



2017

LEGISLATIVE UPDATE

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Churchwell White LLP

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The following are bills signed into law by Governor Brown that affect or potentially affect, either directly or indirectly, the administration of California cities, special districts and other public agencies. These changes are categorized by the type of policy most implicated by the new law. "AB" denotes a bill that originated in the Assembly, whereas "SB" is a bill that originated in the Senate. After bills are signed by the Governor they are assigned a chapter number. All these bills come into effect January 1, 2018, unless otherwise noted.

2017 LEGISLATIVE UPDATE



Churchwell White LLP is pleased to offer our fourth Legislative Update (the “Update”), an annual guide to legislation passed and signed into law. The Update is a streamlined view of newly enacted laws and changes to existing laws that may affect public entities, particularly cities and special districts. The Update provides a brief summary of the newly enacted laws and modifications made to existing provisions.

The 2018 to 2019 state budget revealed that for his final year in office, Governor Brown plans to move nearly \$5 billion in surplus to the state’s rainy-day fund. This will leave California \$13.5 billion to use by June 2019, in preparation for a recession and federal cuts to social services in the coming years. Highlights of the new state budget include \$500 million designated for unexpected emergencies in response to the natural disasters that struck the state during this past budget year, \$100 million for flood control projects, and \$134.3 million to replace voting systems for all of the state’s counties.

Looking forward into 2018, the Legislative Session will likely address short and long-term solutions to the affordable housing crisis, attempt to strengthen laws pertaining to

sexual harassment, and formulate responses to federal tax cuts. Churchwell White LLP will continue to encourage lawmaker efforts that include preserving local control over local issues and expanding flexibility over economic development for cities and special districts.

Churchwell White LLP is proud to serve as a trusted resource for our partners in local government and administration. Feel free to contact our firm if you have any questions or would like additional information regarding the legislation discussed in the Update.

Best regards,

Douglas L. White, Managing Partner

2017 HIGHLIGHTS

Transportation

SB 1 (Beall) Transportation Funding

This bill creates the Road Maintenance and Rehabilitation Program to address deferred maintenance on the state highway system and the local street and road system. Various funds will be deposited into the Road Maintenance and Rehabilitation Account to fund the program, including revenues from: a \$0.12 per gallon increase in the motor vehicle fuel; a portion of the new transportation improvement fee imposed under the Vehicle License Fee Law, with a varying fee between \$25 and \$175 based on vehicle value; and a new \$100 annual vehicle registration fee applicable to zero-emission vehicles, model year 2020 and later.

ACA 5 (Frazier) Transportation Funding

This constitutional amendment is a companion measure to SB 1 and is scheduled to appear on the June 2018 ballot. If passed, the amendment would constitutionally mandate that several new revenue sources be used only for transportation purposes.

Affordable Housing

SB 2 (Atkins) Building Homes and Jobs Act

This bill makes legislative findings and declarations, relating to the need to establish permanent, ongoing sources of funding, dedicated to affordable housing development. The bill also imposes a \$75 recording fee, with a cap of \$225 based on the number of documents and titles, on mortgage refinances and other real estate transactions, with the exception of home and commercial property sales. These fees will be directed to the Building Homes and Jobs Fund to tackle the affordable housing crisis.

SB 3 (Beall) Veterans and Affordable Housing Bond Act of 2018

This bill enacts the Veterans and Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance a \$4 billion bond. \$3 billion would be used to finance various existing housing programs, infill infrastructure, and affordable housing matching grant programs, and \$1 billion would provide additional funding for farm, home, and mobile-home purchase assistance for veterans.

Sanctuary State

SB 54 (De León) Law Enforcement: Sharing Data

Existing law provides that when an arresting agency has reason to believe that a person arrested for violating specified controlled substance provisions may not be a United States citizen, it must notify the appropriate United States agency in charge of deportations. This bill repeals those provisions.

SB 29 (Lara) Law Enforcement: Immigration

This measure establishes, after January 1, 2018, contracting restrictions and new notice and public hearing requirements for local governments and local law enforcement agencies. It prohibits local law enforcement agencies that do not already have a contract with the federal government or any federal agency from entering into a contract to house or detain noncitizens for purposes of civil immigration custody. This measure also prohibits local agencies from entering into contracts, building permits, and other official actions involving the federal government, federal agencies, or private corporations seeking to expand the maximum number of contract beds that could be utilized to house or detain noncitizens for purposes of civil immigration custody. Furthermore, this measure prohibits local agencies from approving or signing

a deed or issuing a permit for the building or reuse of existing buildings to house or detain noncitizens for the purposes of civil immigration proceedings, unless the local agency has provided specified notice and solicited public comment.

Cannabis

SB 94 (Committee on Budget and Fiscal Review) Cannabis: Medicinal and Adult Use

This bill modifies and merges various medical and adult-use cannabis regulations into a single regulatory scheme under the Bureau of Cannabis Control. Before SB 94, medical cannabis was regulated by the Medical Cannabis Regulation and Safety Act (“MCRSA”) and non-medical cannabis was regulated by the Control, Regulate and Tax Adult Use of Marijuana Act (“AUMA”), also known as Proposition 64.

AB 133 (Committee on Budget) Cannabis Regulation

This measure enacts a host of regulatory changes to facilitate the onset of state licensing of commercial cannabis businesses in January 2018.

Park Bond

SB 5 (De León) California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018

This bill enacts the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, which, if approved by the voters in June 2018, would authorize the issuance of a \$4 billion bond. Upon voter approval, the bill would reallocate \$100 million of the unissued bonds to finance drought, water, parks, climate, coastal protection, and outdoor access-related programs. In addition, the bill authorizes a minimum of \$200,000 per city in park funding and allocates \$725 million for “park-poor” communities.

LOCAL GOVERNMENT (GOVERNANCE)

Important to Know

AB 242 (Arambula) Certificates of Death: Veterans

Current law requires that each death be registered with the local registrar of births and deaths in the district in which the death was officially pronounced or the body was found. Current law sets forth the persons responsible for completing the certificate of death and the required contents of the certificate. Certain violations of these requirements are a crime. This bill requires a person completing the certificate of death to record whether the decedent was ever in the Armed Forces of the United States.

AB 299 (Calderon) Tenancies: Immigration or Citizenship Status

Current law prohibits any city, county, or city and county from compelling a landlord, or his or her agent, to take any action, as specified, based on the immigration or citizenship status of a tenant, prospective tenant, occupant, or prospective occupant of a residential rental property. These prohibitions do not prohibit a landlord from complying with any legal obligation under federal law. This bill expands this prohibition to all public entities, including the state, public corporations, public agencies, public authorities, and political subdivisions.

AB 492 (Grayson) Fees for Copies of Public Records

This measure permits a nongovernmental entity to solicit a fee for providing a copy of a public record, so long as the solicitation meets specific requirements set by the parent government agency. These requirements include, but are not limited to: including a prescribed statement declaring that the solicitation is an advertisement and not from a government agency; listing the fee charged by the relevant state or local agency that has custody of the record; and including the necessary information to contact the state or local agency that has custody of the record.

AB 1455 (Bocanegra) California Public Records Act: MMBA

The California Public Records Act requires state and local agencies to make their records available for public inspection, unless an exemption from disclosure applies. This measure exempts any local agency records related to collective bargaining from required disclosure if those records reveal a local agency's deliberative processes, impressions, valuations, opinions, recommendations, meeting minutes, research, work products, theories, or strategy; or provide instruction, advice, or training to employees who do not have full collective bargaining and representation rights under the Myers-Milias-Brown Act ("MMBA").

Worth Noting

AB 428 (Ridley-Thomas)

Current law, until January 1, 2018, authorizes a health authority that conducts a teleconference meeting to count members, who are outside the jurisdiction of the authority, toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting, as specified. This bill would extend the operation of these provisions relating to the establishment of a quorum for teleconferenced meetings of a health authority indefinitely.

AB 464 (Gallagher)

This measure makes changes to annexation proceedings followed by local agency formation commissions that improve the study and reporting of current services provided within territories under review for annexation.

AB 678 (Bocanegra)

This measure strengthens the Housing Accountability Act (“HAA”) by requiring local governments to make certain findings before denying housing projects that comply with its general plan and zoning rules, and imposing a minimum \$100,000 fine per housing unit for noncompliance with the HAA.

AB 879 (Grayson)

This measure directs the Department of Housing and Community Development (“HCD”) to conduct a study and make recommendations to substantially reduce local residential development fees.

AB 1397 (Low)

This measure limits sites suitable for residential development to those which have a “realistic and demonstrated potential for development,” as well as meet a number of other requirements.

AB 1505 (Bloom)

This measure contains a long-sought legislative fix to the 2009 *Palmer v. City of Los Angeles* decision by restoring the authority of cities and counties to require the inclusion of affordable units in new rental housing developments.

AB 1515 (Daly)

This measure establishes, for purposes of the Housing Accountability Act, a reasonable person standard for determining whether a housing development project or emergency shelter is consistent, compliant, and in conformity with an applicable plan, program, or other provision.

AB 1709 (Committee on Veterans Affairs)

This measure amends the current armory sale process to require that an armory be offered for sale to a local agency, including a city, prior to being offered for sale to private entities or individuals.

AB 465 (Ting)

Current law prohibits a city, county, or city and county from entering into a new contract or renewing an existing contract under the Urban Agriculture Incentive Zones Act after January 1, 2019. This bill would extend the authorization for a city, county, or city and county, and a landowner to enter into those contracts to January 1, 2029.

SB 732 (Stern)

This measure authorizes a city or county to develop an agricultural land component of the city or county’s open-space element, or a separate agricultural land element.

