

California, January 2019 A Streamlined View of Newly Enacted Laws and Changes to Existing Laws

# 2018 Legislative Update

**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, 2019, unless otherwise noted.*

# 2018 Legislative Update



Each January 1st, scores of new California laws take effect. As the legislative session wraps up, the team at Churchwell White LLP analyzes each law and its impacts on Californians—particularly those effects on cities and special districts. An analysis of 2018’s laws is summarized in our fifth annual Legislative Update (the “Update”). The major themes of legislation reflect the critical issues plaguing California today, including: homelessness, the lack of affordable housing, and environmental concerns—especially with regard to wildfires.

Overall, Governor Brown encouraged legislators to keep spending in check but still allocated nearly \$200 billion in the state budget. The state Rainy Day Fund (“Fund”) is expected to grow to nearly \$14 billion, and hundreds of millions of dollars were set aside for safety net programs. The goal of this Fund is to prepare the state for a downturn in General Fund revenue during the next recession. This year’s budget also included \$500 million in one-time Homelessness Emergency Aid Block Grants. One billion dollars have been allocated over five years to address forest management and fire prevention.

Looking toward the next legislative session, we foresee further attempts to remedy the state’s housing and homelessness crisis. Some of these bills threaten to penalize local governments that fail to approve enough housing production. Governor-elect Gavin Newsom has also indicated a willingness to explore an overhaul to the

state’s healthcare system. Finally, several legislators have mentioned some momentum for amending the state’s notoriously inflexible Proposition 13 (1978), which capped the amount of property tax local governments could collect.

Churchwell White LLP will continue to encourage lawmakers to provide local governments with the necessary tools to address local issues. We are 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,

A handwritten signature in black ink, appearing to read 'DL White', written in a cursive style.

Douglas L. White, Managing Partner

# 2018 Highlights

## Budget

The final 2018 budget included \$137.7 billion in General Fund spending, out of a total budget of \$199.7 billion. Continuing to build state reserves was the central feature of this year's budget. The Rainy Day Fund is projected to grow to \$13.8 billion by the end of the 2018–19 fiscal year. Additional revenues were set aside in two new savings funds—a \$200 million reserve for safety net programs, and the Budget Deficit Savings Account that will hold a portion (\$2.6 billion of the Rainy Day Fund) until after May 31, 2019.

## Homelessness

### **AB 1827 (Comm. on Budget) No Place Like Home Act of 2018.**

This measure establishes the No Place Like Home Act of 2018 (NPLH), which amends provisions previously enacted as part of the NPLH program by permitting the California Legislature to appropriate funds from the Mental Health Services Fund to support the NPLH program. This measure also placed the NPLH on the November 2018 ballot for voter approval (The ballot initiative was approved, see below in the Ballot Initiative Section).

### **SB 1152 (Hernandez) Hospital patient discharge process: homeless patients.**

This measure requires each hospital to include, as part of its hospital discharge policy, a written homeless patient discharge planning policy and process. This measure prohibits a hospital from discharging a homeless patient to a location other than where the patient identifies as his or her residence unless to another licensed facility, or to a social services agency or provider that has agreed to accept the patient and requires certain conditions to be met prior to discharging the homeless patient.

The budget also included \$500 million in one-time Homeless Emergency Aid Block Grants.

## Local Housing and Land Use

There was a focus on housing and land use legislation in 2018, given the state's homelessness crisis and the need to create affordable housing. The following bills were passed in 2018.

- SB 828 (Wiener) and AB 1771 (Bloom), which makes comprehensive changes to the Regional Housing Needs Assessment (RHNA) process;
- AB 2162 (Chiu), which requires that supportive housing be a "use by right" in zones where multiple dwelling uses are permitted, including mixed-use zones; and
- AB 2923 (Chiu and Grayson), which provides the Bay Area Rapid Transit (BART) land use authority over its property.

## Wildfires

In response to the catastrophic wildfires raging across the state, SB 901 (Dodd) was passed, that:

- Allocates over \$1 billion over five years for forest management and fire prevention;
- Streamlines procedures associated with forest thinning and fuel reduction;
- Increases energy production from biomass fuels;
- Expands the mutual aid system to allow for advance placement of firefighters and equipment and fuel reduction;
- Requires utilities to adopt wildfire mitigation plans and provides some additional flexibility for utilities to securitize wildfire-related debts and recover costs from ratepayers; and
- Establishes the Commission on Wildfire Cost Recovery.

The Legislature also passed SB 465 (Jackson). This measure expands, until January 1, 2029, PACE financing to allow cities

and counties in very high fire hazard severity zones to authorize contractual assessments for property owners to finance wildfire safety improvements. Eligible wildfire safety improvements are improvements identified by CAL FIRE at a specified website that can be fixed to an existing residential, commercial, industrial, agricultural or other building or structure, including ember-resistant roofs, dual-paned windows, driveways, and various ignition-resistant products such as walls, decks, and patio covers. This measure outlines a procedure to be taken by the local agency before PACE financing can be used for wildfire improvements, as follows:

- Authorizes the legislative body of any public agency that has accepted the designation of very high fire hazard severity zones to designate an area within which authorized public agency officials and property owners may enter into these PACE agreements; and
- Requires the legislative body to adopt a resolution indicating its intention to establish this program and requires the resolution to identify the kinds of wildfire safety improvements that may be financed, among other things.

## Public Safety and Policing

2018 legislation included three bills radically changing the state's criminal justice and police privacy systems:

- SB 10 (Hertzberg) eliminated the state's pre-trial bail system in exchange for a "risk assessment" process.
- SB 1421 (Skinner), which exposes peace officers to the risk of having their identity revealed for non-sustained or exonerated incidents.
- AB 748 (Ting), sets strict disclosure requirements for the release of law enforcement audio or video recordings related to critical incidents. The requirements set forth in this measure fail to adequately protect ongoing investigations and place burdens on local agencies through an unfunded statewide-mandate.

# Successful 2018 Ballot Initiatives

## June 5, 2018:

### Proposition 68

Issues \$4 billion in bonds for parks, environmental protection, and water infrastructure.

### Proposition 69

Requires certain tax and fee revenue related to transportation be used for transportation purposes.

### Proposition 71

Changes the date for when voter-approved ballot measures take effect.

### Proposition 72

Excludes rainwater capture systems from property tax assessments.

## November 6, 2018:

### Proposition 1

Issues \$4 billion in bonds for housing programs and veterans' home loans.

