

DEBORAH J. FOX

MANAGING PRINCIPAL

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English



Managing Principal Deborah Fox is a veteran litigator sought out for high-stakes and politically-charged cases under intense media scrutiny—driving decisions that shape California’s legal landscape.

Known for her strategic motion practice, sharp instincts, and big-picture thinking, Deborah leads the firm and takes on high-profile crises and complex litigation tied to hot-button, sensitive issues like wildfires, public emergencies, government corruption, housing projects, land use conflicts, and class actions.

Also a recognized authority on civil rights and the First Amendment, she advises and defends government clients across a range of modern constitutional challenges involving elections and ballot measures, political rallies, public access, and other pressing issues of equal protection, due process, and free speech.

Deborah sees litigation before it unfolds. She works creatively to diffuse risks early, shape narratives, target cases for dispositive rulings, and lay the groundwork for victory if trial becomes unavoidable. Clients rely on her guidance to cut through the noise and balance immediate priorities with long-term goals, especially amid high-stakes crises, uncertainty, or groundbreaking challenges with extensive discovery demands.

In the front-page battle over liability for the Thomas Fire and Montecito debris flow (then California’s largest wildfire), Deborah secured a massive victory in two dispositive rulings blocking Southern California Edison’s unprecedented attempt to offload over \$1 billion in liability onto the County of Santa Barbara, marking a watershed moment in public entity wildfire defense. At the onset of COVID-19, Deborah was on the front lines defending counties, cities, and officials in headline-grabbing litigation over shelter-in-place rules, public health orders, and reopening plans. Her victories set critical First Amendment precedents at both district and appellate levels.

Deborah is also tapped for high-stakes commercial negotiations and disputes, representing clients like Central Coast Community Energy (3CE) in critical power supply agreements where the stakes exceed \$400 million.

EDUCATION

University of San Diego School of Law, JD, 1983

University of Michigan, BA

ADMISSIONS

California, 1983 – Bar No. 110929

U.S. District Court, Central District of California

U.S. District Court, Eastern District of California

U.S. District Court, Southern District of California

U.S. Court of Appeals for the Ninth Circuit

Supreme Court of the United States

PRACTICE AREAS

Trial & Litigation

Commercial Litigation

Crisis Management

Eminent Domain & Inverse Condemnation

Deborah is admitted to practice in all California state courts and federal courts, including the U.S. Supreme Court, Ninth Circuit Court of Appeals, and all U.S. District Courts in California. Outside the courtroom, Deborah develops strategies to help clients solve complex challenges and mitigate risks before they escalate into litigation. She also speaks at respected forums including the International Municipal Lawyers Association, League of California Cities, and County Counsels' Association of California.

First Amendment

Writs & Appeals

Labor & Employment

Land Use & Environmental

CEQA/NEPA

Energy, Utilities & Renewables

Land Entitlements

HONORS & AWARDS

- Senior Fellow, Litigation Counsel of America, an honor awarded to less than one-half of one percent of American lawyers
- The Best Lawyers in America, Litigation – Land Use and Zoning (2027)
- Top 100 Lawyers, *Daily Journal*, (2020–2021, 2023–2026)
- Southern California Super Lawyers List: Constitutional Law, Land Use/Zoning and Environmental, *Super Lawyers Magazine* (2017–2026)
- AV Preeminent rating, Martindale-Hubbell (2004–2026)
- Top Women Lawyers, *Daily Journal* (2018, 2021–2025)
- [Most Influential Women Lawyers](#), *Los Angeles Business Journal* (2021, 2023)
- Top Rated Attorney, *Avvo* (2021, 2022)
- Top Lawyers in the Pasadena Area, *Pasadena Magazine* (2021)
- [Leaders of Influence: Litigators & Trial Lawyers](#), *Los Angeles Business Journal* (2020)
- [Top Women Attorneys](#), *Los Angeles Business Journal* (2020)
- [Top Litigators and Trial Lawyers](#), *Los Angeles Business Journal* (2019)
- [75 Most Influential Women Lawyers](#), *Los Angeles Business Journal* (2019)
- Bar Register of Top Rated Lawyers: Land Use and Zoning, Martindale-Hubbell (2013–2018)
- Bar Register of Top Rated Lawyers: Women Leaders in the Law, Martindale-Hubbell (2013, 2015)
- Bar Register of Preeminent Women Lawyers, Martindale-Hubbell (2011)
- Top Women Litigators, *Daily Journal* (2007, 2009)

