco and Chicago.

Areas of Practice

Louise helps businesses navigate complex regulatory landscapes, assisting clients facing issues related to environmental compliance and permitting, air emissions, water quality, waste management, and environmental mitigation and remediation.

Louise advocates for clients facing regulation or enforcement by the U.S. EPA as well as state agencies, including the California Public Utilities Commission (CPUC), the Department of Toxic Substances Control, the State Water Quality Control Board, and the South Coast Air Quality Control District. Her experience includes problem-solving and, when necessary, assertive defense actions on behalf of companies involved with the generation, transmission, storage and sale of energy, as well as manufacturers, retailers and developers.

Representative experience includes:

- Advocating for energy, water and transportation companies in ratemaking and adjudicatory proceedings before the CPUC;
- Providing environmental diligence and risk analysis for transactions and projects involving brownfields, environmentally sensitive areas, and other complex sites;
- Representing companies with liability for contamination at Superfund and other remediation sites in negotiations with states, federal agencies and tribes, as well as in litigation and arbitration proceedings;
- Defending enforcement actions under federal environmental laws including the Clean Water Act, RCRA, TSCA and FIFRA;
- Supporting and advising companies seeking to secure incentives related to energy development such as the Community Energy Tax Credit, or to participate in credit trading programs such as California's cap-and-trade program for climate emissions.
- Advising and negotiating complex challenges related to permit compliance and mitigation requirements, successfully achieving significant reductions in fees and penalties;
- Preparing companies for future compliance challenges, particularly with respect to emissions controls and emerging contaminants such as PFAS.

Louise's pro bono practice includes legal and advocacy work in support of the expansion of public EV charging facilities, equitable education, and affordable student housing. Prior to law school, Louise earned a PhD in history from UC Berkeley. She has published research and taught classes on urban politics and environmental policy at UC Berkeley, Caltech, USC, and Michigan Technological University.

Articles

- 'Brownfields' Definition Key to Energy Community Tax Credits
Law360, 12.14.2023
- The Future of SEPs in Citizen Suits
ABA Natural Resources & Environment, Winter 2021
- Federal PFAS Regulation and the States
Westlaw, 04.2020
- Aquifers and Democracy: Enforcing Voter Equal Protection to Save California's Imperiled Groundwater and Redeem Local Government
California Law Review, 10.2017
- Lessons from an Urban Megaproject: The Chicago Skyway
Infrastructure and Land Policies, Lincoln Institute, 2013
- Tolls and Control: The Chicago Skyway and the Pennsylvania Turnpike
Journal of Planning History, 02.2012
- Reconstructing Transportation: Linking Tolls and Transit for Place-Based Mobility
The Johns Hopkins University Press Technology and Culture, 2009
- The Defeat of the Golden Gate Authority: Regional Planning and Local Power
Journal of Urban History, 01.2008
- Revolt Against Sprawl: Transportation and the Origins of the Marin County Growth Control Regime
Journal of Urban History, 11.2007

Real Estate, Land Use & Environmental Law Blog Posts

- "California Continues Trend of Pushing Housing Legislation to Address Ongoing Housing Shortage," February 14, 2024
- "Turbulence Ahead for the Clean Water Act: Agencies Redefine "Waters of the United States" as SCOTUS Prepares to Rule in Sackett v. EPA," January 18, 2023
- "EPA Endorses New Standard for Phase I Environmental Site Assessments," January 11, 2023
- "PFAS As Hazardous Substances: Top 5 Implications For Businesses," September 14, 2022
- "PFAS Regulations Could Open Floodgates to Prop 65 Enforcement – Assess & Manage Your Exposure Now," June 27, 2022
- "Uncertainty Over 'Waters of the U.S.' Definition Continues, as Federal Court in Arizona Vacates 2020 Rule," September 7, 2021
- "Organics Advocates Dig In With Ninth Circuit Appeal Challenging Certification for Hydroponics," June 15, 2021

Cannabis Law Blog Posts

- "California Breaks New Ground With OCal: Answers to Key Questions About "Comparable-to-Organic" Cannabis," August 9, 2021

Energy Law Blog Posts

- "A Quick Guide to EV Charging Infrastructure Funding and Incentives in California," June 29, 2022

Books

Paying the Toll: Local Power, Regional Politics, and the Golden Gate Bridge, *University of Pennsylvania Press* 2013

California Cuisine and Just Food, *MIT Press* 2012

Media Mentions

Attys Wary Of 'Zero Tolerance' Approach In New PFAS Rule
Law360, 04.19.2024

Events

New Standards for Environmental Diligence: What They Mean for Prospective Owners, Operators and Investors
Webinar
02.07.2023

PFAS & Real Property Transactions: The Essentials of Diligence and Compliance
Presented by Sheppard Mullin and SLR
Webinar, 06.09.2022

Podcasts & Webinars

New Environmental Diligence Standards: What They Mean for Prospective Owners, Operators and Investors
02.07.2023

PFAS & Real Property Transactions: The Essentials of Diligence and Compliance
06.09.2022

Practices

Environmental

Real Estate, Energy, Land Use & Environmental

CEQA Documentation and Defense

Wetlands and Endangered Species

Litigation

Appellate

Environmental Litigation

Industries

Energy, Infrastructure and Project Finance

ESG and Sustainability

Transportation

Education

J.D., University of California, Berkeley, 2016, Environmental Law Certificate

PH.D., History, University of California, Berkeley, 2003

B.A., University of California, Berkeley, 1995, *magna cum laude*

Admissions

California

Illinois

Additional Office

Chicago