



### *Tracy M. Owens, Associate*

Tracy.Owens@greshamsavage.com  
909-890-4499 · San Bernardino Office

Tracy Owens assists clients with all aspects of commercial, industrial and residential development, including land use applications, zone changes, subdivisions, common interest developments, environmental compliance issues, and governmental approvals of projects. Ms. Owens has experience with projects affecting sensitive or endangered species, wetlands and cultural resources, and assists businesses and developers in complying with air and water quality regulation, the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Ms. Owens is also experienced in title analysis and resolution of title problems, as well as other transactions related to the purchase and sale of real property.

#### **KEY PRACTICE AREAS**

Land Use /  
Environmental

#### **EDUCATION**

University of the Pacific,  
McGeorge School of Law,  
J.D., with Distinction,  
2008

California State  
University at San  
Bernardino, B.A., 2003

#### **BARS**

California, 2008

In addition to her legal experience, Ms. Owens is also a LEED AP. The LEED Green Building Rating System™ is the nationally accepted benchmark for the design, construction and operation of high-performance green buildings. State and local governments across the country are adopting LEED for public-owned and public-funded buildings, as well as offering incentives for privately-owned projects that achieve LEED certification. As a LEED AP, Ms. Owens has the knowledge and skill to successfully navigate clients through the LEED certification process, as well as any commercial or residential green building project.

Ms. Owens combines this unique knowledge with her skill as an attorney to identify and resolve permitting, insurance, taxation and professional liability issues, ensure careful drafting of green building project agreements and resolve disputes.

#### **PUBLICATIONS/ARTICLES**

"Senate Bill 1185: Amending the California Subdivision Map Act Is a Step in the Right Direction Towards Economic Recovery in California", Bulletin of the San Bernardino County Bar Association, Vol. 37, No. 2, December 2008.

"It's a Numbers Game: Financial Data Restrictions in China Don't Add up to WTO Compliance", 20 Pac. McGeorge Global Bus. & Dev. L.J. 383 (2007).

### **SPEAKING ENGAGEMENTS**

Speaker/Panelist, Association of Environmental Professionals 2010 Annual Conference: "A Change in the Landscape: The Vertical Integration of Landscape Water Use", March 2010. Participated as a panel member and speaker, providing legal insight and legislative analysis on the Model Water Efficient Landscape Ordinance required under AB 1881, as well as the use of GIS technology to assist larger landscape projects with compliance.

### **AFFILIATIONS**

State Bar of California

San Bernardino and Riverside County Bar Associations

Habitat for Humanity Riverside, Board of Directors

U.S. Green Building Council - Inland Empire Chapter

Arrowhead United Way Women's Leadership Council

### **HONORS**

Dean's List

Traynor Society

Editor-in-Chief, *Pacific McGeorge Global Business & Development Law Journal*