### Proposition 2

Authorizes state to use revenue from millionaire's tax for \$2 billion in bonds for homelessness prevention housing.

### Proposition 4

Issues \$1.5 billion in bonds for children's hospitals.

### Proposition 7

Authorizes legislature to provide for permanent daylight savings time if federal government allows.

### Proposition 11

Allow ambulance providers to require workers to remain on call during breaks paid.

### Proposition 12

Bans sale of meat from animals confined in spaces below specific sizes.

# Local Government (Governance)

## **SB 946 (Lara) Sidewalk vendors.**

This measure decriminalizes sidewalk vending and establishes various requirements for local regulation of sidewalk vendors. This measure prohibits a city, county, or city and county, from regulating sidewalk vendors, except in accordance with the provisions of the bill. This measure applies to a charter or general law city, county, or city and county.

## **AB 2898 (Gloria) Emergency services: local emergencies.**

This measure extends the amount of time that a governing body has to review the need for continuing a local emergency, from 30 days to 60 days.

## **SB 833 (McGuire) Emergencies: Office of Emergency Services: guidelines: alert and warning systems.**

This measure requires the California Office of Emergency Services (CalOES) to consult with the League of California Cities, CSAC, and other stakeholders, starting July 1, 2019, in developing guidelines for alerting and warning the public of an emergency, including:

- Timelines for sending alerts during an emergency;
- Practices for sending advance warnings of an impending threat;
- Practices for testing, training, and exercising a city or county's alert warning system; and
- Coordinating alerts with neighboring jurisdictions.

The measure also requires CalOES to share these guidelines with all cities and counties and can impose guideline conditions on any city or county's funding applications for these emergency communications purposes.

## **SB 1244 (Wieckowski) Public records: disclosure.**

This measure places the term "plaintiff" with the term "requester" in the California Public Records Act (CPRA) to clarify that the court shall award court costs and reasonable attorneys' fees to the requester, should the requester prevail in litigation. Additionally, this measure clarifies that the court

shall award court costs and reasonable attorney fees to the public agency if the court finds that the requester's case is clearly frivolous. Attorneys' fees and cost awards in reverse-CPRA actions are not impacted by this measure.

## **AB 2184 (Chiu) Business licenses.**

This measure requires a city to accept a California driver's license or identification number, individual taxpayer identification number, or municipal identification number, in lieu of a social security number, if the city otherwise requires a social security number for the issuance of a business license.

## **AB 2164 (Cooley) Local ordinances: fines and penalties: cannabis.**

This measure allows a city or county, by local ordinance, to impose immediate administrative fines or penalties for violations of building, plumbing, electrical, or other similar health and safety, or zoning requirements, if the violation exists as a result of, or to facilitate the illegal cultivation of cannabis.

## **AB 2598 (Quirk) Cities and counties: ordinances: violations.**

This measure enhances tools that assist local governments to protect the health and safety of their residents, through code enforcement, by increasing fine amounts for violations of local building and safety codes, as follows:

- Increases initial fine amount from \$100 to \$130;
- Increases fine for a second violation, within one year, from \$500 to \$700;
- Increases fine for a third violation, within one year, from \$1,000 to \$1,300;
- Adds a new category of fine for up to \$2,500, for each violation occurring within two years of the initial violation, for the failure of a commercial property owner with existing buildings to remove visible refuse, or prohibit unauthorized use of the property; and

- Requires local agencies levying fines for second or third violations to establish a process for granting a hardship waiver based upon a showing by the responsible party of a bona fide effort to comply with the first violation and that payment of the full amount of the fine would result in a financial hardship.

**AB 2020 (Quirk) Cannabis: local jurisdiction licensees: temporary event license.**

This measure authorizes the Bureau of Cannabis Control to issue a temporary state event license for a venue that has been expressly approved by a local jurisdiction.

**AB 2495 (Mayes) Prosecuting attorneys: charging defendants for the prosecution costs of criminal violations of local ordinances.**

This measure makes it unlawful for a local city or county government to charge a person for the costs of investigation, prosecution, or appeal, that city or county sustains in a criminal case. The term “costs” refers to the salary, fees, and hourly rate paid to attorneys, law enforcement, and

inspectors for time spent either investigating or enforcing the charged crime. The measure maintains the authority of a probation department to assess and collect fees or other charges authorized by statute. The measure does not apply to costs incurred in a civil action or civil proceeding, nor does it apply to specified provisions that specifically allow for recovery of the cost of prosecution.

**AB 1168 (Gipson) Gambling: local moratorium.**

This measure extends the gambling moratorium related to the expansion of legal gaming and the issuance of new gambling licenses, within any city, county, or city and county, from January 1, 2020 to January 1, 2023.



# Elections and Redistricting

## **AB 1407 (McCarty) California New Motor Voter Program: voter registration.**

This measure pre-registers every eligible person to vote automatically when that person applies for a driver's license or state identification card, unless the person opts out. The 2015 California New Motor Voter Program did this for voter registration. This measure expands this program to pre-register those who are under 18 years of age.

## **AB 2123 (Cervantes) District-based elections.**

This measure provides up to an additional 90 days upon mutual agreement between a prospective plaintiff and a city to convert to district-based elections through the ordinance process. This measure is an expansion of the safe harbor provisions granted through AB 350 (Alejo, Chapter 737, 2016).

## **AB 2540 (Mullin) State facilities and public buildings: vote centers and polling places.**

This measure requires a governing body with jurisdiction over public buildings to allow those buildings to be used as vote centers beginning up to 10 days prior to an election day. This is already current law for polling places.

## **SB 1153 (Stern) Local initiatives: review.**

This measure authorizes the proponent of a county, municipal, or district, initiative to withdraw the initiative at any time before the 88th day prior to the election, whether or not the petition has qualified for the ballot.

## **AB 2155 (Mullin) Political Reform Act of 1974: campaign disclosures.**

This measure makes various changes to state law governing the content and format of disclosure statements that are required to appear on communications sent by state and local candidates and committees. This measure clarifies and makes technical changes to last year's AB 249 (Mullin, Chapter 546, 2017).

## **AB 2188 (Mullin) Political Reform Act of 1974: campaign disclosures: advertisements.**

This measure modifies the disclosures required for electronic media advertisements. This measure requires online social media platforms to disclose information regarding the funders of political advertisements and to keep a database of the political ads they run. This measure builds upon AB 249 (Mullin, Chapter 546, 2017) by ensuring that campaign finance regulations also apply to ads appearing on social media platforms. This measure applies to state and local candidates and committees.