ELECTIONS AND REDISTRICTING

Important to Know

AB 4 (Waldron) Voter Notification

This bill authorizes a county elections official to notify an individual by text message or email when an affidavit of registration is submitted or updated in accordance with existing law.

AB 195 (Oberholte) Ballot Printing Specifications

This measure requires all local ballot measures include a clear and specific synopsis of the proposed ordinance.

AB 551 (Levine) Political Reform Act of 1974: Postemployment Restrictions

This measure prohibits former local government officials from appearing before, or communicating with, their former agency for compensation, as an independent contractor for one year after leaving the position.

AB 765 (Low) Local Initiative Measures: Submission to the Voters

This measure eliminates the requirement that gives local initiative proponents the option to require a local jurisdiction to hold a special election to vote on their proposed initiative measure if the governing body chooses not to adopt the measure without alterations, and instead, generally provides for the measure to be submitted to voters at a regularly scheduled election.

AB 1367 (Berman) Improper Signature-Gathering Tactics

This measure makes it a crime for an individual, entity, or organizational officer in charge of another individual, who circulates an initiative, referendum, or recall petition, to knowingly direct an affiant to make a false affidavit and submit such a petition, or submit a petition knowing that an affiant has made a false affidavit.

Worth Noting

AB 837 (Low)

This measure makes significant changes to partisan primary election processes and procedures to improve the voting process for voters who decline to disclose a political party preference.

SB 45 (Mendoza)

This measure prohibits local entities or state elected officials from sending mass mailings with taxpayer money 60 days preceding an election, by or on behalf of a candidate whose name will appear on the ballot. A willful violation of this provision is punishable as a misdemeanor.

AB 187 (Gloria)

This measure adds to the Political Reform Act of 1974 by requiring all contributions of \$5,000 or more made by a committee in support or opposition of a local initiative or referendum ballot measure to be disclosed in a campaign report.

AB 249 (Mullin)

This measure repeals some of the existing requirements surrounding disclosure statements on campaign advertisements and adds provisions that make such disclosures more prominent.

SB 358 (Stern)

This measure requires the Secretary of State to conspicuously post and update, on his or her website, hyperlinks to any local government agency website that contains publicly disclosed campaign finance information.

AB 867 (Cooley)

This measure adjusts various provisions of the Political Reform Act (“PRA”) that are located within the definition of the term “contribution,” allowing other terms and reporting requirements to be relocated to their own sections of the PRA.

AB 895 (Quirk)

This measure eliminates the requirement for entities that file campaign statements via online format to file an additional copy of those statements in a paper format, assuming the Secretary of State’s online electronic systems are operating effectively.

SB 226 (Hertzberg)

This measure requires specified slate mailers to disclose on the mailing whether the slate mailer organization who sent them represents public safety personnel and, if so, how many.

AB 469 (Cooper)

This measure decreases the number of required signatures on an in-lieu-filing-fee petition. The measure also removes the authorization that allows a candidate to submit a supplemental petition to cover any deficiency in the petition, and instead, only permits the candidate to pay a pro rata portion of the filing fee.

AB 606 (Berman)

This measure eliminates the requirement that the state voter information guide contain the complete text of each ballot measure. A phone, internet, and mailing option will be provided at no cost to those who wish to access the complete text of each ballot measure.

AB 840 (Quirk)

This measure permits a voter who did not sign his or her vote by mail identification envelope to return a completed unsigned ballot statement by email.

AB 918 (Bonta)

This measure expands requirements to ensure availability and accessibility to facsimile ballots in languages other than English.

AB 1044 (Quirk)

This measure requires the state voter information guide to display the Internet website address, where a voter may check the status of his or her vote by mail or provisional ballot.

AB 1154 (Nazarian)

This measure prohibits an elections official from randomly choosing the initial precincts or from selecting an additional precinct for the manual tally until after the close of polls on Election Day.

AB 1194 (Dababneh)

This measure requires the fiscal statement that is required to be included in the sample ballot for local bond measures to include the best estimate from official sources of the average annual tax rate that would be required to be levied to fund the bond issue over the entire duration of the bond debt service. This measure also requires the estimate to identify the final fiscal year in which the tax is anticipated to be collected.

AB 1344 (Weber)

This measure requires the California Department of Corrections and Rehabilitation and county probation departments to provide voting rights information to persons with criminal history or incarceration records under their jurisdiction, upon request.

AB 1403 (Oberholte)

This measure permits a military or overseas voter, who has moved after the closing date of registration, to register to vote.

AB 1729 (Committee on Elections and Redistricting)

This measure requires a county elections official to save referendum and initiative petitions until one year from the date that proponents of a measure last examined the petition.

AB 1730 (Committee on Elections and Redistricting)

This measure requires a county elections official to attempt to contact the affiant to collect any missing information on an affidavit of registration. This measure also clarifies that the residence address must include the street and number, city, and zip code of each of the proponents of the recall.

ACA 17 (Mullin)

This measure states that any initiative statute, referendum, or constitutional amendment approved by voters takes effect on the fifth day after the Secretary of State files the statement of the vote.

SB 235 (Allen)

This measure imposes additional requirements for a designation that may appear under the name of a candidate for judicial office. The measure would apply to all judicial elections occurring on or after January 1, 2018.

SB 286 (Stern)

This measure permits vote by mail (“VBM”) voters who are unable to surrender their VBM ballots to vote with a regular, non-provisional ballot, if the precinct board, vote center election board, or elections official verifies that the voter has not returned the VBM ballot. The voter’s record is notated to ensure that the VBM ballot is not cast or tabulated after the person votes at the polls.

SB 332 (Stern)

This measure requires the State Department of Social Services to include the voter registration page on the Secretary of State’s (“SOS”) website, the toll-free telephone

number maintained by the SOS that contains election-related information, and the SOS’s email address on a flyer for the Independent Living Program and various other specified locations. The measure also authorizes county social workers to provide a voter registration form to a child who is 16 years of age or older, or a non-minor dependent.

SB 511 (Stern)

This measure requires the Secretary of State to make reasonable efforts to promote voter registration, civic learning and engagement, and voting, especially in underrepresented communities.

SB 568 (Lara)

This measure, beginning in 2019, changes the date of the statewide direct primary and the presidential primary to the first Tuesday after the first Monday in March. This measure also continues the requirement that those elections be consolidated.

SB 665 (Moore)

This measure requires an organization or association submitting an argument for, or against, a measure to also submit additional information to the applicable city or county elections official. This measure also authorizes that official to determine if the organization or association qualifies as a bona fide association of citizens.

SJR 3 (Hill)

This measure urges the state legislature and governor of each state to ratify the Agreement Among the States to Elect the President by National Popular Vote so that the President and Vice President of the United States are directly elected by the popular vote of all eligible citizens of the United States.

HR 12 (Gomez)

This measure states that during the next revision of the history-social science curriculum framework, after January 1, 2018, the Assembly requests the Instructional Quality Commission to consider including content on the importance of preregistering to vote in local, state, and federal elections, how to preregister to vote both online and by mail, and the requirements for preregistering to vote.

AB 153 (Chavez)

This measure modifies the California Stolen Valor Act to conform to the federal Stolen Valor Act of 2013. Elected officials who fraudulently claim to have been a service member with the intent to obtain money, property, or other tangible benefit must forfeit office and be charged with misdemeanor.

LABOR AND EMPLOYMENT WORKERS COMPENSATION HUMAN RESOURCES

Important to Know

AB 46 (Cooper) Wage Discrimination

This measure expands the California Equal Pay Act to public sector employees.

AB 119 (Committee on Budget) New Employee Orientation Access

This measure requires state and local public employers to provide the exclusive representative access to new employees for the purpose of a new employee orientation.

AB 168 (Eggman) Salary Information

This measure prohibits all employers, including the Legislature, the state, and local governments, from relying on an applicant's salary history as a factor in determining whether to offer employment to an applicant or what salary to offer. This measure also prohibits an employer from seeking an applicant's undisclosed salary information and requires employers to provide a pay scale for a position of employment upon request.

AB 450 (Chiu) Immigration Worksite Enforcement Actions

This measure prohibits both private and public sector employers from allowing federal immigration enforcement agents access to nonpublic areas of a work place without a properly executed warrant.

AB 1008 (McCarty) Employment Discrimination: Conviction History

This measure prohibits both private and public sector employers, with certain exceptions, from inquiring or considering an applicant's conviction history prior to a conditional offer of employment. This measure additionally sets requirements regarding the consideration of conviction histories in employment decisions.

SB 285 (Atkins) Public Employers: Union Organizing

This measure prohibits a public employer from deterring or discouraging public employees from becoming or remaining members of an employee organization. The measure grants the Public Employment Relations Board jurisdiction over violations of its provisions.

Worth Noting

AB 31 (Rodriguez)

This measure amends the California Whistleblower Protection Act by requiring the State Auditor's Office to create the means for complaints involving misconduct within the agency to be made to an outside investigator.

AB 1556 (Stone)

This measure updates the Fair Employment and Housing Act to include gender inclusive references to individuals, including reference to pregnancy, in order to clarify that all Californians are protected against discriminations regardless of gender identity.

SB 63 (Jackson)

This measure makes it an unlawful employment practice for an employer of 20 or more employees to refuse to allow an eligible employee to take up to 12 weeks of job protected parental leave. This measure also prohibits an employer from refusing to maintain and pay for the employee's continued group health coverage during the duration of the leave. This measure also establishes the Mediation Division Program as a pilot program to remain in effect only until January 1, 2020, and as of that date is repealed.

