



Margaret Moore Sohagi
Principal

11999 San Vicente Blvd., Suite 150
Los Angeles, CA 90049

T: 310.475.5700
F: 310.475.5707
msohagi@meyersnave.com

Practice Groups
Land Use & Environmental Law

Bar Number
126336

Education
Loyola Law School, JD, 1986
University of California, Los Angeles,
BA, 1977

Practicing Since: 1986

Margaret Moore Sohagi is a Principal in Meyers Nave's Land Use and Environmental Law practice group with more than 30 years' experience. When it comes to navigating California's complex land use and environmental landscape, Margaret is a trailblazer. A leading authority on the California Environmental Quality Act (CEQA), climate change, green/renewable energy, and infrastructure projects, Margaret works with clients to advance sustainable initiatives across the state.

As a former city planner, Margaret is widely recognized for her pragmatic and results-driven legal strategies, working seamlessly with in-house counsel, government staff, and elected officials on groundbreaking projects throughout California. As circumstances demand, she zealously defends land use and environmental approvals in court, often achieving favorable resolutions through mediation.

For nearly two decades and prior to joining Meyers Nave, Margaret served as the Managing Partner of The Sohagi Law Group, a women-owned law firm serving public agencies throughout California on complex project development and environmental review.

Margaret has been a sought-after instructor for California's Continuing Judicial Studies Program, where she educates Superior Court judges, appellate justices, and court attorneys on the latest CEQA and environmental law developments. Her expertise extends to teaching roles at UCLA and USC and contributing to key publications like *Exactions and Impact Fees in California*. Her ability to demystify legal intricacies has made her a trusted thought leader and a frequent speaker at conferences statewide.

Admitted to practice in California state courts, the U.S. Supreme Court, and the Ninth Circuit Court of Appeals, Margaret is deeply committed to advancing inclusion and engagement in the legal profession and inspiring the next generation of attorneys.

Honors and Awards

- *The Best Lawyers in America*® – Environmental Law, Land Use and Zoning Law, Litigation – Land Use and Zoning (2007–2027)
- Southern California Super Lawyers list in the categories of Environmental, Land Use & Zoning, State, Local & Municipal – *Thomson Reuters' Super Lawyers*® (2005–2026)
- 500 Leading Environmental Lawyers – The Green 500 – *Lawdragon* (2026)
- AV Preeminent – *Martindale-Hubbell*® (2006–Present)
- Women of Influence: Attorneys – *Los Angeles Business Journal* (2023)
- Top 100 Lawyers – *Los Angeles Business Journal* (2022)
- Law Firm Visionary – *Los Angeles Times* (2021)
- Community Impact Advocate – *Los Angeles Business Journal* (2021)
- Elite Boutique Trailblazer – *National Law Journal* (2019)
- Leaders in Law – *Los Angeles Business Journal* (2019)
- Amicus Service Award – *Building Industry Association* (2019)
- Inaugural Dean's Distinguished Instructor Award for over 15 years of excellence in teaching – *UCLA Extension* (2006)

Professional and Community Affiliations

- Santa Monica College Foundation Board, Chair (2020–Present), Vice Chair (2019–2020)
- UCLA Land Use & Planning Conference, Co-Chair (1992–2018)
- University of Southern California, Gould School of Law, Adjunct Professor, Land Use Law (2004–2010)
- The State Bar of California, Environmental Law and Public Law Sections, Public Law Executive Committee Member (1993–1999), Chair (1997–1998)
- Los Angeles County Bar Association, Environmental Law Section; Real Property Section; State and Local Government Section; Land Use Subcommittee, Past Chair; Environmental Law, Executive Committee
- American Planning Association (APA), Board member, Planner Emeritus Network
- Association of Environmental Professionals (AEP)

Published Decisions

- *Alliance for a Regional Solution to Airport Congestion, et al. v. City of Los Angeles (LAWA/SPAS)*, Ventura County Superior Court Case No. 56-2014-00451038-CU-WM-OXN (2013); Court of Appeal, Second District, Division Six Case No. B272457

- *Friends of Lacy Historic Neighborhood v. City of Santa Ana*, Orange County Superior Court Case No. 30-2010-00388033-CU-WM-CXC (2010)
- *The Open Monterey Project v. Monterey County, et al.*; *Landwatch Monterey County v. County of Monterey*, Monterey County Superior Court Nos. M109441 and M109434 (2010)
- *Conquest Student Housing, LLC v. City of Los Angeles*, Los Angeles Superior Court BS108488 (2008)
- *Citizens for Quality of Life v. City of Encinitas*, San Diego County Superior Court Case No. 37-2008-00100864-CU-WM-NC (2008)
- *Rincon Del Diablo Mun. Water Dist. v. San Diego County Water Authority*, 121 Cal.App.4th 813 (2004)
- *Utility Cost Management v. East Bay Municipal Utility District*, 79 Cal.App.4th 1242 (2000)
- *Garat v. City of Riverside*, 2 Cal.App.4th 259 (1991)