## **AB 2880 (Harper) Political Reform Act of 1974: local enforcement.**

This measure authorizes local governments to contract with the Fair Political Practices Commission (FPPC) for the administration and enforcement of local campaign finance and government ethics laws. This measure sunsets on January 1, 2026.

# Labor and Employment Workers Compensation Human Resources

## **AB 1976 (Limón) Employment: lactation accommodation.**

This measure establishes new mandates regarding lactation accommodations in the State of California. This measure amends current California law by requiring that the employer provide a location other than a “bathroom”, rather than a “toilet stall”, for the employee to express breastmilk. AB 1976 applies to all employers regardless of size and contains a hardship exemption and clarifying language regarding what temporary spaces are appropriate as lactation accommodations.

## **SB 820 (Leyva) Settlement Agreements: confidentiality.**

This measure prohibits a provision within a settlement agreement that prevents the disclosure of factual information related to specified claims or complaints. Plaintiffs in such actions retain the right to request provisions in settlement agreements that shield their identity. The intent of this legislation is to prevent secret settlements when sexual harassment is involved.

## **SB 846 (Comm. on Budget and Fiscal Review) Employment.**

This measure offers public employers legal protection against claims made under state law associated with their collection of “fair share fees” from public employees in the wake of the U.S. Supreme Court’s *Janus* decision. In addition, this measure:

- Requires state agencies to review and report on their reasonable accommodation policies in addition to affirmative action; and
- Requires the Department of General Services to update its contracting manual.

## **SB 866 (Comm. on Budget and Fiscal Review Budget) Employment.**

This measure, as part of a state employment law omnibus, makes various changes affecting public employers, relating to the recent U.S. Supreme Court’s *Janus* decision:

- Requires public employers to direct employee requests to cancel or change deductions to the employee organization;
- Requires public employers to honor requests by employee organizations for employee payroll deductions to pay dues;
- Requires public employers to honor employee authorizations for dues deductions and states that the revocability of the authorization is determined by the terms of that authorization;
- Requires the employee organization to rely on information provided by the employee organization as to whether a request is made in conformity with the authorization and indemnify the public employer for any claims made by an employee over deductions made in reliance on that information;
- Authorizes public employers to deduct reasonable costs from the amount transmitted to the employee organization;
- Prohibits public employers from discouraging or deterring applicants or existing employees from becoming, or remaining members of, an employee organization;
- Prohibits the time, date, or place of a new public employee orientation from being disclosed to anyone other than the employees, the exclusive representative,

and a vendor contracted to provide services at the orientation; and

- This measure makes numerous other changes affecting state civil service employment.

**SB 1085 (Skinner) Public employees: leaves of absence: exclusive bargaining representative service.**

This measure requires public employers to grant a reasonable leave of absence without loss of compensation, or other benefits, for the purpose of enabling employees to serve as stewards or officers of the exclusive representative.

**SB 1300 (Jackson) Unlawful employment practices: discrimination and harassment.**

This measure lowers the legal standard for actionable harassment claims, limits the ability to summarily adjudicate harassment claims, and limits the use of non-disparagement agreements and general releases.

**SB 1343 (Mitchell) Employers: sexual harassment training: requirements.**

This measure provides training and information on sexual harassment prevention, how to recognize harassment, and who to contact if they believe they are a sexual harassment victim. SB 1343 requires the Department of Fair Employment and Housing to develop or obtain an online training course on the prevention of sexual harassment in the workplace and to post it on the department's web site. This measure

requires the department to provide additional materials to make it easier for cities to provide their employees with an adequate amount of information and training without incurring large costs.

**AB 1749 (Daly) Workers' compensation: off-duty peace officer.**

This measure makes clear certain peace officers injured out-of-state while performing defined law enforcement duties are eligible to receive workers' compensation benefits, at the discretion of the employing agency. This measure permits each city to determine the policy of awarding workers' compensation benefits for out-of-state and off-duty peace officers based in California. This measure applies retroactively to the agencies whose off-duty officers were at the October 1, 2017, Las Vegas shooting and to all future off-duty workers' compensation claims.

**SB 1123 (Jackson) Disability Compensation: paid family leave.**

This measure, beginning January 1, 2021, expands the scope of the family temporary disability insurance program to include time off to participate in a qualifying urgent need related to an active duty individual's spouse, domestic partner, child, or parent, in the armed forces of the United States. This measure allows paid family leave claims because a family member is on active duty with some restrictions.

# Environment

## **AB 1775 (Muratsuchi) State lands: leasing: oil and gas.**

This measure limits the expansion of offshore oil and natural gas production off the California coast. Specifically, this bill prohibits the State Lands Commission (SLC) or a local trustee from approving new leases for new construction of oil and gas-related infrastructure within state offshore waters. For a lease renewal, extension, amendment or modification, the SLC or a local trustee must follow a new process and consider additional factors.

## **AB 1933 (Maienschein) Greenhouse Gas Reduction Fund: recycling infrastructure projects.**

This measure expands the list of eligible projects for Greenhouse Gas Reduction Fund, waste diversion grant funding, to include recovery of food for human consumption and food waste prevention, as well as expansion of facilities that process recyclable materials and improve quality of recycled materials.

## **SB 834 (Jackson) State lands: leasing: oil and gas.**

This measure limits the expansion of offshore oil and natural gas production off the California coast. Specifically, this bill would prohibit the SLC or a local trustee from approving new leases for new construction of oil and gas-related infrastructure within state offshore waters. For a lease renewal, extension, amendment or modification, the SLC or a local trustee must follow a new process and consider additional factors.

## **SB 100 (de León) California Renewables Portfolio Standard Program: emissions of greenhouse gases.**

This measure, the 100 Percent Clean Energy Act of 2017, establishes state policy that “renewable portfolio standard” (RPS)-eligible and zero-carbon resources supply 100% of all retail sales of electricity to California end-use customers no later than December 31, 2045. This measure requires the

PUC, CEC, CARB, and other state agencies, to incorporate this policy into planning and to ensure that the agencies do the following:

- Maintain safety, reliability, and balancing of the electric system;
- Prevent unreasonable impacts to customer rates and bills;
- Ensure equity in greenhouse gas emissions reductions between the electricity sector and other sectors to the extent legal and feasible;
- Ensure equivalent RPS and integrated resource plan rules and requirements for all retail sellers and “publicly-owned utilities” (POUs); and
- Utilize existing programs to achieve the policy and jointly report to the Legislature by January 1, 2021, and every four years.