SB 306 (Hertzberg)

The measure authorizes the Division of Labor Standards Enforcement to commence an investigation of an employer, with or without a complaint being filed, when specified retaliation or discrimination is suspected during the course of a wage claim or other specified investigation conducted by the Labor Commissioner.

SB 575 (Leyva)

This measure expands a provision of law that entitles a patient to a copy, at no charge, of the relevant portion of the patient's records that support an appeal regarding eligibility for certain public benefit programs.

AB 512 (Rodriguez)

This measure extends the sunset date of industrial disability retirement provisions, which provide calculated retirement stipends to CalPERS safety members on industrial disability, from January 1, 2018 to January 1, 2023.

AB 590 (Medina)

This measure clarifies that a person who was a CalPERS member, within 120 days before becoming employed by a school employer in a position that requires CalSTRS membership, may elect to retain CalPERS membership.

AB 679 (Cooley)

This measure clarifies existing authority that permits the CalPERS system to enter into loan agreements, by providing CalPERS explicit statutory authority to accept other forms of collateral when engaging in a loan agreement.

AB 1309 (Cooley)

This measure allows the CalPERS system to assess employers a \$200 fee per retired member each month for failure to report the hiring and payroll information of members working in retirement.

AB 1487 (Rodriguez)

This measure establishes a 960 hour limit per fiscal year on out-of-class appointments, in which employers temporarily place existing employees into upgraded interim positions.

SB 189 (Bradford)

This measure lowers the ownership threshold for waiving workers' compensation coverage from 15 percent to 10 percent. It also creates specific waiving provisions for professional corporations, worker-owned cooperatives, and closely-held family businesses.

SB 489 (Bradford)

This measure extends the timeline for hospitals and emergency physicians to bill for emergency medical treatment for injured workers from 30 days to 180 days.

SB 671 (Moorlach)

This measure clarifies the following:

- Per the County Employees Retirement Law of 1937 ("CERL"), employers that make their contribution payments to the county retirement system one year in advance may make an additional year or partial year prepayment of contributions in advance;
- The board of supervisors or the governing body of a district is not prevented from authorizing the county auditor or the district, respectively, from making an advance payment for the estimated annual county contributions for an additional year or partial year if the advance payment is made no later than 30 days after the commencement of the county or district fiscal year, respectively, for which the advance payment is made; and
- The districts in all CERL counties, not just San Bernardino County, may make advance payments of their estimated annual CERL contributions.

AB 44 (Reyes)

This measure requires employers to provide nurse care manager services to employees injured as a result of domestic terrorism.

AB 1422 (Daly)

This measure clarifies the duration of a “stay” on litigating liens filed by a provider charged criminally with workers’ compensation fraud.

AB 1701 (Thurmond)

This measure holds general contractors and subcontractors jointly liable for unpaid wages, including fringe benefits.

ENVIRONMENT

Important to Know

AB 398 (E. Garcia) Greenhouse Gas Emissions and Cap and Trade.

This measure extends the state's Cap and Trade system with a declining limit on greenhouse gas ("GHG") emissions until December 31, 2030. Among other changes, this measure requires the California Air Resources Board to update the scoping plan by no later than January 1, 2018, requires all GHG rules and regulations adopted by the state board to be consistent with the scoping plan, outlines priorities for spending Cap and Trade revenues, extends and expands the sales and use tax exemption for qualified manufacturers and research until July 1, 2030, and suspends and then eliminates the fire prevention fee.

AB 546 (Chiu) Advanced Energy Storage.

On or before September 30, 2018, a city, county, or city and county with a population of 200,000 or more residents, or January 31, 2019, for a city, county, or city and county with a population of less than 200,000 residents, the city, county, or city and county is required to make all advanced energy storage permitting documentation and forms available on a publicly accessible website, as specified. The bill requires a city, county, or city and county to allow for the electronic submittal of a permit application and associated documentation, with exceptions.

AB 1414 (Friedman) Solar Energy Systems Permit Fees.

This measure lowers and extends a cap on permit fees a city or county may charge for solar energy systems.

AB 1158 (Chu) Carpet Recycling.

This measure makes changes to the state's existing carpet stewardship program to establish a carpet recycling rate of 24 percent by January 1, 2020, require CalRecycle to adjust the recycling rate every three years, create an advisory committee to include representatives from local government, and prohibit carpet assessment funding from being used to pay penalties, costs for litigation against the state, or disposal or incineration of carpet.

AB 1646 (Muratsuchi) Hazardous Materials Notifications.

This measure requires the local implementing agency to develop an integrated alert and notification system to notify the community surrounding a petroleum refinery in the event of an incident. This bill defines a "local implementing agency" as a local entity that has been designated by a local governing body and may include a local law enforcement or fire agency, a joint powers authority, or other local agency. The local implementing agency must coordinate with emergency management agencies, unified program agencies, first response agencies, and the public in developing this system.

Worth Noting

AB 277 (Mathis)

This bill would, to the extent funding is made available, authorize the State Water Resources Control Board to establish the Water and Wastewater Loan and Grant Program to provide funding to eligible applicants for specified purposes relating to drinking water and

wastewater treatment. This bill would authorize a county or qualified nonprofit organization to apply to the board for a grant to award loans or grants, or both, to an eligible applicant. The bill would authorize the board to use a funding source that is authorized for, and consistent with, the purposes of the program.

AB 474 (E. Garcia)

This measure exempts spent brine solutions from hazardous waste requirements if the spent brine solution is a byproduct of the treatment process for drinking water and is transferred to a surface impoundment regulated by the state regional water quality control boards.

SB 427 (Leyva)

This measure clarifies that requirements for lead user service lines apply to community water systems and adds certain requirements for community water systems operation.

AB 733 (Berman)

This measure adds climate change projects to the list of projects that may be financed by cities or counties through Enhanced Infrastructure Financing Districts (EIFD). Climate change projects include those that address higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought.

HEALTH

Important to Know

AB 130 (Committee on Budget) Health and Human Services

Summary: Under current law, a county board of supervisors may elect to contract with a nonprofit consortium to provide for the delivery of in-home supportive services, or establish, by ordinance, a public authority to provide for the delivery of in-home supportive services. Current law requires, until January 1, 2020, a specified mediation process to be held if a public authority or nonprofit consortium fails to reach agreement on a bargaining contract with its in-home supportive services workers by January 1, 2018. This bill clarifies that the specified mediation process is required if a public authority or nonprofit consortium and the employee organization have not reached an agreement on a bargaining contract with in-home supportive services workers by January 1, 2018.

Worth Noting

AB 265 (Wood)

This measure prohibits manufacturers of prescription drugs from offering discounts on an individual's out-of-pocket expenses associated with his or her insurance coverage, if a more inexpensive generic equivalent exists.

AB 1411 (C. Garcia)

This measure defines a "rehabilitation innovation center" as a not-for-profit or government-owned rehabilitation facility that meets specified criteria.

SB 241 (Monning)

This measure revises provisions of law governing the right of patients to access and copy their medical records by conforming these requirements to the federal Health Information Portability and Accountability Act of 1996, including requiring health care providers to provide the records in an electronic format upon request, if the documents are maintained electronically, and specifying the reasonable clerical costs that can be charged by the providers.

SB 17 (Hernandez)

This measure requires health plans and insurers that report rate information through the rate review process to also report specified information related to prescription drug pricing to the Department of Managed Health Care and California Department of Insurance.

SB 133 (Hernandez)

This measure provides a person with individual market coverage, who loses their access to a product and who has an existing qualifying condition, to obtain completion of covered services if the provider is willing and the plan and provider are able to agree on payment terms.

SB 374 (Newman)

This measure requires health insurance policies to provide all covered mental health and substance use disorder benefits in compliance with those provisions of federal law governing mental health.

AB 156 (Wood D)

The bill requires, with respect to individual health benefit plans offered through the American Health Benefit Exchange, that the annual open enrollment period for policy years beginning on or after January 1, 2019, extend from November 1 to December 15 of the preceding calendar year, inclusive.

SB 743 (Hernandez)

This measure prohibits a Medi-Cal managed care plan from restricting the choices an enrolled Medi-Cal beneficiary has for qualified family planning services providers.

PRIVACY AND COMMUNICATIONS

Important to Know

AB 22 (Bonta) Storing and Recording Electronic Media

This measure authorizes state agencies and local governments to retain public records for permanent archival storage through the use of cloud computing storage service.

AB 1339 (Cunningham) Public Employment Background Investigations

Existing law requires an employer to provide personnel records of former and current employees applying for a peace officer position. This measure extends this obligation to all applicants for law enforcement agency positions.

AB 459 (Chau) Restriction on Public Disclosure of Recordings of Sexual or Domestic Violence

The California Public Records Act (“CPRA”) requires state and local agencies to make their records available for public inspection, unless an exemption from disclosure applies. This bill specifies that the CPRA does not require disclosure of a video or audio recording created during the commission or investigation of rape, incest, sexual assault, domestic violence, or child abuse, if the recording depicts the face, intimate body part, or voice of a victim of the incident. However, this measure would require that the victim or victim’s family be given access to a copy of the recording.

SB 31 (Lara) Disclosure of Religious Affiliation Information.

This measure directs California state and local governments to refrain from initiating, participating in, or assisting with any program to create a religious list, registry, or database, or using information about an individual’s national origin or ethnicity to achieve the same basic purpose.

Worth Noting

AB 1104 (Chau)

This measure prohibits individuals from knowingly and willingly publishing a false or deceptive statement on a website that is designed to influence voters on issues or candidates.

PUBLIC SAFETY AND LAW ENFORCEMENT

Important to Know

AB 41 (Chiu) DNA Evidence.