PROFESSIONAL & COMMUNITY AFFILIATIONS

- American Bar Association, Member
- The State Bar of California, Member

- Los Angeles County Bar Association, Member & Condemnation and Land Valuation Litigation Committee Member
- Trial Law Institute of the Litigation Counsel of America – Barrister, Order of Veritas, Member
- Diversity Law Institute, Member
- Conference of California Public Utility Counsel, Member
- Association of Women in Energy, Member
- Association of Women in Water, Energy and Environment, Member
- California Community Choice Association, Member
- Judge Pro Tem, Los Angeles Superior Court, Glendale Division

PRESENTATIONS & PUBLICATIONS

- Interview, “Deborah Fox Takes Helm at Meyers Nave” – *Attorneys at Law Magazine* (April 16, 2026)
- Presenter, “Chiquita Canyon Landfill – When Environmental Externalities of Municipal Waste Heat Up,” California Lawyers Association’s Environmental Law Conference at Yosemite (October 18, 2025)
- Presenter, “Balancing the Public’s First Amendment Rights with Public Employees’ Workplace Rights,” County Counsels’ Association of California Employment Law Study Section, Fall 2025 Meeting (October 2, 2025)
- Presenter, “Board Decorum in the Digital Age: Addressing Zoom Bombing and Other Emerging Issues,” County Counsels’ Association of California’s 2024 Fall Annual Meeting (October 3, 2024)
- Author, “[First Amendment Audits](#),” *Los Angeles Lawyer* (July/August 2023)
- Presenter, “First Amendment Folies: Balancing Constitutional Rights of Free Speech while Maintaining City Operations,” League of California Cities City Managers Conference (February 9, 2023)
- Presenter, “What to do When First Amendment Auditors Come to Town,” International Municipal Lawyers Association (IMLA) (October 20, 2022)
- Presenter, “First Amendment Audit: Preparedness 101,” California State Association of Counties (CSAC), the League of California Cities (Cal Cities) and the Rural County Representatives of California (RCRC) (July 29, 2022)
- Author, “[Ninth Circuit Clarifies Mootness Exceptions for Covid-19 Litigation](#),” Meyers Nave Client Alert (June 17, 2022)
- Author, “[Ninth Circuit Offers Some Guidance On When An Elected Official’s Speech Can Form The Basis For A First Amendment Retaliation Claim](#),” Meyers Nave Client Alert (April 26, 2022)

- Presenter, "Fires, Floods, Landslides, & Debris Flows: Crisis Management Best Practices," County Counsels' Association of California (December 3, 2021)
- Presenter, "COVID-19 Litigation: Public Health Orders, and Related Legal Challenges," International Municipal Lawyers Association (July 19, 2021)
- Author, "[Ninth Circuit Upholds COVID-19 Closure and Capacity Limits on Summer Waterpark](#)," Meyers Nave Client Alert (July 16, 2021)
- Quoted, "California Will Pay Church's \$1.35M Legal Fee," *Daily Journal* (May 13, 2021)
- Author, "[Gallagher v. Newsom – California's Third District Court of Appeal Upholds Governor Newsom's Broad Authority to Issue Executive Orders During the COVID-19 Emergency](#)," Meyers Nave Client Alert (May 7, 2021)
- Author, "[SCOTUS Vacates Second Circuit Decision Finding President Trump's Prior Twitter Ban Violated the First Amendment](#)," Meyers Nave Client Alert (April, 8, 2021)
- Presenter, "Social Media, First Amendment and Government: What Are the New Rules of Engagement?" San Diego County Bar Association webinar hosted by the Government Law Section (March 24, 2021)
- Author, "[One Year In: Recent Shelter In Place Litigation Roundup](#)," Meyers Nave Client Alert (March 16, 2021)
- Presenter, "COVID-19 Health Orders/Phased Reopening: Litigation and Enforcement," City Attorney's Association of San Diego County webinar (February 25, 2021)
- Quoted, "Churches file more motions to further limit governor's restrictions," *Daily Journal* (February 10, 2021)
- Author, "[U.S. Supreme Court Overturns California's Ban on Indoor Religious Services but Leaves Open Singing/Chanting Ban](#)," Meyers Nave Client Alert (February 9, 2021)
- Quoted, "Victorious churches aim to fight more limits," *Daily Journal* (February 9, 2021)
- Author, "[Shelter In Place Litigation Update: Ninth Circuit Affirms California's Temporary Restrictions on Indoor Worship Services While Invalidating 100/200 Person Numerical Caps](#)," Meyers Nave Client Alert (January 29, 2021)
- Presenter, "COVID-19 Litigation: Public Health Orders, Phased Reopening Plans and Enforcement Challenges," County Counsels' Association of California webinar (December 10, 2020)
- Presenter, "Fires, Floods, Landslides, and Debris Flows: Crisis Management Best Practices," County Counsels' Association Fall Land Use Conference (December 3, 2020)
- Quoted, "California asks high court not to review church's appeal of restrictions," *Daily Journal* (December 1, 2020)
- Author, "[COVID-19 Litigation Update: Federal Judge Dismisses Gym's Complaint, Finding No Viable Constitutional Challenge to Public Health Orders](#)," *North County Lawyer* (December 2020)
- Author, "[SCOTUS Blocks New York's COVID-19 Limits on Houses of Worship: California is Next for SCOTUS with Harvest Rock Church v. Newsom](#)," Meyers Nave Client Alert (November 30, 2020)