This measure also accelerates the RPS obligations for investor-owned utilities, community choice aggregators, energy service providers, and POUs as follows:

- 40 percent to 44 percent by 2024;
- 45 percent to 52 percent by 2027; and
- 50 percent to 60 percent by 2030.

This measure also reduces a POUs’ obligation to procure renewable resources for the subsequent year, if the POU receives more than 40% of its retail sales from large hydroelectric generation (reduced from existing threshold of 50%) under certain circumstances.

## **SB 237 (Hertzberg) Electricity: direct transactions.**

This measure directs the Public Utilities Commission (PUC) to make changes to the existing direct access (DA) service program, which authorizes direct energy transactions



between electricity suppliers and retail end-use customers. Specifically, this bill:

- Requires the PUC to expand the permissible capacity of the DA program by 4,000 gigawatt hours apportioned across the service territories of electrical corporations;
- Requires that all DA customers enrolled in the program on January 1, 2019, remain eligible to participate in the program;
- Requires the PUC to report to the Legislature by June 1, 2020, on further expansion of the program and specifically include phase-in periods for all remaining nonresidential customer accounts; and
- Requires that the PUC recommendations be consistent with the state's greenhouse gas emission goals, not increase criteria air pollutants and toxic air contaminants, ensure electric system reliability, and not cause undue cost shifting.

#### **AB 3036 (Cooley) Solid waste: byproducts from the processing of food or beverages.**

This measure clarifies the handling of agricultural materials by prohibiting a local government's franchise agreement to manage solid waste from including byproducts from the processing of food or beverages under certain conditions. Specifically, this bill prohibits cities, counties, districts, and local governmental agencies from subjecting the hauling of byproducts from the processing of food or beverages to an exclusive franchise, contract, license, or permit, if those byproducts:

- (1) originate from agricultural or industrial sources;
- (2) do not include animal, including fish, processing byproducts;
- (3) are source separated by the generator of the byproducts;
- (4) are not discarded; and
- (5) are used as animal feed.

#### **AB 1668 (Friedman) Water management planning.**

This measure requires the State Water Resource Control Board (SWRCB), in coordination with the Department of Water Resources (DWR), to adopt long-term standards for the efficient use of water and performance measures by June 30, 2022. Additionally, this bill requires:

- Sets efficient water use standards for indoor residential use, outdoor residential use, outdoor irrigation for landscape with dedicated irrigation meters for commercial, institutional, and industrial water use;
- Urban water use objectives that are the aggregate of the above bullet based on previous year water use and reported annually;
- Requires DWR and the SWRCB to recommend guidelines and objectives for calculating urban water use objectives no later than October 1, 2021;
- Requires the indoor water use standard to be set at 55 gallons per capita daily until 2025, 52.5 gallons per capita daily until 2030, and 50 gallons per capita daily beginning January 1, 2030; and
- Requires DWR and the SWRCB to study, investigate, and recommend outdoor water use standards for adoption by SWRCB by October 1, 2021. SWRCB must provide urban retail water suppliers with data to apply the standard and verify accuracy at the parcel level, and an urban retail water supplier may use alternative data if it demonstrates that alternative data are equivalent or superior.

# Privacy and Communications

## **AB 2225 (Limón) State government: storing and recording: public records.**

This measure requires the Secretary of State, in consultation with the California Department of Technology, to approve and adopt appropriate uniform statewide standards for the purpose of storing and recording public records in electronic media or in a cloud computing storage service. It also

clarifies the limited circumstances when local government entities must comply with additional standards articulated in the State Administrative Manual and Statewide Information Management Manual, for using a cloud computing storage service. A local government entity must comply with the state standards if it has a system interconnection or data exchange with a state agency.

# Public Safety and Law Enforcement

## **AB 1766 (Maienschein) Swimming pools: public safety.**

This measure requires certain public swimming pools to provide Automated External Defibrillators during pool operations. This measure applies to public swimming pools that:

- (1) provide lifeguard services; and
- (2) charge a direct fee.

## **AB 2911 (Friedman) Fire safety.**

This measure makes various changes to fire safety planning efforts, defensible space requirements, and electrical transmission or distribution lines' vegetation clearance requirements with the intent to improve the fire safety of California communities. Specifically, this measure:

- Requires a local agency to transmit a copy of its adopted ordinance designating “very high fire hazard severity” (VHFHS) zones to the Board of Forestry and Fire Protection;
- Removes exemptions from requirement that a local agency designate, by ordinance, very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the director of the California Department of and Fire Protection (CAL FIRE);
- Requires, no later than January 31, 2020, the State Fire Marshal (SFM), in consultation with the CAL FIRE and the HCD to recommend building standards that provide for comprehensive site and structure fire risk reduction to protect structures from fire risk. Based on information learned from the 2017 wildfire season;
- Requires, no later than January 31, 2020, the SFM, in consultation with CAL FIRE and HCD to develop a list of low-cost retrofits that provide for comprehensive site and structure fire risk reduction to protect structures from fire risk. Requires CAL FIRE to incorporate the list in its fire prevention education and outreach efforts;

- Authorizes the Board, within 15 days of receipt of notification that its fire prevention recommendations will not be accepted by the local government, to request a consultation, prior to approval of the draft element or amendment, conducted in person, electronically, or by phone;
- Requires, on or before July 1, 2021, and every five years thereafter, the Board, in consultation with the SFM, to survey local governments to identify existing subdivisions in the state responsible area , or VHFHS zones, without a secondary egress route that are at significant fire risk; and
- Authorizes owners of any electrical transmission or distribution line to traverse land as necessary, regardless of land ownership or permission from the owner, after providing notice and an opportunity to be heard to the land owner, to prune trees to maintain and to abate, by pruning or removal, any hazardous, dead, rotten, diseased, or structurally defective live trees.

## **AB 1973 (Quirk) Reporting crimes.**

This measure extends mandated reporting duties to health practitioners employed by local government agencies, including emergency medical technicians and paramedics.

## **AB 2898 (Gloria) Emergency services: local emergencies.**

This measure extends the amount of time that a governing body has to review the need for continuing a local emergency from 30 days to 60 days.

