JORDAN RAMIS

Environmental and Natural Resources

OVERVIEW

Our environmental and natural resources practice group has deep roots in the Pacific Northwest, grown by representing landowners, developers, businesses, local governments, and financial institutions for nearly 60 years. We understand the area's unique environmental issues, and both the regulatory and business climates.

Our clients include landowners, farmers/ranchers, developers, cities and local governments, as well as financial institutions, industry associations, industrial manufacturers, irrigation districts, and water districts. We understand that our clients' environmental matters are business issues that have many variables and the potential to require significant resources and time that they would otherwise devote to their core business. This understanding enables us to serve as a strategic partner working collaboratively with our clients to empower their decision-making and drive business solutions.

Ensuring our clients avoid issues and stay in compliance with applicable regulations and permit requirements are critical aspects of our practice. In collaboration with our clients, they meet their obligations to properly report as required to regulatory agencies, and remain in compliance with existing federal, state, and local laws and regulations that come into play. Working with our clients, we guide them to employ the best practices and strategies to cost effectively advise them regarding waste management and proper disposal, storage tank regulation and removal, response plans, worker safety, site cleanup/remediation, redevelopment of brownfields, performance audits of operating facilities, and insurance coverage.

Our Team

Our team includes professionals who have worked on both sides of the table. We know who to engage and what questions to ask to streamline the process and get things done.

Not only have we been, and continue to be, at the core of some of the region's most high-profile environmental cases, we also serve on industry boards and committees, agency task forces, and legislative work groups. This affords our attorneys the opportunity to be at the forefront of efforts to develop environmental, water, and natural resources legislation that helps advance our clients' interests. We also have had the benefit of participating in state and federal rulemaking processes to advocate for reasonable and practical regulations that also serve our clients' best interests.

Our Environmental and Natural Resources Advisory and Consultation Legal Services include:

- Clean Water Act and Clean Air Act permitting
- Contamination cleanup liability
- Contracts with environmental consultants and remediation contractors
- Cost-recovery and contribution claims in environmental cleanups
- Development of response plans after discovery of contamination
- Environmental audits of operating facilities
- Environmental due diligence prior to site acquisition
- Environmental liability coverage under historic insurance policies
- Environmental risk management and allocation in business transactions
- Evaluation of current insurance products to reduce environmental risk and manage liability
- Hydraulic Permit Approvals (HPA), Shoreline Management Act (SMA), Critical Aquifer Recharge Permits (CARA) and other critical area permits from state and local government

- Liability of sureties under construction bonds
- Redevelopment of brownfield sites, including advice on funding and permitting
- Remediation contractor liability, including requirements and land use issues related to such projects
- Treatment of environmental claims in bankruptcy
- Treatment of environmental claims and liabilities during and after foreclosure
- Underground storage tank regulation and removal
- Waste management and disposal on job sites

Environmental and Natural Resources Litigation

Regardless of the specific issue, we will first seek to resolve the matter without resorting to litigation. We assess the scope of the problem, manage established administrative agency relationships, and identify needed documentation, records, and technical experts to develop an administrative record in support of our clients' desired outcome.

If litigation becomes necessary, our attorneys and paralegals bring years of experience in administrative hearings and in state and federal courts on environmental matters. Our environmental and natural resources litigation services include:

- Administrative agency relationship management to effectively communicate client concerns, and strengths and weaknesses of agency positions
- Administrative hearings and contested case proceedings
- Assessment of the scope, nature, and significance of issues that may or will affect client interests
- Coordination of live testimony and preparation of witnesses
- Coordination, use, and management of appropriate technical experts
- Defense of and challenges to agency decisions
- Development and implementation of strategies
- Identification, collection, and management of existing or needed documentation and records
- State and federal trial court and appellate proceedings