- Author, "[Roman Catholic Diocese of Brooklyn Asks SCOTUS to Block New York's COVID-19 Restrictions on Houses of Worship](#)," Meyers Nave Client Alert (November 13, 2020)
- Quoted, "Newsom shutdown foes file in state court, argue science," *Daily Journal* (November 11, 2020)
- Author, "[Federal Judge Dismisses Mega-Gym's Complaint, Finds No Viable Constitutional Challenge to Public Health Orders](#)," Meyers Nave Client Alert (November 2, 2020)
- Quoted, "Gym owner can't challenge closure order for a 5th time, judge says," *Daily Journal* (October 28, 2020)
- Presenter, "Social Media and Government: What are the Emerging Rules of Engagement?," League of California Cities Annual Conference (October 8, 2020)
- Presenter, "COVID-19 Phased Reopening: State and Local Code Enforcement Issues and Related First Amendment Challenges," League of California Cities COVID-19 webinar series (August 25, 2020)
- Author, "[Shelter In Place and Reopening Plan Litigation: SCOTUS Again Rejects Request for Emergency Application on Religious Services Restrictions](#)," Meyers Nave Client Alert (July 30, 2020)
- Presenter, "[How To Tackle First Amendment Issues Amidst Shelter In Place Orders: Navigating A City Attorney's New Normal](#)," City Attorneys Association of Los Angeles County webinar (July 23, 2020)
- Author, "[Shelter In Place and Reopening Plan Litigation: SCOTUS Rejects Request for Judicial Intervention Regarding California's Restrictions on Religious Services](#)," Meyers Nave Client Alert (June 9, 2020)
- Presenter, "[Shelter In Place and Reopening Plan Litigation: Tips and Strategies for the New Wave of Legal Challenges Facing Counties and Cities](#)," Meyers Nave webinar (June 4, 2020)
- Quoted, "[Governor has Few Good Options for Punishing Rebel Counties](#)," *Daily Journal* (May 15, 2020)
- Quoted, "[Tesla's Legal Fight Might Be Map for Other Businesses](#)," *Daily Journal* (May 14, 2020)
- Quoted, "[County Doesn't Enforce Closure as Musk Reopens Tesla](#)," *Daily Journal* (May 12, 2020)
- Presenter, "Tips and Defenses to Litigating the First Amendment," International Municipal Lawyers Association webinar (February, 2020)
- Author, "[Social Media and Government: What Are the New Rules of Engagement?](#)," *Public Law Journal*, California Lawyers Association (Fall 2019)
- Presenter, "Social Media & Government: What are the Emerging Rules of Engagement?," International Municipal Lawyers Association Annual Conference (2019)
- Author, "[Social Media & Government: What are the Emerging Rules of Engagement?](#),"

International Municipal Lawyers Association Annual Conference published paper (2019)

- Author, "[Knight v. Trump: Second Circuit Sets Rules on Blocking Followers from Social Media Accounts](#)," Meyers Nave Client Alert (August 7, 2019)
- Author, "[Rules of Engagement for Today's Digital Town Square: May Elected Officials Block or Regulate Users on Their Social Media Accounts?](#)", *North County Lawyer* (August, 2019)
- Author, "[President Trump's Blocking of Followers on Twitter Found Unconstitutional by Second Circuit](#)," Meyers Nave Client Alert (July, 2019)
- Quoted, "Theory of shared mudslide liability needs more thought," *Daily Journal* (July 18, 2019)
- Presenter, "[May Public Officials Block or Regulate Participation on Social Media Accounts?](#)", Meyers Nave webinar (May, 2019)
- Author, "[Coming Soon to a Sidewalk Near You – The Safe Sidewalk Vending Act](#)," *North County Lawyer* (February, 2019)
- Presenter, "Social Media and Government: What Are the New Rules of Engagement?," City Attorneys' Association of San Diego (2018)
- Presenter, "Time, Place & Manner Update: Strategies for Regulating Solicitation, Billboards and Sidewalk Vending/SB 946," County Counsels' Association of California Land Use Fall Conference (2018)
- Author, "[What Local Governments Can Do to Avoid a Vending Free-for-All In the Wake of the Safe Sidewalk Vending Act](#)," *The Recorder* (October 17, 2018)
- Author, "[Social Media and Government: What Are the New Rules of Engagement?](#)", *The Recorder* (September 27, 2018)
- Presenter, "Women in the Courtroom," Women Leadership in Law Forum, *Daily Journal* (2018)
- Presenter, "Social Media Challenges: Applying Existing Case Law to New Technology," League of California Cities City Attorneys' Spring Conference (2018)
- Author, "[Public Records & Public Forums: How to Apply Established Case Law with Rapidly Emerging Social Media Platforms](#)," League of California Cities City Attorneys' Spring Conference (2018)
- Presenter, *Reed's Impact on Solicitation Ordinances: Regulating Content, Conduct or Communication?*, League of California Cities Annual Conference (September, 2017)
- Author, *Reed's Impact on Solicitation Ordinances: Regulating Content, Conduct or Communication?*, League of California Cities Annual Conference paper (September, 2017)
- Author, *Ninth Circuit Addresses Unattended Collection Bins and Upholds Oakland's Ordinance as Content Neutral*, Meyers Nave Client Alert (May, 2017)
- Presenter, *Reed v. Gilbert: Some Tips After the Dust has Settled*, New Mexico Municipal League (December, 2016)