This bill requires law enforcement agencies to report information regarding rape kit evidence within 120 days of the collection of the kit to the Department of Justice through a database established by the department. The bill additionally requires a public DNA laboratory, or a law enforcement agency contracting with a private laboratory, to provide a reason for not testing a sample every 120 days the sample is untested, except as specified. The bill only imposes these requirements for a kit collected on or after January 1, 2018.

AB 390 (Santiago) Pedestrian Crossing Signals.

This measure allows pedestrians to proceed crossing a street when prompted by a “DON’T WALK,” “WAIT,” or “Upraised Hand” symbol with a countdown as long as the pedestrian finishes crossing before the countdown is over.

AB 255 (Gallagher) Sexually Violent Predators: Out-of-County Placement.

This measure specifies that courts must look beyond the “county of domicile” standard and consider an inmate’s connections to the community when designating the placement of a sexually violent predator in a county for conditional release. Specifically, it directs the court to consider whether and how long the person has previously resided or been employed in the county, and whether the person has next of kin in the county.

AB 549 (Quirk) Electrified Security Fences.

This measure requires a city, county, or city and county that approves a building permit for the construction of an electrified security fence to notify their local fire department and fire marshal and to provide them with a copy of the approved permit.

SB 65 (Hill) Smoking or Ingesting Marijuana in Vehicles.

This measure prohibits the smoking or ingestion of marijuana while driving, or while riding as a passenger in a motor vehicle, and makes a violation punishable as an infraction by a fine of \$70.

Worth Noting

AB 90 (Weber)

This measure shifts responsibility for shared gang databases from the CalGang Executive Board to the Department of Justice and establishes policies, procedures, and oversight for the future use of shared gang databases.

AB 1646 (Muratsuchi)

This measure requires the local implementing agency to develop an integrated alert and notification system to notify the community surrounding a petroleum refinery in the event of an incident.

SB 654 (Dodd)

This measure authorizes a city, county, or city and county to amend its local ordinance to increase the operating hours of a gambling establishment to up to 24 hours a day, 7 days a week.

AB 1418 (O’Donnell)

This measure clarifies that city prosecutors have the same authority, privileges, and protections as prosecuting city attorneys, particularly in regard to the prosecution of misdemeanors.

AB 1616 (Nazarian)

This measure specifies that an alarm company operator or an alarm company agent shall not be liable for civil penalties and fines assessed or imposed by a city, county, or city and county for false alarms not attributed to alarm

company operator error, improper installation of the alarm system by an alarm agent or an alarm company operator, defective equipment provided or installed by an alarm agent or an alarm company operator, or defective equipment leased by an alarm company operator.

SB 611 (Hill)

This measure requires the Department of Motor Vehicles to conduct a quarterly random audit of applications for disabled person placards, with the cooperation of the Medical Board of California or the appropriate regulatory boards.

AB 335 (Kiley)

This measure provides that an inmate who has been convicted of any of several specified sex crimes and is subsequently released on parole, shall not be returned to a location that is within 35 miles of the residence of a victim or witness, if the victim or witness requests such a restriction and the Board of Parole Hearings or the Department of Corrections and Rehabilitation finds that such a restriction is necessary to protect the victim or the witness.

AB 493 (Jones-Sawyer)

This measure prohibits law enforcement agencies from detaining a crime victim or witness solely for an actual or suspected immigration violation, where that individual is not charged with, or convicted of, committing any crime under state law.

SB 384 (Wiener)

This measure creates a three-tiered system of registration and supervision for sex offenders based on the seriousness of the offense, the individual risk of recidivism, and the individual's criminal history.

AB 7 (Gipson)

This bill prohibits and criminalizes the carrying of an unloaded firearm, other than a handgun, while in, or upon, a public place or public street within a prohibited area located within the unincorporated area of a county.

AB 484 (Cunningham)

This bill would add to the list of offenses requiring registration: the offense of rape in cases where the victim submits to an act of sexual intercourse under the belief that the rapist is someone else that the victim knows; as well as the offense of rape in cases in which the rapist threatens the use of the authority of a public official to incarcerate, arrest, or deport the victim or another.

AB 424 (McCarty)

This bill removes the authority of a school district superintendent, his or her designee, or equivalent school authority to provide written permission for an individual to possess a firearm within a school zone.

AB 78 (Cooper)

This bill reserves the use of certain distinctive blue lights to public safety vessels, which include law enforcement, fire department, or fire protection district vessels, that engage in direct law enforcement activities, or public safety activities conducted by a fire department or fire protection district.

TRANSPORTATION AND PUBLIC WORKS

Important to Know

AB 25 (Nazarian) Modified Tour Buses.

This measure adds modified tour buses, including buses with its roof substantially modified, or removed, to the definition of “tour bus.” The bill authorizes local governments to adopt rules and regulations via ordinance for these buses, including route restrictions and prohibitions on loudspeakers or public-address systems.

AB 332 (Bocanegra) Street Closures.

Authorizes the legislative body of a local agency to temporarily close, to through traffic, a highway under its jurisdiction to curb illegal dumping. The bill also allows a temporary closure of a highway that has been designated as a through highway or arterial street if the closure can be accomplished without significant impact to the flow of traffic.

AB 199 (Chu) Private Residential Projects.

Current law exempts private residential projects built on private property from certain requirements for projects that are defined as “public works,” including, among other requirements, the payment of prevailing wages, unless the project is built pursuant to an agreement with a state agency, redevelopment agency, or local public housing authority. This bill makes the above-referenced exemption for private residential projects additionally inapplicable to a project built pursuant to an agreement with a successor agency to a redevelopment agency, as specified.

AB 467 (Mullin) Transportation Expenditures of Transactions and Use Taxes.

Current law provides for a local transportation authority to adopt a transportation expenditure plan for the proceeds of the retail transactions and use tax, and requires the entire adopted transportation expenditure plan to be included in the voter information guide sent to voters. This bill, upon the request of an authority, would exempt a

county elections official from including the entire adopted transportation expenditure plan in the voter information guide, if the authority posts the plan on its website and the sample ballot and the voter information guide sent to voters includes information on viewing an electronic version of the plan on the website and obtaining a printed copy of the plan by calling the county elections office.

AB 1069 (Low) Taxicab Transportation Services.

This measure requires taxicab companies and drivers to obtain a permit and be subject to a business license only in the jurisdiction in which it is “substantially located” and where it has a physical business address. The bill defines “substantially located” as the jurisdiction in which a taxicab company or driver conducts the largest share of its business, or in jurisdictions where cities or counties have entered into a joint powers agreement or agreement with a transit agency to regulate taxicab companies or drivers that operate within their boundaries. The bill also prohibits cities or counties from issuing permits or subjecting taxicab companies or drivers to a business license if the taxis are not “substantially located” within their jurisdictions as defined above. The bill also authorizes cities and counties to enforce limited ordinances as it relates to taxicab stands, street hails, and equal accessibility ordinances. The bill also requires taxicab companies or drivers to obtain trip data beginning January 1, 2018, through January 1, 2019, for purposes of identifying jurisdictions where they are “substantially located.”

Worth Noting

AB 503 (Lackey)

This measure requires local governments to offer payment plans and fee waivers to “indigent” drivers to pay parking ticket obligations before filing an itemization of delinquent penalties with the Department of Motor Vehicles.

AB 1452 (Muratsuchi)

This measure authorizes a local jurisdiction, by ordinance or resolution, to designate on-street parking spaces for the exclusive purpose of electric vehicle charging.

AB 1222 (Quirk)

This measure excludes the terms “specialized mobile radio device” and “two-way messaging device” from the definition of the term “electronic wireless communications device” for the purpose of prohibiting the use of certain devices while driving, in part to acknowledge the use of such devices by public works and public utilities personnel.

AB 1625 (Rubio)

This measure prohibits local governments from ticketing cars parked at broken meters, but allows local governments to impose 4-hour time limits at metered spaces for which tickets can still be issued even if a meter is broken and the car is parked longer than the allowed time frame.

AB 1145 (Quirk)

This measure requires state and local governments to reimburse reasonable utility relocation costs, where a public works project funded by voter-approved bond money requires the relocation of a pole or underground lines.

AB 92 (Bonta)

This measure extends, from January 1, 2018, to January 1, 2023, the sunset date on existing statutes that prohibit public agencies from retaining more than 5 percent of a contract price from a contractor or subcontractor prior to completion of a public works project, unless the project is substantially complex.

REVENUE AND TAXATION

Important to Know

SB 231 (Hertzberg) Proposition 218.

This measure clarifies that the definition of “sewer” includes stormwater for the purpose of the Proposition 218 Omnibus Implementation Act. This measure also includes related findings and declarations.

SB 742 (Moorlach) Bonds and Generally Accepted Accounting Principles.

This measure requires a city treasurer, if the city has issued bonds, to use a system of accounting and auditing that adheres to generally accepted accounting principles.

SB 182 (Bradford) Transportation Network Company Drivers.

This measure limits local taxation authority by prohibiting local agencies from requiring drivers for transportation network companies to obtain a business license to operate, unless the driver is domiciled in the jurisdiction and has operated for more than 30 days in the preceding fiscal year.

AB 102 (Committee on Budget) State Board of Equalization.

This measure enacts statutory changes related to the duties and organization of the State Board of Equalization and establishes new entities to carry out tax assessment, collection, and appeals.

SB 450 (Hertzberg) Bonds.

This measure requires non-state, public agencies, prior to issuing bonds for a term greater than 13 months, to disclose specified information about the bond in a public meeting. The information should be obtained as a good faith estimate from an underwriter, financial advisor, private lender, or a third party borrower if the public body issuing the bonds is a conduit issuer.

