

Andrea S. Warren

Senior Associate

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Andrea Warren is a senior associate with Alston & Bird's Environment, Land Use & Natural Resources Group.

Since joining the firm in 2012, Andrea has represented clients in a variety of land use matters, including those arising under the California Environmental Quality Act (CEQA) and the state's planning and zoning law. Andrea has represented public agencies, major oil companies, private utilities, mining companies, major retail and commercial developers, and developers constructing large residential projects from the start of the environmental review and land use permitting process through litigation at the trial and appellate levels challenging the environmental review and government approvals.

Andrea is a member of the executive committee of the Los Angeles County Bar Association Environmental Law Section.

Andrea earned her J.D. in 2012 from Harvard Law School and earned her B.A. in international relations from Tufts University in 2006.

While in law school, Andrea focused her studies on environmental law and was an editor for the *Harvard Environmental Law Review*. Before law school, Andrea worked on political campaigns in countries outside the United States.

Representative Experience

Entitlement Experience

- Representing a mining company in obtaining federal and county approvals and CEQA/NEPA review for a 100-year mining project in San Bernardino County, California.
- Representing a major private utility in Southern California on CEQA and other environmental matters for a variety of projects, including a nuclear power facility.
- Representing multiple developers of major mixed-use residential and commercial projects near public transit in Los Angeles in obtaining entitlements and CEQA review.
- Representing an international shopping-center developer in obtaining entitlements and CEQA review for large-scale development, including 1,400 residential units.
- Represented a major oil company in obtaining a land use permit for a controversial project involving the rail transport of crude oil in San Luis Obispo County, California.

Administrative Hearing Experience

- Representing a major theme park in Southern California before the South Coast Air Quality Management District in obtaining an annual variance for a large entertainment event.

Land Use Litigation Experience

- Representing a developer of a mixed-use residential and commercial development in Downtown Los Angeles in a lawsuit challenging the city's CEQA review and land use approvals.
- Representing a major U.S. package delivery company in a lawsuit challenging approvals by the city of Visalia, California, of a warehouse distribution facility in Tulare County under CEQA and the Brown Act.
- Representing landowners in a lawsuit challenging a special assessment by a special assessment district under California's Proposition 218.
- Represented the developer of a mixed-use residential and commercial development near a transit center in the city of Los Angeles in a lawsuit challenging the city's CEQA review and land use approvals through trial court and the court of appeal.
- Represented a special assessment district in a lawsuit challenging a special assessment under California's Proposition 218.
- Represented a major oil company defending a CEQA lawsuit challenging the environmental review and permit from the South Coast Air Quality Management District for a storage project.
- Represented a major oil company defending multiple CEQA lawsuits challenging a refinery project in Contra Costa County, California.
- Represented an international shopping-center developer defending CEQA review and project approval for a shopping mall expansion in San Diego in trial court and on appeal.
- Represented the developer of an affordable housing project near Downtown Los Angeles in a lawsuit challenging the city's entitlements in appellate court.

Publications & Presentations

Publications

- "Ballot Blues," *Los Angeles Lawyer*, February 2017.
- "Supreme Court Holds CERCLA Does Not Preempt State Limitations Periods," *Westlaw Journal Environmental*, Vol. 34, No. 25, July 9, 2014.
- "Enviro Cos., Beware of More EPA Criminal Enforcement," *Law360*, February 14, 2013.

Professional & Community Engagement

- Los Angeles County Bar Association (LACBA) Environmental Law Section, Executive Committee
- LACBA's 2019 Annual Environmental Law Section Fall Symposium, Planning Committee
- LACBA's 2017 Annual Environmental Law Section Spring Symposium, Planning Committee

Education

- Harvard University (J.D., 2012)
- Tufts University (B.A., 2006)

Admitted to Practice

- California

Related Services

Environment, Land Use & Natural Resources | Environmental Litigation | Air Quality | Climate Change / Carbon Management | Corporate Social Responsibility & Sustainability | Proposition 65 | Hazardous Materials & Hazardous Waste Compliance | Coastal Land Use | Real Estate Litigation | Land Use