

## Morgan L. Gallagher

PARTNER

Orange County

t. 949.260.4674

mgallagher@coxcastle.com



### Overview

Morgan is a transactional and litigation attorney who focuses on real estate matters involving land use, zoning, entitlements, and environmental permitting for complex and controversial projects.

Morgan has extensive experience in the California Environmental Quality Act, Subdivision Map Act, and Coastal Act. She advises clients on all aspects of development projects, from due diligence to project approval, and regularly appears before Planning Commissions, City Councils, and other agencies on behalf of her clients. Gallagher represents clients throughout the State on a wide range of real estate projects, including residential, office, corporate R&D campuses, renewable energy, industrial, commercial, and mixed-use.

### Bar & Court Admissions

State Bar of California

### Education

J.D., California Western School of Law, 2013, magna cum laude

B.S., University of California, Davis, 2008

### Experience

Achieved successful entitlement of a highly controversial 100-acre residential project in Orange County.

### Practice Areas

Land Use

Real Estate

Environmental

Land Use Disputes

Litigation & Counseling

Master-Planned Development

Natural Resource Permitting and Conservation

### Industries

Energy & Renewable Energy

Healthcare & Seniors Housing

Hospitality

Life Sciences

Technology

### Real Estate Sectors

Affordable Housing

Industrial

Land Banking

Mixed-Use

Multifamily

Performed land use approval and permitting for a \$500 million hospital improvement project.

Successful entitlement of renewable energy projects throughout California.

Defended CEQA writ litigation challenging City's Mitigated Negative Declaration, resulting in judgment in favor of client.

Entitled millions of square feet of logistics centers throughout Southern California.

Performed land acquisition due diligence for large multi-family project in San Francisco.

Achieved successful entitlement of a highly controversial 150,000-square-foot retail center in Los Angeles County.

Performed due diligence for successful settlement and environmental permitting for an approximately 300-acre residential project.

Structured and entitled a complex, controversial public-private partnership project in San Diego.

Represented technology company in major expansion of corporate headquarters.

Performed successful entitlement of 300-unit residential project in Orange County.

Achieved land use approval of large-scale retail center in Riverside County.

Achieved favorable settlement of complex litigation for wastewater agency.

Office

Residential, Mixed-Use  
Development & Homebuilding

Retail

## Awards & Affiliations

### Honors & Recognitions

*The Best Lawyers in America: Ones to Watch: Land Use and Zoning Law, Litigation - Real Estate, 2021-2023*

Southern California Super Lawyers Rising Star, 2020-2022

### Professional Affiliations

Board of Directors, Tustin Community Foundation

Board of Directors, Orange County Salvation Army

Government Affairs Committee and Women's Conference Committee Member, Building Industry Association Orange County Chapter

Vice Chair Operations, Women's Leadership Initiative, Urban Land Institute of Orange County

CREW Orange County

NAIOP Southern California Chapter