- Presenter, "Recent Developments in First Amendment Law: Panhandling and Solicitation Regulations," Greater Inland Empire Municipal Law Association (September, 2016)
- Author, *Recent Developments in First Amendment Law: Panhandling and Solicitation Regulations*, International Municipal Lawyers Association Annual Conference paper (September, 2016)
- Presenter, *Reed's Impact on Solicitation Ordinances: Are You Regulating Content, Conduct and/or Communication?*, International Municipal Lawyers Association Annual Conference (September, 2016)
- Presenter, *Statutory Path to On-Premise Signage*, in-house client seminar (February, 2016)
- Presenter, *How the Supreme Court has Shaped First Amendment Issues for Local Governments from Signs to Legislative Prayer*, International Municipal Lawyers Association Annual Conference (October, 2015)
- Author, *Exploring the History and Future of Legislative Prayer in Light of Town of Greece v. Galloway*, International Municipal Lawyers Association Annual Conference paper (October, 2015)
- Presenter, *California Public Records Act: Recent Case Law and Topical Application*, in-house client seminar (September, 2015)
- Presenter, *First Amendment – Solicitation/Panhandling*, International Municipal Lawyers Association webinar (September, 2015)

REPRESENTATIVE EXPERIENCE

Commercial Litigation

- **3CE + SVCE v. BigBeau — Breach of Contract (\$400M+ combined).** Representing 3CE and Silicon Valley Clean Energy in breach action where BigBeau Solar improperly terminated 20-year PPAs for 128MW solar + 40MW storage. BigBeau sought mid-contract rate increase then terminated when refused; now selling into open market. Potential damages \$400M+ combined.
- **3CE v. AES Redondo Beach — Breach of Contract (\$3M+).** Represented Central Coast Community Energy in breach action where AES breached obligation under negotiated Confirm to provide back-up energy supply (RA) at reduced price. AES obtained benefit of 3CE's SWRCB support then reneged on RA price. Damages \$3M+. MN negotiated a settlement.
- **DEPCOM Power — Contract Negotiations (3CE).** Represented 3CE in contract negotiation with DEPCOM Power for up to 30MW of front-of-the-meter small-scale energy storage projects throughout service area.