Worth Noting

AB 135 (Committee on Budget)

This measure codifies the ability for cities and counties to use their own funds to pay for transportation repair, maintenance, and rehabilitation projects, and reimburse those expenditures with revenues generated from the Road Repair and Accountability Act of 2017.

AB 111 (Committee on Budget)

This measure makes various statutory changes necessary to implement the state administration-related provisions of the Budget Act of 2017. Significantly, this measure broadens the purpose for which cities and counties may use funds from the Community Based Transitional Housing Program to allow:

- Cities and counties to provide a portion of their program funds to the facility operator, if the facility operator agrees to use those funds for facility operations and services to residents. There is no limit on the amount the city and county may provide to the facility operator; and
- Cities and counties to use program funds for other purposes that their governing boards determine are in furtherance of the program’s goals, as long as the proposed uses are specific in the application.

SB 205 (Committee on Governance and Finance)

This measure is the annual local government omnibus bill that makes non-controversial changes to state laws affecting local agencies' powers and duties.

agricultural programs, waste diversion and recycling infrastructure, the Transformational Climate Communities program, and adaptation and natural resource restoration including urban forestry and urban greening.

AB 109 (Ting)

This measure is one of two bills that enact the Greenhouse Gas Reduction Fund Expenditure Plan. This measure appropriates \$700 million for a number of priorities, including funding to implement a new air quality program created by AB 617, healthy forests and fire prevention,

ECONOMIC DEVELOPMENT AND HOUSING FINANCING TOOLS

Important to Know

AB 72 (Santiago) Housing.

This bill requires the Department of Housing and Community Development (“HCD”) to review any action or failure to act by the city, county, or city and county, where such action or failure to act is inconsistent with an adopted housing element or a specified provision. The HCD must then issue written findings regarding whether the action or failure to act substantially complies with the housing element.

AB 494 (Bloom) Accessory Dwelling Units.

This measure makes a number of changes to the Accessory Dwelling Unit (“ADU”) review process and standards. Most notably, this measure:

- Provides that a local agency’s ADU ordinance shall include that the ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed from the primary residence;
- Provides that parking requirements for ADUs not exceed one parking space per unit or per bedroom, whichever is less;
- Defines “tandem parking” as two or more automobiles that are parked on a driveway, or in any other location on a lot, lined up one behind another; and
- Provides that an “accessory structure” includes, but is not limited to, a studio, pool house, or other similar structure.

SB 166 (Skinner) Residential Density and Affordability.

This measure requires local governments to maintain adequate housing sites throughout the planning period for

all income levels. This measure prohibits a city, county, or city and county from permitting or causing the inventory of sites identified in a housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households.

SB 167 (Skinner) Housing Accountability Act.

This measure makes numerous changes to the Housing Accountability Act (“HAA”). Specifically, the bill:

- Changes the evidentiary standard for a local agency to disapprove a housing development project from “substantial” evidence in the record to a “preponderance of evidence” in the record; and
- Requires, if the court determines that the local agency has failed to comply with the order or judgment compelling compliance within 60 days, the court to impose fines of \$10,000 per unit on a local agency that has violated the HAA.

AB 73 (Chiu) Housing Sustainability Districts.

This measure allows a city, county, or city and county to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the district’s ordinance.

AB 1598 (Mullin) Local Housing Authorities: Financing.

This measure authorizes a city or county to create, by resolution, an affordable housing authority coterminous with its boundaries, and dedicate a portion of its property tax increment, sales tax, and other revenues to develop affordable housing.

SB 35 (Wiener) Affordable Housing.

This measure streamlines multifamily housing project approvals, in jurisdictions that fail to meet state allocated housing production numbers, by making the issuance of building permits ministerial, thus circumventing project specific environmental review, mitigation, and public input.

AB 1568 (Bloom) Enhanced Infrastructure Financing Districts.

This measure authorizes a city or county to dedicate revenue, including sales tax revenue, to an Enhanced Infrastructure Financing District that is coterminous with the boundaries of the city or county that established it, for the purposes of the Neighborhood Infill Finance and Transit Improvements Act.

🔍 Worth Noting

AB 56 (Holden)

This measure clarifies the definition of housing-related infrastructure, for the purposes of programs administered through the California Infrastructure and Economic Development Bank, including projects funded through the Infrastructure State Revolving Fund, to include: city streets; drainage, water supply, and flood control; environmental mitigation measures; power and communications; public transit improvement that directly supports transit-oriented housing; sewage collection and treatment; and water treatment and distribution.

SB 540 (Roth)

This measure streamlines the housing approval process by having jurisdictions identify Workforce Housing Opportunity Zones, which would focus on workforce and affordable housing in areas close to jobs and transit, and conform to California's greenhouse gas reduction laws. This measure requires a city, county, or city and county to complete an environmental impact report and a specific plan identifying all of the requirements necessary to receive ministerial housing permit approvals.

AB 74 (Chiu)

This bill requires the Department of Housing and Urban Development, on or before January 1, 2019, to establish the Housing for a Healthy California Program. This program will create supportive housing opportunities by giving grants to counties for capital and operating assistance, or operating reserve grants and capital loans to developers.

AB 352 (Santiago)

This measure prohibits a city, county, or city and county that adopts an ordinance permitting efficiency units from:

- Limiting the number of efficiency units within one-half mile of public transit or where there is a car sharing vehicle within one block of the unit; and
- Limiting the number of efficiency units within one mile of a University of California or California State University campus.

AB 367 (Obernolte)

This measure allows a city, county, or city and county to issue a building permit for a residence that will be rebuilt because of a fire, even though the source of water supply is water transported by a water hauler, bottled water, a water-vending machine, or a retail water facility.

AB 571 (E. Garcia)

This measure makes numerous changes to the farmworker housing tax credit set-aside within the Low Income Housing Tax Credit Program and to the Department of Housing and Community Development's Office of Migrant Services.

AB 727 (Nazarian)

This measure clarifies that a county may spend funds on housing assistance for people in the target population for programs funded by the Mental Health Services Act, including programs that serve seriously emotionally disturbed children or adolescents and adults or older adults who have a serious mental disorder.

AB 1137 (Maienschein)

This measure requires each housing development that is financed through the Department of Housing and Community Development, on or after January 1, 2018, to authorize a resident of the housing development to own or otherwise maintain one or more common household pets within the resident's dwelling unit, subject to applicable state laws and local government ordinances related to public health, animal control, and animal anti-cruelty.

AB 1193 (Gloria)

This measure raises the property tax exemption for affordable properties to match the federal requirement of 140 percent area median income.

AB 1351 (Caballero)

This measure allows, under a District Agriculture Association ("DAA") leasing authority and with the California Department of General Services' approval, the lease, construction, and maintenance of affordable housing to persons and families of low or moderate income, pursuant to a lease of not more than 55 years, on DAA property.

AB 210 (Santiago)

This measure authorizes a county to develop a homeless adult and family multidisciplinary team in order to facilitate identification and assessment of individuals experiencing homelessness, and link them to housing and supportive services, and to allow service providers to share confidential information to ensure continuity of care.

AB 236 (Maienschein)

This measure clarifies that an otherwise California Work Opportunity and Responsibility to Kids ("CalWORKs") eligible family that is reunifying with a child in foster care could also be eligible for temporary housing assistance provided by CalWORKs.

AB 346 (Daly)

This measure allows a housing successor to expend funds in the Low and Moderate Income Housing Asset Fund for contributions toward the construction of local or regional homeless shelters.

SPECIAL DISTRICTS

Important to Know

AB 1361 (E. Garcia) Water Service to Indian Tribes

This measure authorizes a municipal water district, upon the request of an Indian tribe that has satisfied conditions in existing law, to apply to a local agency formation commission (“LAFCO”) to extend water service to Indian

lands that are outside the district at substantially the same terms applicable to the customers of the district, as if the lands had been fully annexed within the district until January 1, 2023. This measure also requires the LAFCO to approve the application, but allows the LAFCO to impose terms and conditions in accordance with existing law.



Steve Churchwell

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Steve Churchwell is a partner at Churchwell White LLP. Since 1982, he has assisted clients in charting a successful course through the challenging waters of California government and politics. He represents corporations, associations, Indian tribes and government agencies in regulatory matters, political law compliance and enforcement issues, legislative affairs, and related litigation.

A native of Memphis, Tennessee, Steve brings a bit of Southern charm and twang to the Churchwell White office. He is a graduate of Vanderbilt University and the University of Tennessee College of Law. Steve was a partner at DLA Piper LLP (US) from 2005 to 2013 and served as General Counsel for the Fair Political Practices Commission from 1993 to 2000.

Steve has served as lead counsel to more than two dozen statewide initiative or referendum measures, and has successfully litigated cases involving many of the measures. He has two 7-0 victories in the California Supreme Court and many other appellate wins.

Steve has worked on issues in many areas of public policy, including ethics/conflicts of interest, charter schools, energy, government contracts, healthcare, infrastructure projects, internal investigations, as well as constitutional law and public finance.

For his accomplishments and experience, Steve has been given the highest rating of AV® by Martindale-Hubbell and was selected for inclusion as a Northern California Super Lawyer multiple times. Steve is a Past President of the California Political Attorneys Association and helped develop methodology used by the Ethisphere Institute, which annually ranks the World's Most Ethical Companies.

Steve's scholarly articles have been published in Intellectual Property Law Review, Pepperdine Law Review, Tennessee Law Review and Criminal Law Bulletin.

