



## → 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

- Realizing the Potential of Brownfields  
*Development Magazine, Fall 2024*
- '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

- "Unpacking EPA's PFAS Announcement: Addressing Contamination with Ambiguity Ahead," May 22, 2025
- "Environmental YIR: 2024 Regulatory Legacies and Impacts," April 1, 2025
- "EPA's PFAS Dragnet: What Companies Need to Know About PFAS Reporting Under TSCA Section 8(a)(7)," December 13, 2024
- "EPA Designation of PFAS as Chemicals of Special Concern Expands TRI Reporting Requirements for Nearly 200 PFAS," November 21, 2024
- "California Aims to Revolutionize Packaging and Food Ware: Answers to Key Questions about Recycling, Composting and Source Reduction Requirements," November 15, 2024
- "PFAS Questions Every Company Needs to Ask Now: Have any of our products contained PFAS? Do we use PFAS at any of our facilities?," November 13, 2024

- "Realizing the Potential of Brownfields," September 25, 2024
- "Loper Bright and Relentless 101: What Regulated Businesses Need to Know at the Dawn of the Post-Chevron Era," July 3, 2024
- "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

## Memberships

Executive Committee of the Environmental Section of the Bar Association of San Francisco

## 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  
Litigation  
Environmental Litigation  
Water

## Industries

Energy, Infrastructure and Project Finance  
Multifamily Housing  
Food and Beverage

## 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