



Darcelle K. Pruitt

Real Estate and Land Use Attorney

Practice Overview

Darcy Pruitt practices in the firm's Real Estate Group, with a focus on land use law. She assists her clients in designing entitlement strategies, facilitates rational planning decisions with clients and government entities, and helps her clients navigate the government approval process in a cost-effective manner. Her clients include corporations, nonprofit entities, municipal service providers, and individuals.

Prior to beginning her legal career, Darcy practiced as a professional planner with an emphasis on environmental resource and hazardous materials issues. This experience gives her broad insight into the planning and regulatory framework which adds value to her clients' projects. She has specific expertise in writing environmental baseline surveys, environmental impact statements, and natural resource management plans. Darcy also has participated in land use surveys and general plan updates for several California cities.

Representative Matters

- Land acquisition, due diligence, and environmental planning advice for a nonprofit foundation developing land as a regional soccer complex serving Northern California.
- Complex land transfer between neighboring property owners involving approximately 200 acres of undeveloped land valued at more than \$6 million. Project includes Subdivision Map Act, agricultural preservation, land use, zoning, and lease issues.
- Due diligence for municipal water company as it acquires water service system, easements, and other water company assets.
- Conditional use permitting for high tech manufacturing and service industries
- Land use enforcement compliance for hazardous materials transporters and emergency response contractor
- Facility inspections & site assessment for heavy industrial plant
- Preliminary inspection & site assessment for Air Force space & missile base

Academic Honors

Darcy is a recipient of the Witkin Award for Academic Excellence – Mediation, and the Real Estate Land Use Institute Scholarship.

Admissions

Darcy is admitted to practice before all California courts.

Education

J.D., University of California, Davis

B.S., Urban and Regional Planning,
Cum Laude

California State Polytechnic
University, Pomona

Licensed to practice in California

Contact

Direct Dial: 408.947.2424

E-mail: dkp@hogefenton.com