Crisis Management

- **County of LA — Chiquita Canyon Landfill (Nuisance Abatement).** Representing LA County in a nuisance abatement action against a Santa Clarita Valley landfill where an underground smoldering event has expanded from 30 acres to over 90 acres, drawing more than 25,000 odor complaints to SCAQMD (unprecedented in the District's 50-year history). Moved for a preliminary injunction demanding \$20 million to temporarily relocate the 938 most severely affected households. The court granted the injunction; the Ninth Circuit dismissed the challenge on May 27, 2026; the matter has returned to the District Court to complete injunctive relief.
- **City of Pasadena — Eaton Fire Defense (SCE indemnity).** Representing the City of Pasadena in defense against Southern California Edison indemnity cross-claims following the 2025 Eaton Fire, in a case where SCE's liability exceeds \$3 billion. No party other than SCE has sued Pasadena. Pasadena's demurrer challenging the legal sufficiency of Edison's claim is pending in LA Superior Court in mid-2026.
- **County of Santa Barbara v. SCE — Thomas Fire & Montecito Debris Flow.** Represented the County of Santa Barbara in one of the largest coordinated wildfire litigations in California history (JCCP 4965). SCE, having paid more than \$1.1 billion in settlements to over 5,000 homeowners, sought to shift liability onto five public entities including the County via a Master Cross Complaint. Two dispositive rulings excluded \$700 million (November 2023) and more than \$300 million (April 2024), eliminating over \$1 billion in claims and setting a precedent for public-entity wildfire defense.
- **County of Maui — Wildfire Litigation (In re Maui Fire Cases 2CSP-23-0000057).** Represented the County of Maui in litigation over the 2023 wildfires — more than 500 individual cases, several class actions, thousands of plaintiffs, and numerous defendants in state and federal courts. The fires resulted in over 100 deaths, \$40 billion in damages, and the destruction of more than 2,000 structures including in historic Lahaina. Led strategic planning, filed dispositive motions, and directed a third-party complaint naming cell carriers for failure to timely notify the County of cell-tower failures. Resulted in a global settlement of \$4.1 billion.
- **Palisades Fire — Calabasas Landfill (City of Calabasas v. County of LA).** Represented the County of LA and its Sanitation Districts after the 2025 Palisades Fire, when federal authorities designated Calabasas Landfill a key disposal site for pre-screened debris and the City of Calabasas sued. Secured a series of victories for the County throughout 2025: denial of the City's TRO request, a sustained County demurrer, and prevailing at trial. Covered by the New York Times.
- **County of LA v. SCE — Porter Ranch Methane Release.** Represented the County of LA following the largest methane gas release in U.S. history. Consulted with the public-health department, assessed the applicable law, and obtained a TRO and permanent injunction that kept 3,000 relocated families in safe alternative housing.
- **Palos Verdes Coastal Landslides (County of LA).** Serving as lead counsel to the County of LA in a complex series of cases involving significant landslides along the Palos Verdes coastline. Ongoing (early stages).
- **GKN Aerospace / County of Orange — Chemical Incident Cost Recovery**

(prospective). Prospective engagement: pursue cost recovery from GKN Aerospace under CERCLA, HSAA, Gov. Code §53150 arising from May 2026 GKN incident at Garden Grove facility. Demand letter July 17, 2026; MN proposal Aug 5, 2026. Deborah = senior strategic counsel + lead on insurance issues, negotiation with GKN and carriers, and PIO coordination on Board presentations; Jenny Riggs = day-to-day lead.

- **City of Anaheim — Angel Stadium Sale (Gov. Code §1090).** Pre-litigation proceedings to void \$320M+ sale of Angel Stadium to SRB Management (Angels-affiliated). Then-Mayor Harry Sidhu engaged in covert negotiations and shared confidential City information with Angels in exchange for promised campaign contributions — prohibited financial conflict of interest under §1090, plus fraudulent concealment, ethics, and public-trust concerns. Sidhu pled guilty to federal charges including obstruction and wire fraud; sentenced to federal prison. Deborah signed the CSAC proposal letter as 'Principal (Lead Counsel).'
- **City of Bell — Corruption Scandal.** Oversaw and coordinated litigation team spanning defense cases and cross-complaints against former City Manager Robert Rizzo for financial improprieties — §1090 violations, rescission, restitution. National attention; MN coordinated responses to IRS, SEC, District Attorney, State Controller; CA AG sued eight former/current Bell employees; FBI and CA Secretary of State investigated election irregularities.
- **Willits, et al. v. City of LA.** One of the largest class-action disability lawsuits in the state. Plaintiffs sought to compel City to install curb cuts and undertake sidewalk repairs citywide. Substantial motion practice, ~2 dozen depositions, two Ninth Circuit appeals.
- **County of LA v. Fishback / ABC Waste Management (Nuisance Abatement).** Illegal transport and dumping of concrete and construction debris in an ecologically sensitive region of the Santa Susana Mountains. Relying on drone surveillance and 500+ exhibits, obtained preliminary injunction banning Class 6+ trucks, then permanent injunction and total judgment of \$6,638,192.33 — \$4.89M civil penalties, \$800K UCL, \$945,192 attorneys' fees.
- **City of Moreno Valley — Corruption Investigation.** Deborah led MN team assisting City through joint FBI / IRS Criminal Investigation Division / Riverside DA investigation of Mayor and every member of City Council. E-discovery culled 500,000+ pages from City departments, councilmembers' email accounts, and various City defendants.
- **West Basin Municipal Water District — Interest-Rate Swap Bribery Litigation (Gov. Code §1092).** Represented the District in seeking rescission and disgorgement on a swap transaction tainted by bribery. Court granted SA invalidating the transaction under §1092 after former elected board member pled guilty to corruption charges. District completely relieved from substantial financial obligations.
- **Northern CA Power Agency v. PG&E — Mosquito Fire Cost Recovery.** Representing NCPA in wildfire cost-recovery litigation against PG&E arising from the 2022 Mosquito Fire.
- **SG v. City of LA (purported class action).** Defending City in class action re: mixed-use land development adjacent to elementary school. Claims of ADA discrimination and §1983 for children including significant hearing-impaired student population.