## **SB 978 (Bradford) Law enforcement agencies: public records.**

This measure requires, starting January 1, 2020, the Commission on POST and each local law enforcement agency to conspicuously post on their Internet web sites all current standards, policies, practices, operating procedures, and education and training materials that would otherwise be available if a request was made pursuant to the CPRA.

**AB 1994 (Cervantes) Sex offenders: county or local custodial facilities.**

This measure requires the Department of Corrections and Rehabilitation facility, a state mental institution, and both county and local custodial facilities to forward a sex offender registrant's change of address information to the Department of Justice within 15 days of the person's admission and release.

**SB 1199 (Wilk) Sex offenders: release.**

This measure provides that when a sex offender is released on parole or post-release community supervision, he or she should be returned to either the city that was his or her last legal residence prior to incarceration, or a close geographic location in which he or she has family, social ties, or other economic ties, unless return to that location would violate any other law or pose a risk to his or her victim.



# Transportation and Public Works

## **SB 998 (Dodd) Discontinuation of residential water service: urban and community water systems.**

This measure changes the practice of water purveyors as it relates to discontinuation of residential water service for nonpayment. Specifically, this measure:

- Requires public water systems with more than 200 connections to have a written policy on discontinuation of residential water service (shutoff) and provide that policy in multiple languages;
- Prohibit shutoff until the bill has been delinquent for 60 days;
- Prohibits shutoff for nonpayment if all of the following conditions are met:
  - (1) the customer, or tenant, submits a certification of a primary care provider that discontinuation of residential service will be life threatening or pose a serious threat to the health and safety of a resident;
  - (2) the customer demonstrates that he or she is financially unable to pay within the normal billing cycle; and
  - (3) the customer is willing to enter into an amortization agreement, alternative payment schedule, or plan for deferred or reduced payment for all delinquent charges;
- Requires the water system to provide information on how to restore residential service and petition for a waiver of reconnection fees;
- Requires the water system to waive reconnection fees and offer a reduction or waiver of interest on delinquent bills once every 12 months for a residential customer who shows an income below 200% of the federal poverty line;
- Caps reconnection fees at \$50 or less, with the fee not to exceed the actual cost of reconnection;
- Requires the water system to make every good faith effort to inform a tenant, by written notice, when the

owner's account is in arrears and service is going to be terminated, and requires continued service if the tenant assumes responsibility to the satisfaction of the water system; and

- Authorizes the SWRCB to enforce the requirements and the Attorney General to bring an action for temporary or permanent injunction.

## **SB 1215 (Hertzberg) Provision of sewer service: disadvantaged communities.**

This measure grants new authority to the regional water boards to order local governments to extend sewer service to disadvantaged communities that have inadequate sewage treatment systems. Additionally, this bill:

- Defines "onsite sewage treatment system" as including, but not limited to, a septic tank, cesspool, leach field, and seepage pit;
- Defines "inadequate onsite sewage treatment system" as an onsite sewage treatment system that has the reasonable potential to cause a violation of water quality objectives, to impair present or future beneficial uses of water, or to cause pollution, nuisance, or contamination of waters of the state;
- Authorizes that the extension of sewer service can be undertaken by:
  - (1) annexation by a special district,
  - (2) extension of service by a city, county, or special district, or
  - (3) additional service provided within a city, county, or special district;
- Allows property owners of an affected residence to opt out for up to five years if their onsite sewage treatment system was installed within 10 years of the issuance of the order and it is not an inadequate onsite sewage treatment system;

- Outlines a process by which the regional water board may undertake this action, including a public meeting, and prohibits the order if the receiving sewer service is more than three miles away from the disadvantaged community; and
- Requires the SWRCB to make funds available, upon appropriation by the Legislature, to the receiving sewer system for the costs of completing the provision of sewer service.

### **SB 966 (Wiener) Onsite treated nonpotable water systems.**

This measure establishes a regulatory framework for onsite treatment and reuse of nonpotable water. Specifically, this bill:

- Requires the SWRCB by December 1, 2022, in consultation with the California Building Standards Commission and the Department of Housing and Community Development (HCD) to adopt regulations for risk-based water quality standards for the onsite treatment and reuse of nonpotable water;
- Requires a city, county, or city and county that elects to establish a program for onsite treated nonpotable water systems to:
  - (1) adopt, through ordinance, a local program that includes the risk-based water quality standards established by the SWRCB and
  - (2) consult with the local water or sewer service provider; and
- Requires HCD, in consultation with SWRCB, to develop and propose any necessary corresponding building standards to support the risk-based water quality standards established by SWRCB by December 1, 2023.

### **SB 821 (Jackson) Emergency notification: county jurisdictions.**

This measure authorizes counties to enter into an agreement to access the contact information of resident account holders through the records of a public utility, as specified, for the sole purpose of enrolling county residents in a county operated public emergency warning system.

### **AB 87 (Ting) Vehicles: removal: autonomous vehicles.**

This measure authorizes a peace officer or other specified public employee that enforces traffic or parking laws, to remove a vehicle that uses autonomous technology without an approved application or permit that is required to test, deploy or otherwise operate the autonomous vehicle on public roads.

### **AB 636 (Irwin) Local streets and roads: expenditure reports.**

This measure changes the date that city and county local street and road expenditure reports are due to the State Controller's office from October 1 of each year to December 1 of each year. It is important to note that this change does not apply to SB 1 expenditure reporting requirements, which are still due October 1 of each year.

### **AB 2061 (Frazier) Near-zero-emission and zero-emission vehicles.**

This measure increases the 80,000-pound weight limit by 2,000 pounds for zero and low emission vehicles, for the portion of the vehicle that powers the unit (such as a natural gas engine or battery powered unit).

### **AB 2989 (Flora) Motorized scooter: use of helmet: maximum speed.**

This measure imposes a 15 mile per hour speed limit for motorized scooters on all roadways and requires anyone under 18 years old to wear a helmet when operating a motorized scooter. The measure also authorizes local agencies to allow motorized scooters on roads with speed limits up to 35 miles per hour outside of a Class II or Class IV, bikeway, bikeways that share the road but are separated through either lane striping or a physical barrier (i.e. parked cars), respectively.

