



Douglas E. Cloud

Partner

Doug Cloud's environmental practice centers on regulatory, permitting, and transactional matters, with special focus on Clean Air Act matters, hazardous sites cleanup, and brownfields redevelopment. He defends clients in federal and state enforcement proceedings, supports in-house compliance training and audits, and provides representation in critical agency rulemakings. Doug assists clients in compliance planning for greenhouse gases (GHGs) regulation and potential permitting. His experience includes having managed the environmental aspects of a wide variety of corporate, real estate, and financing transactions. Doug was the HSRA Workgroup Chair for the Georgia Industry Environmental Coalition and a leading drafter during enactment of the Georgia Voluntary Remediation Program (VRP) Act of 2009 and the Hazardous Site Response Act (HSRA) statutory and rule amendments of 2014. He is recognized in *Chambers USA*, *Best Lawyers in America*, *Who's Who Legal Georgia* and *Georgia Trend's Legal Elite*.

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Education

Cornell Law School (J.D., 1988)
Florida State University (M.F.A.)
Grinnell College (B.A.)

Admitted to Practice

Georgia

Representative Experience

Successfully defended clients against:

- Agency-threatened shutdown of power plant for alleged air permit violations. Negotiated to settlement without penalty.
- Combined federal and state enforcement actions for alleged excess air emissions by manufacturer. Settled for fraction of penalty assessment.
- Alleged NPDES and erosion and sedimentation violations by developer. Resolved with no work stoppage.
- Combined state and federal RCRA/HSWA proceedings for legacy industrial cleanup sites, and CERCLA claims for various PRPs.
- Indoor air quality disputes involving alleged mold exposure claims for nationwide asset manager.

Environmental counsel in transactions involving:

- Divestiture of millions of acres of timberlands, including year-long due diligence and structuring complex risk allocation mechanisms.
- Redevelopment of several 100-year old brownfields sites in Canada and the U.S., including negotiating with governmental agencies for liability protections, and obtaining environmental insurance coverage.
- \$2 billion mixed-use project involving post-closing remediation to obtain final regulatory closure.