Presentations and Publications

- Panelist, "CEQA Mid-Year Case Law Update" – County Counsels' Association of California, Land Use Study Section, Spring 2026 Land Use Conference (April 30, 2026)
- Instructor, County Counsel's Association of California (2010 – Present)
- Instructor, Association of Environmental Professionals (AEP) (1991 – Present)
- Instructor, American Planning Association (1988 – Present)
- Instructor, "CEQA Updates: Issues and Trends" – UCLA Extension (1990–2026)
- Panelist, California Land Use Law & Planning Conference (January 23, 2026)
- Presenter, "Successful CEQA Compliance: A Step-by-Step Approach – Part III" – Meyers Nave Webinar (January 20, 2026)
- Presenter, "Introduction to SB 79" – City Attorney's Association of San Diego (December 4, 2025)
- Presenter, "Successful CEQA Compliance: A Step-by-Step Approach – Part II" – Meyers Nave Webinar (December 2, 2025)
- Presenter, "Successful CEQA Compliance: A Step-by-Step Approach – Part I" – Meyers Nave Webinar (November 20, 2025)
- Presenter, "CEQA Administrative Records, SB 149, and SB 131: What's In and What's Out" – Meyers Nave Webinar (November 14, 2025)
- Panelist, "Understanding Planning Ethics in Challenging Times" – APA California 2025 Conference (September 29, 2025)

- Panelist, “Honoring CEQA KING Michael H. Zischke: CEQA Mid-Year Case Law Update, Administrative Records and Artificial Intelligence” – *County Counsels' Association of California, Land Use Study Section, Spring 2025 Meeting* (May 1, 2025)
- Instructor, CLE International CEQA Conference, Program Co-Chair (2009-2021)
- Instructor, Education Division of the Center for Judicial Education and Research (CJER) of the Administrative Office of the Courts (AOC). Including annual classes for judges, appellate justices, and court attorneys for the Continuing Judicial Studies Program, Civil Law Institute, Trial Court Judicial Attorneys Institute, Appellate Attorneys Judicial Institute, and Experienced Assignment Courses divisions of the CJER/AOC (2004–2020)

Representative Experience

- **Imperial County: Lithium Valley Specific Plan.** The Lithium Valley Specific Plan sets forth a comprehensive framework to transform the Imperial Valley into a hub for renewable energy, mineral recovery, manufacturing, and logistics across 51,786 acres adjacent to the Salton Sea. This plan is proposed to assist California in its efforts to decarbonize the electricity sector and is a crucial pillar of the California Air Resources Board’s 2022 Scoping Plan to address climate change. Margaret is advising the County on all aspects of the Specific Plan and its EIR.
- **City of Brisbane: Brisbane Baylands Specific Plan.** Margaret is currently assisting Brisbane in its review of a complex specific plan application for the Brisbane Baylands, an approximately 733-acre site located primarily in Brisbane. The project site, located across U.S. 101 from the San Francisco Bay, encompasses a former railyard and municipal landfill, as well as the Brisbane Lagoon.
- **City of Brisbane: Logistics Center.** Legal assistance for the preparation of an EIR and project entitlements for the redevelopment of the Guadalupe Quarry including the construction and operation of an approximately 1.3 million square foot warehouse, and related closure and reclamation of the existing quarry.
- **Port of Redwood City: Ferry Terminal Project.** The Redwood City Ferry Terminal Project proposes a public ferry service to the mid-peninsula with Redwood City representing the southernmost hub for the San Francisco Bay Ferry system. This potential service will provide a new transportation alternative connecting the mid-peninsula to San Francisco and the East Bay, reduce automobile traffic, and enhance emergency preparedness for the movement of first responders and supplies by water after a catastrophic event. Margaret serves as outside legal counsel on all aspects of the proposed project and EIR.
- **Port of Los Angeles (POLA): Southern California International Gateway Project.** Large-Scale Capital Improvement Projects, and Litigation. Extensive legal oversight and review on numerous Environmental Impact Statements/Environmental Impact Reports (EIS/EIRs) and multiple related legal opinions for projects at the Port of Los Angeles. Margaret was instrumental in negotiating acceptable mitigation measures with environmental and community groups active in the Port of Los Angeles area and negotiating a Memorandum of Understanding with the California Attorney General’s Office related to

climate change for over a dozen, large-scale expansion and redesign projects on the Port of Los Angeles property

- **Southern California Association of Governments (SANDAG): Regional Transportation Plan & Sustainable Communities Strategies.** Margaret has served as SANDAG's CEQA and land use counsel since the late 1980s. She provided comprehensive legal guidance to SANDAG's project team and Board on RTP/SCSs and their EIRs: the 2011 RTP/SCS and the 2015 Regional Plan. She is currently advising on the update to the 2025 Regional RTP/SCS. Her work includes detailed analyses demonstrating compliance with all applicable transportation planning and environmental laws and regulations.

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