### **AB 939 (Low) Local government: taxicab transportation services.**

This measure revises, alters, and clarifies changes related to the local regulation of taxicab services made from recently enacted statutes, AB 1069 (Low, Chapter 753, 2017), such as:

- Revising the basis for determining where a taxicab is substantially located to either of the following:
  - (1) Where it has its primary business address within a city or county’s jurisdiction; or the total number of trips originate within a city or county’s jurisdiction account for the largest share of the taxicab company’s total trips within each county where operations occurred over the previous calendar year and the primary business address when a taxicab company is in its first year of operation for companies that begin operations after January 1, 2019; or
  - (2) After their first year, when starting post 2019, meet the same tests for establishing where it is substantially located as other taxicab companies.
- Requiring taxicab companies to collect trip data and documentation to determine where they are substantially located annually and to furnish that information to the appropriate jurisdiction;
- Requiring taxicab companies to be subject to annual inspection by the city or county in which it is substantially located at a facility certified by the National Institute for Automotive Service Excellence or facilities registered with the Bureau of Automotive Repair; and;
- Revising and clarifying the authority of joint powers authorities (JPAs) and transit agencies for regulating taxicab companies that are substantially located within their jurisdictional boundaries, including the ability for JPAs to enter into agreements with cities or counties for the purpose of regulating this industry.

**SB 1000 (Lara) Transportation electrification: electric vehicle charging infrastructure.**

This measure prohibits cities and counties from restricting which types of “electric vehicles” (EV) may access an EV charging station that is both publicly accessible and received any funding from the state or ratepayers.

# Revenue and Taxation

## **SB 872 (Comm. on Budget and Fiscal Review Budget)**

### **Local government: taxation: prohibition: groceries.**

This measure was enacted shortly after the approval of AB 1838 (Comm. on Budget, Chapter 61, 2018), which preempted the ability of cities and other local agencies from levying any new tax, fee or assessment on groceries and soda for twelve years, to clarify that “cannabis” was not a grocery product. These bills reflected a legislative agreement that resulted in the removal by the sponsors of the Tax Fairness and Accountability Act—which would have dramatically restricted local tax and fee authority—from the November ballot.

## **AB 1912 (Rodriguez) Public employees’ retirement: joint powers agreements: liability.**

This measure imposes an equitable apportionment scheme related to retirement related obligations for any current or former member of a Joint Powers Authority (JPA) throughout its existence. The apportionment applies only when a JPA dissolves, ceases operations, or has its contract with the retirement system terminated. This measure provides clarity, direction and more flexibility for the member agencies of a JPA to negotiate amongst themselves on the best approach to apportionment.

## **SB 1022 (Pan) Public Employees’ Retirement System: administration .**

This measure requires terminating entities to notify past and present employees who are members within seven days of the adoption of the resolution giving notice of intention to terminate and to make notification of a pending vote to terminate at least 90 days before the date of vote. This measure states that the contracting agency shall not be liable for failure to provide the notice required to a member if the contact information data received for that member is incomplete or incorrect.

## **SB 1413 (Nielsen) Public employees’ retirement: pension prefunding.**

This measure enables CalPERS to set up a section 115 trust through the California Employers’ Pension Prefunding Trust

Program for its member-agencies. This program allows state and local public agency employers that provide a defined benefit pension plan to their employees to prefund their required pension contributions (similar to the one for Other Post-Employment Benefits).

## **SB 1293 (Lara) California State Auditor: high-risk local government agency audit program.**

This measure authorizes the California State Auditor (Auditor), after first notifying the Joint Legislative Audit Committee to conduct initial assessments when determining if an entity is high risk under the Auditor’s High Risk Local Government Agency Audit program (Program). This measure allows the Program to continue to function as it was designed and agreed to in 2011. The intent of this measure is to prevent the unnecessary erosion of public trust in the local agencies that serve them by ensuring that the Auditor does not prematurely request a full-audit in a statewide setting that is unneeded and unwarranted.

## **AB 1838 (Comm. on Budget) Local government: taxation: prohibition: groceries.**

This measure prohibits a local government agency from imposing a tax on groceries for 12 years and includes a provision that would withhold all sales taxes if a charter city, or their voters, exercise their existing constitutional right to enact a tax consistent with their municipal affairs. The enactment of this measure was demanded by major soda corporations in exchange for removing the Tax Fairness and Accountability Act measure from the November ballot. On June 28, the Governor signed AB 1838, and subsequently the Tax Fairness and Accountability Act measure was removed from the ballot. Shortly following the adoption of this measure, the Legislature adopted SB 872 (Comm. on Budget and Fiscal Review, Chapter 88, 2018) (Urgency), which clarified that cannabis was excluded from the definition of grocery products.

## **SB 855 (Comm. on Budget and Fiscal Review) Taxation.**

This measure extends and expands various state tax credit programs, including:



- Removes the sunset date of January 1, 2019, for the program which authorizes the Franchise Tax Board and local governments to enter into data exchange agreements with the object of improving collection of applicable state and local taxes.

**AB 2350 (Oberholte) Unclaimed property.**

This measure creates in the Special Deposit Fund the Unclaimed Property Offset Account as a continuously appropriated fund for the payment of moneys to a state or

local governmental entity to offset the moneys owed by a person claiming to be the owner of unclaimed property that has escheated to the state. Permits the State Controller (Controller) to transfer moneys from escheated properties to this account if the Controller has reason to believe that the owner has a debt to state or local government.

# Economic Development and Housing Financing Tools

## **AB 829 (Chiu) Local government: funding: state-assisted projects.**

This measure prohibits cities and counties from requiring a letter of acknowledgment or similar document prior to applying for state assistance for any housing development. State assistance includes any state funds, a state tax credit, or a federal tax credit administered by the state.

## **AB 1445 (Reyes) Designated qualified opportunity zones: sale or lease of property.**

This measure requires a city or county leasing or selling property to a qualified opportunity zone fund to collect specific information regarding timelines, employment, and the local workforce.

## **AB 2035 (Mullin) Affordable housing authorities.**

This measure makes a number of changes affecting affordable housing authorities, which include:

- Providing a definition of “property tax increment” that permits a base year to be defined no more than five years prior to the effective date of the authorizing resolution.
- Prohibits the inclusion of properties that were part of a former redevelopment agency until all of the obligations of that agency have been retired and the successor agency fully dissolved.
- Clarifying the membership of the governing board if the authority is created by a city or county, as a joint powers authority between a city and county, or by a city and county.
- Providing additional clarification of the process whereby a city, county, or special district, dedicating property tax increment funds can withdraw such contributions

to an affordable housing authority with a 90-day notice, including providing that revenue obligated to the repayment of debt shall continue to be allocated until the debt is repaid

- Expands the menu of options available for expenditure of funds for affordable housing.
- Authorizes an authority to finance infrastructure necessary to support the development of affordable housing.
- Requires an action challenging the validity of the resolution authorizing the creation of an authority, the adoption of an affordable housing plan, allocation of tax revenues to an authority, or the issuance of bonds to be commenced within 30 days.
- Authorizes an authority that receives revenues to bring a validation action in superior court.