- **Evans v. Bird Rides (N.D. Cal.) — City of Walnut Creek.** Federal ADA class action re: shared mobility devices in public right-of-way. MTD granted; also advised Riverside on pilot ordinance.
- **Machowski v. Bird Rides (C.D. Cal.) — City of Riverside.** Federal ADA class action re: shared mobility devices; MTD granted at early stage.
- **Airport Fire — Orange County Cases.** Meyers Nave Crisis Management team with Deborah on the wildfire docket represented OC in cases arising from the 2024 Airport Fire. Day-to-day settlement work led by Jenny Riggs; 'virtually all' cases settled.
- **Kincade Fire (2019).** [TO ADD — case-level details for Kincade Fire pending from Deborah / Meyers Nave.]

First Amendment

- **OCVIBE (City of Anaheim) — First Amendment advisory.** Currently advising Anaheim on First Amendment and CA state-law issues re: \$4B OCVIBE public-private development — 100-acre entertainment district under construction in Platinum Triangle, transforming area around Honda Center into mixed retail/entertainment/residential/hotel/transit/public uses.
- **Pacific Media Workers Guild, et al. v. City of Modesto — E.D. Cal. 2:26-cv-01623-JAM-CKD.** Representing Modesto and Police Chief Gillespie in ACLU-brought challenge to face coverings and combat gear provisions at public protests. Deborah critical in helping City adopt state-of-the-art ordinance. ACLU PI sought; hearing set June 30, 2026 before Judge Mendez.
- **Pechenuk v. County of Alameda.** Politically sensitive federal litigation. Plaintiff (unsuccessful State Assembly candidate) alleged §1985(3) conspiracy against County and CA Secretary of State to violate First Amendment rights by allegedly precluding effective monitoring of the ballot. Deborah's MTD (Dec 2023) argued no requisite animus, intra-agency conspiracy bar, no predicate First Amendment violation. District Court granted in entirety, dismissed with prejudice; pending on appeal at Ninth Circuit.
- **Gaetz, et al. v. City of Riverside — C.D. Cal. 5:23-cv-01368.** Federal litigation over cancellation of a July 2021 fundraising rally. Plaintiffs (Gaetz, Marjorie Taylor Greene, committees) alleged §1983 First Amendment claims and §1985(3) conspiracy claims against Anaheim/Riverside and non-profit defendants including NAACP and League of Women Voters. Deborah's MTD (early 2024) succeeded; case resolved via settlement.
- **COVID-19 Shelter-in-Place / Public Health Order Litigation (multi-case).** Defended numerous CA counties/cities/public officials in federal and state litigation challenging SIP orders, public health orders, and reopening plans. Plaintiffs: churches, gyms, salons, restaurants, wine bars, brewpubs, individuals. Precedent-setting district and appellate wins; published decisions in Gish, Cross Culture Christian Center, Best Supplement Guide, and Disbar.
- **Alameda Books v. City of LA — SCOTUS 535 U.S. 425 (2002); 9th Cir. 631 F.3d 1031 (2011).** Representing the City of Los Angeles in this seminal case now on remand to district court after published decisions by SCOTUS and Ninth Circuit. On remand, City

must employ new framework for adjudicating constitutionality of its 1983 adult-use ordinance.

- **Gammoh v. City of La Habra — 9th Cir. 395 F.3d 1114 (2005).** Ninth Circuit affirmed summary judgment for La Habra, concluding City's ordinance requiring adult-cabaret dancers to remain two feet from patrons was carefully tailored to reduce secondary effects. Now serves as the touchstone by which operating standards are judged in the Ninth Circuit and nationally.
- **Lamar Central Outdoor v. City of LA — (2016) 245 Cal.App.4th 610.** Authored amicus brief for League of CA Cities, CSAC, and APA California Chapter. Landmark Second Appellate District decision upholding CA cities/counties' ability to continue using onsite/offsite and commercial/noncommercial distinctions as sign-code regulatory tools.
- **Collins v. San Francisco Unified School District — N.D. Cal. 21-cv-02272.** Sitting SFUSD Board member sued District and fellow Board members alleging §1983 First Amendment retaliation from prior social media posts. MTD granted; case rested on Blair v. Bethel School Dist. (9th Cir. 2010) and Houston Community College v. Wilson (SCOTUS 2022).
- **City of Modesto — Straight Pride Event (Nat'l Straight Pride Coalition permit, ~2019).** National Straight Pride Coalition applied for permit; crisis of local controversy, national debate, international coverage. Deborah provided comprehensive First Amendment legal, regulatory, litigation, PR, and crisis-management advice. Drafted 2019 ordinance restricting weaponization of water bottles/protest signs; imposed further time/place/manner restrictions. Playbook created for other cities.
- **LAWA — LAX Central Terminal Area Protest Closure Policy (advisory).** Analyzed and advised LAWA on policy closing Central Terminal Area of LAX to public protests. Included legality under First Amendment and CA Constitution, various federal and state labor statutes, forum status of airport terminals, reasonableness of restrictions, enforcement, and First Amendment / labor law interplay for labor protests, CBAs, and strikes.
- **SDCRAA — PETA/ACLU Anti-SeaWorld Advertising Suit.** Provided strategic advice and drafted advertising policies/guidelines to withstand First Amendment scrutiny after PETA (backed by ACLU) sued Authority over refusal to post anti-SeaWorld ads. Included analysis of forum and jurisprudence involving disparagement and/or non-commercial limitations on public transit and in airports and train/subway stations.
- **SDCRAA — General Relationship (PFAS + Coastal Act + Port lease + First Amendment signage).** SDCRAA is a current MN client with Deborah as relationship partner (with Amrit Kulkarni). Advisory strands: PFAS in connection with investigation/remediation/construction activities at SDIA; environmental provisions in lease negotiations with San Diego Port District; Coastal Act guidance; First Amendment review of proposed signage regulations.
- **Retail/Entertainment Centers, Popular Destinations, Plazas — First Amendment advisory practice.** Counsels clients on expressive rights at retail/entertainment centers, community centers, open-air markets, public plazas, and mixed-use destinations. Solicitation and expressive-conduct advice outside major retail centers

