HansonBridgett



Erica Brinitzer-Graff

Partner

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Areas of Focus

- Environmental Law
- Land Use
- Real Estate
- Water Law

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Erica works closely with private companies on a diverse range of complex land use and real estate matters, including entitling mitigation banks, negotiating conservation easements, acquiring/disposing of mitigation/conservation and development lands, land use entitlements, California Environmental Quality Act (CEQA) compliance, subdivision mapping, zoning law matters, administrative approvals, development agreements, and right of way acquisitions. Erica also has knowledge negotiating the terms of public-private partnerships for large-scale restoration projects throughout the country.

Erica serves as a deputy practice group leader for the firm's land use practice.

Representative Work

Lead counsel for private sector client for negotiation of an innovative pay for performance project with water management district to provide the State of Florida with a 3,400-acre project slated to be the largest performance-based contract for the delivery of environmental outcomes in Florida.

Lead counsel in negotiating the acquisition of real property assemblages and complex purchase-sale agreements throughout California.

Represented private sector client in connection with permit entitlements and environmental compliance for large-scale full-delivery restoration solution through pay for performance model in Solano County, California.

Worked with private sector client to evaluate and acquire several potential projects within the Riverside County Multiple Species Habitat Conservation Plan to allow for responsible economic development while simultaneously contributing significant conservation acreage to the Western Riverside County Regional Conservation Authority's ownership.

Counseled development client seeking to obtain environmental approval, rezone, conditional use permit, design review, development plan, lot line merger and boundary adjustment, and development agreement for extensive redevelopment and expansion of existing hotel and spa in Napa County, California.

Prepared and negotiated private funding agreement between developers for construction of County-required area of benefit improvements in El Dorado County, California.

Negotiated protection of client's geothermal water rights in Napa County, California.

Represented development client in prosecuting tentative subdivision map through conditions of approval to final map in El Dorado County, California.

Prepared and litigated petition for peremptory writ of mandate directing local agency to vacate and set aside project approvals and mitigated negative declaration due to abuses of discretion and procedural noncompliance with CEQA in Amador County, California.

Assisted Bank Sponsors with entitlement of mitigation banks throughout California.

Worked with various national mining companies to obtain land use permits and ensure CEQA compliance throughout California.

Represented private sector clients on various land identification and acquisition, permanent land protection, project design and permitting, construction, and management and maintenance matters.

Prepared and negotiated development agreements to vest clients' project approvals and development rights in various California counties.

Prepared general title opinions and recommendations to clearing title encumbrances for landowners and mitigation bank companies throughout California.

Professional Affiliations

California Construction and Industrial Materials Association (CalCIMA), Member

Rocky Mountain Mineral Law Foundation

North State Building Industry Association

Urban Land Institute

Education

J.D., University of San Diego School of Law (2013)

B.A., University of San Diego (2009)

Admissions and Courts

California