## **AB 3194 (Daly) Housing Accountability Act: project approval.**

This measure makes two important changes to the Housing Accountability Act. These changes are as follows:

- Provides that a proposed project is not inconsistent with applicable zoning standards and criteria and shall not require a rezoning if the proposed project is consistent with objective general plan standards and criteria, but the local agency’s adopted zoning for the project site is inconsistent with the general plan;
- Allows a local agency to require a proposed project to comply with objective standards and criteria of the zoning consistent with the general plan but requires the standards and criteria to be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the project; and

- Requires the local agency to provide the applicant with written documentation identifying the provision or provisions that are not in compliance and explaining the reasons why, pursuant to existing law.

### **SB 850 (Budget) Housing.**

This measure makes various statutory changes to implement budget provisions related to housing and homelessness. In brief, this bill:

- Makes clarifying changes to SB 35 (Wiener, Chapter 366, 2017), related to building permits, building site exclusions, and skilled workforce requirements.
- Creates the Homelessness Emergency Aid program for the purpose of providing localities with one-time flexible block grant funds to address immediate homelessness challenges. Appropriates \$250 million and distributes the funds through the Continuum of Care process as outlined by the U.S. Department of Housing and Urban Development. Funds are allocated as specified in the bill.
- Establishes the Emergency Solutions and Housing Program to provide:
  - (1) Rental assistance and housing relocation and stabilization services to ensure housing affordability to people experiencing homelessness or at risk of homelessness.

### **AB 626 (E. Garcia) California Retail Food Code: microenterprise home kitchen operations.**

This measure establishes “microenterprise home kitchens” (MHKs) as a new category of retail food facility that cities or counties would have discretion to authorize and permit to be operated by a resident in a private home, subject to specified requirements. This measure subjects MHKs to the requirements of a restricted food service facility, with numerous exemptions from these requirements primarily to accommodate the differences between a home kitchen and a commercial kitchen. This measure also limits MHKs to selling food directly to consumers but specifies that the sale of food through an Internet food service intermediary is considered a direct sale to consumers and establishes requirements on these intermediaries.

### **AB 686 (Santiago) Housing discrimination: affirmatively further fair housing.**

This measure requires a public agency to administer its programs and activities relating to housing and community development in a manner to “affirmatively further fair housing” (AFFH), and to not take any action that is not in a manner to AFFH. This measure requires a city or county’s housing element to promote AFFH opportunities and promote housing throughout the community for all individuals, regardless of characteristics protected by the California Fair Employment and Housing Act.

### **AB 1771 (Bloom) Planning and zoning: regional housing needs assessment.**

This measure makes numerous changes to the “regional housing needs allocation” (RHNA) process including: plan objectives, methodology, distribution, and appeals process.

### **AB 2913 (Wood) Building standards: building permits: expiration.**

This measure requires a building permit to be valid for 12 months if work authorized by the permit has not commenced from the date a permit is issued, unless the permittee

- (1) requests an extension;
- (2) authorizes a local building official to grant one or more extensions of up to 180 days each, provided the extension is requested in writing and demonstrates justifiable cause; and
- (3) provides that a local ordinance adding or modifying building standards for residential occupancies do not apply to a permit that is subsequently deemed expired because construction has not commenced within 12 months of the date of issuance, or the permittee has abandoned the work authorized by the permit.

### **SB 721 (Hill) Building standards: decks and balconies: inspections.**

This measure requires exterior elevated elements, including balconies, decks, porches, stairways, etc., that include load-bearing components in all buildings containing three or more multifamily dwelling units to be inspected. The

inspection shall be performed by a licensed individual as specified in the bill. This measure requires a written report of the evaluation be stamped or signed by the inspector presented to the owner of the building, or the owner's designated agent, within 45-days of completion of the inspection. This measure also requires the initial inspection to be completed by January 1, 2025, and every six years thereafter.

#### **SB 765 (Wiener) Planning and zoning: housing.**

This measure makes various technical changes to SB 35 (Wiener, Chapter 366, Statutes of 2017), which established a streamlined process for approving local housing developments that meet specified standards, and to AB 932 (Ting, Chapter 786, Statutes of 2017), which amended the Shelter Crisis Act to authorize emergency housing, upon declaration of a shelter crisis by specified cities and counties, to include homeless shelters.

#### **SB 828 (Wiener) Land use: housing element.**

This measure makes numerous changes to the RHNA process. These changes include:

- Modifying existing codified intent language to remove the acknowledgment that cities may not meet RHNA; and
- Altering the methodology to account for overcrowding, jobs/housing imbalance, and "cost burdened."

#### **SB 1035 (Jackson) General plans.**

This measure requires a city, county, or city and county, to revise the safety element to identify new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the city, county, or city and county, that was not available during the previous revision of the safety element. This measure also requires this revision to occur upon each revision of the housing element or local hazard mitigation plan, but not less than every eight years.

#### **SB 1202 (Stone) Land use: development fees.**

This measure requires local governments that have not completed a required report on mitigation fees for three consecutive years to pay the costs of requested audits of their Mitigation Fee funds.

#### **SB 1227 (Skinner) Density bonuses.**

This measure requires cities and counties to grant a 35% density bonus when an applicant for a housing development of five or more units seeks and agrees to construct a project that will contain at least 20% of the total units for lower-income students in a student housing development.

