



Sarah Nagle

Associate

455 Market Street | Suite 1500
San Francisco, CA 94105

415.848.4835 | Direct
snagle@downeybrand.com

Practice Areas

Air Quality & Climate Change | CEQA / NEPA | Environmental
Enforcement Defense | Environmental Remediation & Due Diligence |
Environmental/Toxics Litigation | Infrastructure | Land Use

Using her creativity and analytical skillset, Sarah Nagle supports work on varied environmental issues to provide clarity for clients.

Sarah assists with compliance and liability research for clients concerning complex federal environmental laws and regulations. She has experience working with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Clean Water Act (CWA). She also deals with contract matters related to environmental regulations.

While attending William & Mary Law School, Sarah served as a Notes Editor for the *William & Mary Environmental Law & Policy Review* and interned for multiple Virginia Court of Appeals judges. Before law school, Sarah worked as an immigration paralegal in Atlanta, Georgia, where she honed her analytical and advocacy skills.

Experience

- Researched insurance company obligations regarding “sudden and accidental” exemption to the exclusion of pollution coverage.
- Analyzed lessee obligations for property potentially subject to CERCLA liability.
- Researched party obligations in breach of contract action for sale of contaminated property.
- Reviewed non-discharger liability for pollution discharges under the CWA and state law to assist client with action plan.

Professional & Community Service

- *William & Mary Environmental Law & Policy Review*, Notes Editor, 2023-2024

Education

- J.D., *summa cum laude*, William & Mary Law School, 2024
- B.A., History and English, Emory University, 2018

Honors & Rankings

- Order of the Coif
- Highest GPA Award (Tied), Class of 2024
- Best Note Award, *William & Mary Environmental Law & Policy Review*
- Internship, Chief Judge Marla Graff Decker, Court of Appeals of Virginia, 2023
- Internship, Judge Junius P. Fulton, III, Court of Appeals of Virginia, 2022

Publications

- *Upper Division States on the Colorado River Refine March 2024 Alternative for Post-2026 River Operations to Include Conservation Measures*, California Water Law & Policy Reporter, Volume 35, Number 6, March 2025
- *Delta Watermaster Extends Deadline for Alternative Delta Water Right Reporting*, California Water Law & Policy Reporter, Volume 35, Number 4, January 2025

Blogs

- *Indispensable Party: First District Rules Petitioner's Failure to Join Real Party in Interest Necessitates Dismissal of Action*, June 23, 2025
- *Are Your CEQA Thresholds Supported by Substantial Evidence? Fourth District Rules San Diego County's Thresholds of Significance Used in Transportation Plan Lack Supporting Substantial Evidence*, May 7, 2025
- *Sixth District Holds CEQA 30-Day Statute of Limitations Triggered by Local Agency's Definition of "Final" Approval*
- *CEQA Causes of Action Based on the Subdivision Map Act May be Subject to the Subdivision Map Act's Statute of Limitations*
- *EIR Certification and Categorical Exemption Upheld for Components of Los Angeles Westside Mobility Plan*
- *First District Holds that Analysis of Development's Increased Wildfire Risk is a Necessary Component of Project EIR*, December 3, 2024

- *Alleged CEQA Abuse not Actionable under RICO Says Ninth Circuit*, October 11, 2024
- *Court of Appeal Finds Substantial Evidence Supports City's Use of Statutory Exemption to Approve a Zoning Overlay District For Commercial Cannabis Uses*, September 13, 2023
- *Standard of Review Surprise: Fair Argument Applies Despite Prior Program EIR According to Fourth District*, August 18, 2023
- *Statue's Status is History: City Prevails in CEQA Challenge to Removal of Junipero Serra Statue*, June 19, 2023
- *The Fiscal Responsibility Act's Modest NEPA Amendments to Streamline Project Review*, June 13, 2023
- *AB 1000: Legislative Restrictions on New Warehouse Construction Granted Reconsideration in 2024*, June 7, 2023