Steve is very committed to providing pro bono legal services. He is passionate about giving back and creating a better society for others, beliefs which are reflected in the work and culture of the attorneys at Churchwell White. As a result of his commitment to pro bono work, Steve was named by the National Law Journal to its "2013 Pro Bono Hot List." He was one of only 10 attorneys in the United States selected for this honor, based on his work on juvenile justice issues, including Senate Bill 9 (Yee), the Fair Sentencing for Youth Act. Steve also won the 2009 National Pro Bono Award at DLA Piper for his work in South Africa with Zimbabwean women refugees.



Douglas White

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As a founding and managing partner of Churchwell White LLP, Doug White has set himself apart as a widely respected thought leader and legal practitioner. Doug's "clients first" approach is focused in the areas of real estate, land use, municipal law and litigation. His diverse groups of clients range from cities, counties, special districts, and other public agencies to developers, builders, lenders, professional associations, unions and business owners. Doug has vast experience in land use entitlements and project approvals, CEQA and NEPA, real estate contracts and commercial transactions, leasing, building and project certifications, project financing, eminent domain, public contracting and regulatory and governmental affairs.

Doug currently serves as the City Attorney for the City of Dixon and Deputy City Attorney for the cities of Oakdale, Patterson, and Riverbank and is also special counsel for a number of other cities. In addition to his work with cities, he also serves as General Counsel for San Miguel Community Services District and California Valley Community Services District. As such, he advises public entities and officials on issues pertaining to the Brown Act, Political Reform Act, Public Records Act, public contracting, code enforcement, and other municipal and public law matters. In addition to his municipal work, Doug has also successfully represented public and private clients in high-profile litigation matters and has obtained favorable judgments and settlements.

Prior to forming Churchwell White, Doug served as legal counsel and Vice President of Government Affairs for the California Bankers Association as well as legal staff for the Fair Political Practices Commission. Doug also benefits from his extensive political experience as Chief of Staff, Legislative Director and consultant to various elected officials, including former Congressman Dennis Cardoza and former State Superintendent of Public Instruction Jack O'Connell.

Doug has been recognized as one of the leading attorneys in the United States on issues related to renewable energy and sustainability and been named by the California Real Estate Journal as one of California's Green Leaders. He has also been named a Rising Star by Super Lawyers Magazine and been featured as a speaker and moderator at state and national conferences. Doug is an AV Rated attorney and was also honored by his peers in the 2014, 2015 and 2016 Best of the Bar by the Sacramento Business Journal.

Doug is not only an innovative leader in his field, but also in the office. As managing partner, he leads by example, incorporating his business experience and technical know-how into ensuring Churchwell White LLP remains at the forefront in providing exceptional legal services to its clients. In addition to all of those roles, Doug is a dedicated family man, occasional half-marathon runner, and California wine enthusiast.



Barbara A. Brenner

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Barbara A. Brenner is a partner of Churchwell White LLP with extensive experience in the areas of natural resources, environmental, land use, energy and municipal law. Prior to joining Churchwell White, Barbara was formerly a partner at Stoel Rives LLP, practicing in their natural resources and environmental group as well as land use. As a leader of the Churchwell White team, Barbara advises public and private clients in permitting, regulatory compliance, transactional and litigation matters involving water resources, water quality, endangered species, land use, energy, eminent domain and general municipal matters.

In the area of water resources, Barbara has extensive experience with the protection and acquisition of water resources, water contract interpretation and negotiations, water supply planning and assessments, aquifer storage and recovery, water transfers and water quality. Barbara's in-depth experience in water law allows her to represent water districts and other purveyors, growers, ranchers, and other rural landowners, as well as various industry clients, including those involved in the agricultural, timber, renewable energy, and land use and development sectors that are addressing California's myriad of water supply and quality challenges.

Within her natural resources practice, Barbara assists clients with the state and federal Endangered Species Acts, wetlands, land conservation permitting, and related litigation. She has assisted private and public interests with the evaluation of Habitat Conservation Plans, Natural Community Conservation Plans, Biological Opinion consultations, California Incidental Take Permits, 404 individual permits, timber harvest plans, and conservation easements.

Barbara's land use practice includes representing private land owners, developers, and public agencies in matters involving local government planning and zoning, Coastal Act permitting, CEQA and NEPA compliance, Clean Water Act compliance, land development strategy, eminent domain and related litigation.

Barbara's municipal practice includes serving as general and special counsel to special districts, joint power agencies, cities, and counties. Barbara regularly advises on compliance with the Brown Act, Public Records Act, Public Contract Code, as well as various other laws impacting public agencies.

In a case of Barbara's work rubbing off on her hobbies (or perhaps it's the other way around), Barbara enjoys scuba diving, cycling, boating, gardening, and traveling when she can get away from the office. Whether vocation or avocation, Barbara's enthusiasm and appreciation for the great outdoors is evident in all that she does. As an advocate for the outdoors and appreciation of open space, Barbara is an active board member of the Placer Land Trust.



Randy Pollack

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Randy Pollack specializes in developing and directing government and regulatory affairs strategies through lobbying, political grassroots, public relations efforts and organizing industry coalitions. He regularly represents businesses and trade associations before the California Legislature, the executive branch and state agencies. Randy has served as the lead lobbyist on issues involving chemical policy, dietary supplements, consumer packaging, cosmetics, privacy, financial, education and agricultural issues.

Additionally, he has extensive knowledge in working with the California Department of Food & Agriculture, Cal-EPA, Department of Health Services, Consumer Services Agency and various other agencies to resolve issues on behalf of his clients. In a November 2009 survey, California Legislators voted Randy as the “Most Underrated Lobbyist” working at the Capitol – a testament to the effective and pragmatic approach he employs on behalf of his clients.

Before joining Churchwell White LLP, Randy established his own company focusing on legislative and regulatory affairs. Prior to that, Randy was a shareholder of a national law firm where he directed legislative and regulatory strategies for Fortune 500 companies and trade associations. Randy’s 25 years of government experience include serving as Chief Deputy Legal Affairs Secretary to former Governor George Deukmejian, where he counseled the Governor and senior staff on a variety of legal, public policy and legislative issues. As chief consultant to the Assembly Agriculture Committee, he oversaw issues affecting California’s \$20 billion agricultural industry. In addition, Randy served as legal advisor to the California Public Employment Relations Board.

Randy Pollack is a registered California lobbyist and a member of the California and New York Bars. He received his J.D. from University of the Pacific, McGeorge School of Law and his B.A. degree from the State University of New York, Buffalo. As an attorney and lobbyist, Randy is an AV® Peer Review Rated lawyer, the highest rating given by Martindale-Hubbell for legal ability and ethical standards. Although Randy is happily tied to the Capitol and Sacramento, and enjoys spending time with his family and playing golf in the nice weather, he still holds out hope that the Buffalo Bills will win a Super Bowl sometime in his lifetime.



Tom Hallinan

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Tom Hallinan brings extensive, and a career's worth, of municipal knowledge to the Churchwell White team. Tom currently represents the communities of Empire, Grayson, Oakdale, Riverbank, Ceres and Patterson as City Attorney and Special District General Counsel. As such, he is experienced in providing legal advice on the Brown Act, Political Reform Act, Public Records Act, contracts and procurement, and all phases of real property development including public finance. He also prosecutes all municipal code violations.

A 20-year member of the Central Valley City Attorney's Association, Tom is also active in the League of California Cities' City Attorney Department, where he has served as the Department's representative to the Annual Conference Planning Committee and on the Transportation, Communication and Public Works Committee. He was recently appointed as the Central Valley representative to the League's Legal Advocacy Committee.

Tom is an elected member of the Yosemite Community College District Board of Trustees, where he is currently serving his fifth four-year term. He also serves on the Stanislaus-Ceres Oversight Board of the former Redevelopment Agency, and the Stanislaus County Assessment Appeals Board. Hallinan has served as a Governor's appointee to the 38th District Agricultural Association, and on numerous local non-profit boards and commissions. In 2015, Tom was appointed to the California Law Revision Commission by Governor Brown. He was also recently appointed as a member of the Gaming Policy Advisory Committee of the California Gambling Control Commission.

Prior to joining Churchwell White LLP, Tom worked in the California Legislature, and for the State of California, Department of Toxic Substances Control, and the U.S. Attorney's Office.

Having served for two decades as both an elected official; and federal, state, county and city appointee, Tom is knowledgeable of and works well with all government agencies.



Elisabeth White

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Elisabeth L. White is a partner with Churchwell White LLP whose practice focuses on issues related to healthcare law, administrative law, and government affairs. As a registered lobbyist, Elisabeth has assisted a wide variety of both public agencies and private companies. Her experience as an attorney sets her apart as a lobbyist, providing her with a thorough understanding into the nuances of legislation and the language of a bill.

Prior to joining Churchwell White LLP, Elisabeth lobbied on behalf of Costco Wholesale, the California Construction Trucking Association, West Basin Municipal Water District, the City of La Canada Flintridge, and the San Diego Association of Governments (SANDAG). In particular, Elisabeth represented the City of Inglewood and advocated on their behalf before the California State Legislature. A significant project of impact involved working with Southern California water agencies and other Southern California cities to successfully oppose the City and its residents from being charged additional money for the water they were receiving.

Apart from lobbying, Elisabeth also advises clients on issues related to healthcare compliance, State licensing and certification, Medicare certification, Medicare and Medi-Cal enrollment and complex healthcare agreements. She also advises clients on, among other things, required governmental filings (e.g., Statement of Economic Interests) and political law issues including committee and campaign reporting.