(anchored by Target, Trader Joe's, etc.). Free-speech guidelines for Culver City Hall + Culver City Town Plaza use policy; advice on master sign programs (onsite/offsite provisions).

- **California New Business Bureau v. County of San Bernardino.** After *Reed v. Town of Gilbert*, MN drafted constitutionally sound solicitation ordinance for County. Challenged by CNBB after four citations for soliciting around County Hall of Justice. Deborah argued the area was not a public forum; Superior Court denied CNBB's injunction. Complete victory.
- **City of Chula Vista v. Bay & E, Inc.** Civil trial obtained permanent injunction closing a strip club that had violated zoning codes. Complete validation of the constitutionality of City's adult zoning and licensing regulations (which MN drafted).
- **BGT Media v. City of Oceanside.** City rejected BGT Media's digital-billboard application after RFP and PUA process. Initial demurrer and anti-SLAPP motion succeeded — full victory for City; judgment for Oceanside with attorneys' fees.
- **City of LA — Venice Boardwalk (ordinance + multi-wave Ninth Circuit litigation).** Drafted Venice Boardwalk ordinance and defended it against challenges by 20+ plaintiffs/performers. Several plaintiffs also asserted First Amendment claims re: enforcement of Rules of Decorum at City Council meetings. Ordinance and City's regulatory authority upheld across multiple waves.
- **City of Encinitas v. F Street.** City filed complaint to abate a public nuisance from adult business in violation of zoning. Permanent injunction obtained; bench trial resulting in total verdict validating City's 'regular and substantial' definition of adult retail facility.
- **City of Encinitas v. AASJ, Inc. (Showgirls).** Obtained permanent injunction precluding topless adult entertainment in wrong zone. Club closed; site now a sushi restaurant.
- **City of Lake Forest v. Library Lounge.** Nuisance abatement prohibiting nude entertainment in wrong zone. Stipulated permanent injunction mandating facility closure; sanctions motion against operator granted for violating settlement and PI. Facility closed; future home for a mattress store.
- **City of La Habra v. Gammoh (state companion — nuisance).** Obtained successful preliminary injunction and two contempt citations against adult-use operators for violating patron-performer distancing. Defendants incarcerated 10 days. Obtained permanent injunction, public nuisance declaration, seizure order. Settled with City purchasing facility and property; operator permanently vacated.
- **Gammoh v. City of La Habra (federal — traffic assessment fees).** Defense verdict for City in federal-court challenge to City's adult-use ordinance and proposed \$250,000 traffic assessment fees.
- **City of Santa Fe Springs v. Foxz Corporation (Spicy's).** Spicy's initial plan was Mediterranean restaurant, transformed into total nude bar with extreme physical lap dancing in wrong zone. Complete victory for City — Judge Solner ruled for Santa Fe Springs; Court of Appeal affirmed in full; Spicy's closed.
- **Flamingo Theatres v. City of Huntington Beach (9th Cir.).** Defeated action in federal trial court and Ninth Circuit challenging City's off-stage no-touch provision. Dismissal; adult facility closed; site now a car dealership.