#### **SB 1333 (Wieckowski) Planning and zoning: general plan: zoning regulations: charter cities.**

This measure applies specified provisions in the Government Code pertaining to local planning and zoning requirements to charter cities. Specifically, this measure applies the following provisions to charter cities:

- Requirements for the legislative body of a city or county to adopt or amend a general plan by resolution (Gov. Code, § 65356);
- Legislative findings and declarations about accessory dwelling units (Gov. Code, § 65852.150);
- Provisions to prohibit local agencies from enacting or enforcing any ordinance, regulation, or resolution that would prohibit the reconstruction, restoration, or rebuilding of a multifamily dwelling that is involuntarily damaged or destroyed by a catastrophic event, except as specified (Gov. Code, § 65852.25);
- Consistency of county or city zoning ordinances (Gov. Code, § 65860);
- Requirements for cities and counties to make the inventory of housing sites available at all times in the planning period (Gov. Code, § 65863);
- Provisions related to local ordinances and balancing of housing needs with services (Gov. Code, § 65863.6);
- Provisions related to mobile home conversions (Gov. Code, § 65863.8);
- Provisions related to development agreements (Gov. Code, §§ 65866, 65867.5, and 65869.05);
- Provisions related to elements in the general plan (Gov. Code, § 65300.5);
- Provisions related to the adoption of a general plan and its elements as a legislative act (Gov. Code, § 65301.5);

- Provisions related to specific plans (Gov. Code, §§ 65359, 65450, 65454, and 65455);
- Provisions related to transit village plans (Gov. Code, § 65460.8);
- Provisions related to Low- and Moderate-Income Housing Within the Coastal Zone (Gov. Code, §§ 65590-65590.1); and
- Housing Elements (Gov. Code, § 65580 et seq.).

**SB 961 (Allen) Enhanced infrastructure financing districts.**

This measure authorizes local sales tax revenues to be allocated to an Enhanced Infrastructure Financing District (EIFD) which adopts a Second Neighborhood Infill and Transit Improvements Act program (established by this Act) that meets the following requirements:

- The boundaries of the district are coterminous with the city or county that established the district;
- The area to be financed is within one-half mile from a major transit stop;
- If local Bradley Burns sales and use taxes are to be used, the city or county has received the consent of any impacted local transportation agency. No local sales and use tax, or transaction and use tax, adopted by voters for a special purpose may be allocated to a district;

- The bill specifies how funds should be allocated;
- Bonds issued by an EIFD pursuant to this section are exempt from voter approval requirements if the EIFD complies with an extensive public protest process that mirrors the protest process currently required for the formation of a Community Revitalization Investment Authority; and
- The Governor’s Office of Planning and Research is required to complete a study by January 1, 2021, on the effectiveness of this tool, and other specified recently created tax increment tools, for increasing housing production.

**SB 1145 (Leyva) Enhanced infrastructure financing districts: maintenance.**

This measure allows EIFD’s to finance ongoing or capitalized maintenance costs for public facilities financed, in whole or by part, by the EIFD. Additionally, this measure prohibits the EIFD from using bonds to finance maintenance.



## Steve Churchwell

### Partner

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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

### Partner

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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

### Partner

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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.



## Debra Hinshaw-Vierra

Of Counsel

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With over 25 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 includes 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 ensure 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.



## J. Scott Miller

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Scott Miller has extensive litigation experience in state and federal courts and at the trial and appellate level. His representation covers a wide a range of areas for public and private clients including employment, commercial matters, toxic tort actions, catastrophic personal injury claims, directors' and officers' liability claims, legal malpractice actions and other professional liability actions involving engineers, insurance brokers, and real estate agents. Scott has handled complex matters involving CERCLA, the Clean Water Act, California's Proposition 65, the Hazardous Substances Account Act, and wastewater remediation disputes.

Scott has achieved favorable results for his clients through careful analysis of cases and issues presented, strategic planning, extensive preparation, effective writing and argument in the courtroom. At the core of Scott's practice is a strong commitment to understanding the client's goals and working tirelessly to achieve those goals through the most effective means available.

Before joining Churchwell White, Scott practiced for several years with defense firms in Los Angeles and Sacramento, gaining experience in all phases of civil litigation practice. Scott handles cases from inception to resolution through dispositive motions, settlement, arbitration, trial, post-judgment proceedings or on appeal. Scott also served as an extern for the Honorable Marvin R. Baxter (retired) of the California Supreme Court.

Scott is also active in professional associations and community organizations, including the Sacramento County Bar Association, American Bar Association's Tort, Trial & Insurance Practice Law Journal Editorial Board, Sacramento Community Concert Association, and as a Vanderbilt University Law School Alumni Interview Program volunteer. Scott has also written for trade publications and treatises on topics including environmental matters, cyber liability, neighbor disputes, and related issues.

A Tennessee native, Scott obtained his undergraduate degree from Rhodes College and Master's degree from the University of Tennessee before heading west to Los Angeles, where he worked in the corporate side of the television industry, for Sony Pictures and the Game Show Network. Scott returned to Tennessee to attend Vanderbilt University for law school. Upon graduation, Scott returned to the West coast eventually landing in Sacramento. Scott enjoys his free time with family amongst the wonderful, wild critters and stunning natural beauty of the Sierra foothills.



## 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

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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 2018 California Special Districts Association Legislative Committee.

Licensed to practice law by the States of California and 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.





## 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.



## Vincent M. Vu

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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.



## Elaine Won

**Attorney**

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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.



## Braeden Mansouri

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Braeden Mansouri's passion for state and local issues began to take shape while studying at the University of California, Irvine. There, he double majored in Political Science and Economics. Following graduation, he moved to Washington, D.C., where he worked as a market research consultant, studying the effects of the economy and housing policy on homeowners and renters. This experience piqued his interest in the causes of and theories for how to solve California's housing crisis.

While studying at the University of California, Davis School of Law, Braeden cultivated these interests with courses in land use planning law and California environmental issues. During the summer after his first year, Braeden clerked in the Housing Division at the Office of the Los Angeles City Attorney, working on a variety of transactional and litigation matters, from affordable housing policy to mitigating substandard housing. As a second-year summer clerk, Braeden began at Churchwell White LLP, where he engaged with the firm's municipal practice, reviewing municipal code updates, drafting an ordinance and permit application for cannabis businesses, and evaluated the legal position of a client in preparation for contract termination. Finally, during his third year of law school, Braeden externed at the Office of the California Attorney General in the Environmental, Public Resources, and Land Law Divisions. There, he gained further litigation experience protecting California laws, resources, and state projects.

Since a young age, Braeden has found ways to engage with the issues he is most passionate about. At Churchwell White, he is able to practice in areas at the nexus of his interests—politics, economics, state and local policy, land use planning, and environmental protection. Braeden is dedicated to using his skills toward growing opportunities for all.

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## Churchwell White LLP Practices

Administrative and Regulatory Matters

Political and Referendum Law

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Public Law

Environmental and Natural Resources

Water Rights

Energy

Real Estate

Litigation

Eminent Domain

Water Quality

Ethics and Internal Investigations

Healthcare

Land Use

Legislative Advocacy

Labor

Employment Law

Workplace Investigations

## 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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