Elisabeth has represented large hospital systems, foundations and physician groups. She has also worked in an in-house setting as a law clerk for both UC Davis Health System and Dignity Health. As a legislative advocate, she advanced the interests and priorities of healthcare organizations, Southern California cities, large corporations and special interest associations before the State Legislature. Elisabeth is a member of the American Health Lawyers Association and the California Society for Health Care Attorneys. She was named a 2015 Rising Star by Super Lawyers Magazine in the areas of Government Relations, State, Local & Municipal Law, and Health Care. In her time away from the office, Elisabeth stays very active chasing her twin daughters and son (all age five and under).



Nubia Goldstein

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If Nubia Goldstein's career seems perfectly tailored towards municipal law, that's because it is. From majoring in Government at California State University, Sacramento to choosing Public Law and Policy as her academic focus at the University of the Pacific, McGeorge School of Law, Nubia has developed a background in politics and policy that continually influences her diverse municipal work today.

As part of the Churchwell White LLP team, Nubia's areas of practice include real estate and land use, litigation, eminent domain and legislative advocacy. Nubia serves as City Attorney for the city of Newman, and advises Churchwell White LLP's municipal clients on issues related to the Brown Act, conflicts of interest, election law and land use matters. She represents the firm's public and private clients in all stages of litigation, mediation and alternative dispute resolution. She is a member of the Public Law section of the California State Bar, a member of the Hispanic National Bar Association, and a registered lobbyist.

Before entering law school, Nubia gained both legislative experience working at the Capitol for a California Assemblywoman and political know-how while working on local election campaigns. The time spent staffing bills and communicating with constituents and lobbyists naturally carried over to her desire to practice law. While at McGeorge, Nubia participated in several student organizations and served as President and Executive Chair of McGeorge's Public Legal Services Society. In addition to graduating with distinction, she earned the Witkin Award for Excellence in two courses, was admitted to the Traynor Honor Society, and received the Outstanding Student service Award for her significant contributions to the McGeorge community.

Outside of her academic honors, Nubia built upon her governmental relations and legal experience at the California Attorney General's Office, Fair Political Practices Commission, and the Department of Fair Employment and Housing. She also previously worked in the Civil Law and Motion Department of the Sacramento County Superior Court. The accumulation of all of these experiences naturally drew Nubia towards municipal law as an intersection of politics, policy, and law.

Although it may seem like Nubia's entire life revolves around solving municipal matters, she does get out of the office to explore local eateries, museums, and sporting events. And while she is an ardent local sports fan and spends the fall managing her fantasy football team, she leaves the physical participation to the professionals.



Robin Baral

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Robin Baral provides specialized counsel to public and private entities in the areas of land use, environmental law, regulatory proceedings and municipal law. Robin's practice focuses on the intersection of land use, water supply planning and large-scale infrastructure projects. In the public sector, Robin currently serves as Deputy City Attorney for the City of Dixon and the City of Riverbank, while providing counsel to cities and water districts throughout California.

Robin's land use practice is highlighted by his ability to work with developers and municipalities to negotiate development agreements, process complex entitlement packages, and establish viable finance mechanisms for large infrastructure improvements, such as wastewater treatment upgrades and recycled water facilities.

Robin is actively working with several public entities to finance, develop and construct surface water and groundwater storage projects, and treatment projects totaling hundreds of millions of dollars.

Robin works closely with public entities, and their constituents, in a variety of matters involving municipal finance, such as Proposition 218 proceedings, the adoption of impact fees, the formation of special assessments and other voter-approved taxes. He is skilled in working with agencies and citizens' groups in connection with local initiatives and ballot measures. In each case, Robin understands the benefit of providing effective counsel in response to the specific needs and concerns of the local community.

In addition to his public practice, Robin represents industrial operators, natural resource companies and renewable energy companies in obtaining entitlements for new projects, along with providing guidance during regulatory proceedings and administrative actions by state agencies.

Prior to entering private practice, Robin volunteered as a Special Deputy Attorney in the California Attorney General's office, Environment Section. In law school, Robin interned in the Land Law Section for nine months, through the California Attorney General's Law School Honors Program in Los Angeles.

Robin has developed close ties with the Sacramento region since relocating to the area in 2011. He currently serves as a director of the Yolo Land Trust, and he also enjoys volunteering and participating in seminars by the Urban Land Institute. These groups exemplify Robin's passion for balancing smart urban development with the preservation of a vibrant agricultural economy. When he is not serving his community, Robin enjoys exploring and eating his way through the best restaurants and local establishments throughout California.



Wm. J. Thomas

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Bill Thomas is a leading advocate for agricultural and ranching interests across California. For more than 40 years, Bill has worked with farmers, ranchers, water suppliers, chemical manufacturers, and other business associations to advance their agricultural interests. He advises his public and private clients on matters relating to water quality, drainage, pesticide use & regulation, and endangered species. His expertise also includes water quality acts, state and federal environmental laws, Proposition 65, environmental conservation easements, and public land issues.

Bill also represents agriculture, agricultural business, and water district interests before California governmental agencies, including state and regional water boards, and the departments of Food and Agriculture, Fish & Game, and Pesticide Regulation, as well as federal agencies, such as the Department of the Interior (Fish & Wildlife Service, Bureau of Land Management) and the U.S. Department of Agriculture (Forest Service).

In addition to his advocacy work, Bill owns and operates his own cattle business, and represents several of California's largest cattle operations. He has served on the boards of and presided over several committees of each the California Cattlemen's Association (CCA) and National Cattlemen's Beef Association (NCBA), including serving as a Second Vice President of the CCA. Bill currently serves on each the CCA's Legal Affairs Committee ("Posse") and the NCBA's Legal Committee ("The Cattle Fund"), as well as been the past Chair of each.

Additionally, Bill is on the Board of the California Rangeland Conservation Coalition (CRCC). The CRCC is comprised of ranchers, universities, conservationists, and federal and state environmental agencies working together to advance rangeland management to preserve the abundant and important wildlife inhabiting California's rangelands. Bill also serves on The Forest Foundation's Board with representatives of forest landowners and operators, all of whom are dedicated to the education of students and the public on the importance of California's timber and forest lands.



Debra Hinshaw-Vierra

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With over 20 years of employment law experience, Debra Hinshaw Vierra is a recognized and trusted source of advice to human resources professionals and public and private employers all over the state. Her extensive experience includes representing employers in collective bargaining negotiations and arbitrations; unfair labor practice and representation proceedings; and all types of employment discrimination and harassment proceedings, from mediation and administrative proceedings through litigation. She also advises both public and private clients on disability accommodation, family and medical leave issues, personnel policies, and employment agreements.

One of the key components of Deb's practice is her exhaustive experience in conducting workplace investigations. Throughout her career, she has conducted over 250 workplace investigations, an area where she excels not only on her knowledge of the law, but on her critical thinking, research, and communications skills. As a result, Deb has been retained by both private and public entities to advise on in-house investigations, as well as to conduct neutral third-party investigations. The range of claims that she has investigated include claims of harassment, discrimination and retaliation; failure to investigate; failure to reasonably accommodate; theft and destruction of Company trade secrets and other company property; ethical violations; actual and threatened workplace violence; and, other violations of employer policies and practices. Her background and training ensures thorough investigations and sound conclusions supported by the evidence.

Prior to joining Churchwell White, Deb served as Of Counsel at Cook Brown LLP, as a shareholder at Littler Mendelson, the nation's largest labor and employment firm, and was a founding partner of Employment Law Counsel, LLP.

As a noted expert in her practice, Deb is often asked to author, teach, and lecture on employment law matters, and is frequently called upon to provide expert testimony on the adequacy of workplace investigations. She also provides customized workplace training for both managerial and non-managerial staff on subjects such as sexual harassment, discrimination, and management practices.



Karl Schweikert

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Not many people can claim to be a pilot, much less a CFO and attorney. However, Karl Schweikert has transformed his diverse experiences and natural problem-solving skills into an informed law practice that focuses on litigation, aviation and airport land use, governmental relations, and administrative law.

Prior to launching his legal career, Karl spent 14 years working for Silicon Valley start-ups in marketing and finance, as well as 8 years as a professional pilot. Karl then received his Juris Doctor from the University of the Pacific, McGeorge School of Law with great distinction. While in school, he served as President of the McGeorge Health Law Association and was admitted to several honors societies, including the Order of the Coif. He additionally worked as a summer associate at DLA Piper and interned with Judge Ronald Sargis in the Eastern District of California Bankruptcy Court.

Since joining Churchwell White, Karl has been able to combine his love for aviation and his talents for communication and problem solving. As an AOPA Panel Attorney and member of the ABA Forum on Air and Space Law, as well as a member of the Healthcare and Business sections of the Sacramento County Bar Association, Karl has gained favorable rulings for a number of professional boards and worked on several issues regarding aviation and airport land use.

And if Karl's other titles are not enough, he can also add lifeguard, college athlete, springboard diver, and school board trustee to his name.



Meg Wilson

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Meg Wilson’s practice focuses on labor and employment law. Prior to joining Churchwell White LLP, Meg worked at UC Davis, where she handled complex labor issues for the public University. At UC Davis, Meg represented the University and the UC Davis Medical Center in labor arbitrations involving employee and union disputes, as well as in unfair labor practice hearings brought before the Public Employment Relations Board (“PERB”). Meg also represented the University in grievances filed by the unions and administered the grievance and employee complaint process under the University’s policies and collective bargaining agreements. In addition, Meg engaged in local union bargaining and participated on the UC system-wide bargaining teams.

Prior to Davis, Meg worked at a Sacramento labor and employment law firm, where she defended private and public employers in lawsuits brought by current and former employees, which included claims of discrimination, harassment, and retaliation; as well as a number of wage and hour class action lawsuits. Meg also defended employers in cases brought before the National Labor Relations Board (“NLRB”). During law school, Meg worked for an education law firm representing local school districts and county offices of education.

Meg graduated with honors from UC Davis with an undergraduate degree in political science and a minor in English. She thereafter went to law school at UCLA, where she acted as a writing advisor, Chief Managing Editor of the Entertainment Law Review, and Executive Manager of the Journal of International Law and Foreign Affairs.

When not working, Meg enjoys traveling (her favorite destinations are Washington D.C., Honolulu, and London), seeing musicals, and spending time with her dog.



Josiah M. Young

Legislative Advocate/Attorney*

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Josiah Young is both a registered lobbyist and attorney for Churchwell White LLP, providing strategic counsel to the firm's public and private clients. Josiah seeks to achieve clients' government affairs objectives by advocating on their behalf before legislative, regulatory and administrative bodies, drawing on his experience in policy and political work including coalition building, grassroots mobilization, strategic planning, legislative/initiative campaigns, direct lobbying, legislative tracking, regulatory monitoring and procurement services.

As a Sacramento lobbyist, Josiah has worked on issues including renewable energy, advanced vehicle technology manufacturing, and environmental justice, regularly presenting targeted messages to key stakeholders. As a member of the Churchwell White LLP team, Josiah sits on the 2017 California Special Districts Association Legislative Committee.

Licensed to practice law by the State of New York, Josiah also counsels Churchwell White LLP clients on transactional matters, municipal and special district law, and political issues.

After earning his bachelor's degree in business management from Morehouse College, Josiah attended American University Washington College of Law where he focused on commercial transactions and was active on campus, serving as President of the Black Law Students Association. While in law school, Josiah interned for a US House of Representatives member, where he worked on legislative research and drafting, as well as constituent outreach. Also, while in law school, Josiah clerked in the Office of the General Counsel for the US Department of Commerce. There, he spent time reviewing contracts, providing general litigation support, and drafting congressional correspondence. Upon graduating from law school in two and a half years, Josiah went on to oversee policy and grassroots advocacy work for several national NGOs.

When not working, Josiah enjoys spending time with his family, reading and exercising to stay fit.

**Licensed to practice law in NY*



Kerry Fuller

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Kerry Fuller's practice focuses on public law, land use, environmental, and political law. She currently serves as Deputy City Attorney to the City of Newman and advises the firm's other public clients on a variety of matters.

Kerry's exposure to California's complex water system started early. Due to her father's work as an engineer for a water agency in the San Bernardino Valley, Kerry became fascinated with the vast web of infrastructure and accompanying laws and agreements that govern California's water.

After graduating from the University of California, Santa Barbara with degrees in Political Science and Psychology, Kerry spent several years working in Washington D.C. for Hillary Clinton's 2008 presidential primary campaign, as well as for Defenders of Wildlife, an environmental nonprofit. It was there, encouraged by her mentors and still fascinated by California's water system, that Kerry became inspired to become a lawyer. As a result, Kerry returned to California, where she graduated from the University of California, Davis with her Juris Doctor. While in law school, Kerry worked as a law clerk at the California Attorney General's Office in the Environment, Land Law, and Natural Resources Section and continued to explore her interest in water by taking classes focusing on water law and ocean and coastal laws. She also served as an Executive Editor of UC Davis' environmental journal, *Environs*, and was selected for a Michael H. Remy Scholarship to attend the 2012 Environmental Law Conference at Yosemite.

From inspiration to actuality, Kerry now flexes her decision-making and problem-solving skills as a member of the Churchwell White team. Kerry belongs to the Public Law and Environmental Law Sections of the California State Bar, and channels all of her experiences into her municipal, water, and environmental practices.



Helane Seikaly

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After graduating from Southern Methodist University with degrees in Political Science and French, Helane Seikaly spent a year working in Dallas on a Texas Gubernatorial campaign before attending law school in Houston. While in law school, Helane became very involved in South Texas' nationally renowned Advocacy Program. While she was there, she competed in many mock trial tournaments, winning the American Bar Association's sponsored Labor & Employment Mock Trial Tournament in 2012.

Because of her passion for being in the courtroom, Helane accepted a position at the Harris County District Attorney's Office as an intern in the felony division. During her third year of law school, she first chaired a jury trial with minimal supervision by the prosecutor. She received a favorable verdict.

During law school, Helane became very passionate about labor and employment law which led her to an internship at the Equal Employment Opportunity Commission (EEOC) in Houston to further gain inside experience to real world employment issues. During her time with the EEOC, Helane assisted Administrative Law Judges with preliminary hearings on discrimination claims filed by Federal employees. She also wrote decisions for the Administrative Law Judges on motions for summary judgment usually filed by Federal agencies.

Because of her love for France, after college Helane spent a year in a small French town in the center of Burgundy, France teaching English to high school students. While she was there, she was able to take advantage of traveling all over France to experience the country like a local. She also attended the largest wine festival in all of France.



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Embert P. Madison, Jr.'s practice focuses on the areas of public law, real estate and land use, and political law. Prior to joining the Churchwell White LLP team, Embert spent several years at the state Capitol. This previous experience with the California Legislature, created a natural transition to working with cities, counties and special districts.

During his time at the Capitol, Embert toed the political ropes staffing taxation, health, and employment issues while working at the Capitol for a California Assembly Member. He also gained unique legal experience working as counsel for the Legislature at the Office of Legislative Counsel (OLC). Embert's practice areas at the OLC included taxation (income and sales and use taxation), public contracting, and state and local government.

While in law school, Embert served as a Judicial Extern for the Honorable John A. Mendez at the United State District Court, Eastern District. During this time, he diversified his experience reviewing civil rights claims, employment matters and federal rules of court. He also worked for Chairman Emeritus of the California Board of Equalization, Jerome E. Horton, analyzing tax appeal cases. Embert was an active participant on campus as President of the Black Law Student's Association, and as a member of Moot Court, Real Estate Club and the UC Davis School of Law Business Law Journal.

When he is not working, Embert enjoys learning about real estate markets and being active by biking or playing basketball. He is a lifelong Lakers enthusiast.



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Prior to joining Churchwell White LLP, Vincent Vu was a Criminal Prosecutor with the Los Angeles City Attorney's Office, Central Trials Unit, where he handled criminal misdemeanor prosecutions. During this time, he prosecuted four jury trials and argued motions and other hearings. Vincent's criminal-litigation perspective transitions well into municipal code enforcement and other litigation matters.

Vincent attended the University of California, Hastings College of the Law, where he served as the Editor-in-Chief of the Hastings West-Northwest Journal of Environmental Law and Policy. He served as Co-Chair for the 2014 California Water Law Symposium.

During law school, Vincent complemented his academic studies by working with various organizations, including: the Honorable Yvonne Gonzalez Rogers, United States District Court for the Northern District of California; Shute, Mihaly & Weinberger LLP; the Natural Resources Defense Council; the California Attorney General's Office Natural Resources Section; and the California Coastal Commission. He received his B.A. in Psychology and Social Behavior with a minor in Political Science from the University of California, Irvine. Vincent also participated in the University of California, Washington D.C. program, where he interned with Public Citizen's Congress Watch Division.



Christopher LaGrassa

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Born and raised in Sacramento, Christopher LaGrassa always knew he wanted to be a professional that could contribute back to his hometown and other local communities. As a result, Chris's practice focuses on public law, land use, political law and civil litigation.

Chris received his undergraduate degree from the University of California, Irvine with a degree in Political Science. His degree focused on political theory with an emphasis on local government. His passion for politics and local government even inspired him to volunteer for Assemblymember Kevin McCarty's campaigns in both 2010 and 2014.

Prior to joining Churchwell White LLP, Chris earned a wealth of public and political law experience working as a law clerk for the City of Elk Grove, Kronick Moskovitz Tiedemann & Girard, the Fair Political Practices Commission and Nielsen Merksamer Parrinello Gross & Leoni, LLP. These experiences gave him a comprehensive understanding of serving public agencies from the inside and out. As a member of the Churchwell White LLP team, Chris is excited to assist public entities in creating innovative solutions and positive change for their communities.

In his spare time, Chris is a passionate Sacramento sports fan. He can be seen attending every Sacramento Republic home game, proudly rooting for his younger brother, Matt (#16). Chris is also well known amongst his peers and friends for shamelessly defending the Sacramento Kings.



Elaine Won

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Elaine Won has always been guided by her passion for public service and politics. This passion led her to the Office of the UC Student Regent, where she assisted the Student Regent in advocating for policies beneficial to students in the University of California system. She also interned at Congressman Mike Honda's District Office, where she dealt directly with various local and federal issues in California's 17th congressional district.

After graduating from the University of California, Irvine, Elaine attended UC Davis School of Law. She began to pursue public law because it complemented her interest in public service and politics. Elaine worked at Churchwell White LLP during the summer after her second year, where she assisted in variety of litigation and transaction law matters and expanded on her employment and labor law experience within a public law context. In order to build her litigation and employment law practice, Elaine also externed at the Office of the Attorney General – Employment and Administrative Mandate Section. At the Office of the Attorney General, Elaine gained firsthand experience interviewing witnesses and engaging in pre-trial matters.

Elaine is passionate about staying involved in her community and assisting low-income individuals access legal services. She plans on working to solidify the structure of the Grace Lee Boggs Asian Pacific Islander Legal Clinic, which she co-founded in law school to assist underserved low-income Asian Pacific Islanders in the Sacramento and Yolo County area.

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Firm

Churchwell White LLP is a law firm with deep roots in California. Based in the state's capital, we have a particular focus on sound public policy. Our lawyers and lobbyists work in the areas of government relations, regulatory matters, public law, political issues, ethics and conflicts of interest, real estate and land use, environmental and natural resources, water, litigation and more.

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