- **Imperial Showgirls v. City of Pico Rivera (USDC, Judge Tevrizian).** Defended the City in civil rights challenge to adult-use ordinance. Bench trial on constitutional adequacy of sites. Negotiated consent decree with sunset provisions.
- **Tily B. v. City of Newport Beach — (1999) 69 Cal.App.4th 1.** Authored Court of Appeal amicus brief on behalf of 73 California cities in support of Newport Beach's adult-use restrictions.
- **Lim v. City of Long Beach — 9th Cir. 217 F.3d 1050 (2000); cert. denied.** Authored Ninth Circuit amicus brief for 108 cities in support of Long Beach's ordinance; authored cert-petition amicus for 100 cities/counties.
- **Davidson I and II v. City of Culver City (9th Cir.).** Defended the City in First Amendment litigation challenging regulations of signs, pennants, and banners in the public right-of-way. Ninth Circuit affirmed trial-court award of \$90,000+ in attorneys' fees to the City for a frivolous case.
- **Horizon v. City of Culver City.** Defended the City's sign ordinance and offsite billboard ban in a broad-based challenge.
- **In Plain Sight v. CRA/LA.** Defense in constitutional challenge to sign restrictions in the Hollywood Project Area.
- **Regency Outdoor Advertising v. CRA/LA (Federal).** Defended the Agency and individually named defendants against inverse condemnation, equal protection, First Amendment violations, and damages in connection with billboard applications in various redevelopment project areas.
- **BLU Media v. CRA/LA.** Defended the billboard prohibition in various project areas — dismissal with prejudice.
- **Zuvich v. City of LA (Venice Boardwalk vendors, 9th Cir.).** Defended City against five plaintiffs claiming their artistic expression was unconstitutionally restricted on Venice Boardwalk. Prevailed on summary judgment; Ninth Circuit affirmed in full.
- **Roma Court v. City of Torrance.** Successful writ decision in City's favor confirming revocation of CUP for an alcohol facility.
- **Teaz (Ms. Teaz) v. City of Folsom.** Defense verdict on plaintiff's constitutional challenge to Folsom's restriction precluding sex-device stores except in adult zone. Validated City's creative approach to regulating sex devices that have no First Amendment protection.
- **Massoli v. City of Westminster.** Action contesting 'no tipping'/'no touching' policy. Trial court denied plaintiff's PI request; action dismissed.
- **Smith v. City of Westminster.** Defense in constitutional challenge to moratorium and interim adult business ordinance. Defended two preliminary-injunction motions and dismissed damages claim.
- **Santa Fe Springs Realty v. City of Westminster (Federal).** Federal civil rights challenge to City's alleged unwritten policy of precluding adult uses.
- **County of San Bernardino — four federal adult-use lawsuits.** Defended the County's adult-use ordinance and amortization provision across four federal civil rights

lawsuits; transactional assistance on amortization extension applications.

- **3570 East Foothill Blvd. v. City of Pasadena — 912 F.Supp. 1257 (1995); 912 F.Supp. 1268 (1996); 986 F.Supp. 329 (1997); aff'd 99 F.3d 1147 (9th Cir. 1996).** Defended the City's adult business regulations, adult-use permit requirements, and §1983 claims.
- **Eldorado Drive v. City of Mesquite, Nevada (Federal).** Defense verdict in federal court after civil rights challenge to City's adult business ordinance; review of reasonableness of sites and validity of ordinance.
- **Traora, Inc. v. City of Stanton.** Defended the City's adult-use ordinance based on Ninth Circuit's Topanga Press. Operator voluntarily dismissed.
- **Smith v. City of Stanton (Federal).** Federal-court challenge to City's adult business ordinance.
- **Shelby v. City of Stanton.** Constitutional challenge to City's denial of a CUP based on First Amendment issues.
- **CR of Rialto v. City of Rialto (Federal).** Federal civil rights challenge to adult-use moratorium and ordinance.
- **Associated Systems v. City of Pleasant Hill.** Challenge to constitutionality of City's adult-use ordinance and amortization provisions. Settled via consent decree with agreed move-out date for adult bookstore.
- **First Amendment 'Auditors' (advisory / training practice).** Advises and provides workshops to clients re: citizen journalists ('First Amendment auditors') who test rights to photograph/videorecord in public spaces to provoke and escalate a response, typically while livestreaming.
- **Advisory — Arcadia, Benicia, La Habra, Pleasant Hill, Santa Fe Springs, Ventura, Vista + others.** Legal advice on global revisions to adult-use provisions, including urgency ordinances and potential moratorium ordinances.
- **Advisory — City of LA and other jurisdictions, Occupy Movement (~2011-2012).** Legal advice regarding Occupy Movement and various First Amendment constraints.
- **Advisory — City of Culver City sign program / adult use.** Legal advice on master sign program, onsite/offsite provisions, signage issues re: Westfield shopping mall; drafted free-speech policy guidelines and adult-use provisions.
- **Advisory — CRA/LA + Culver City billboard restrictions.** Advice on billboard restrictions and permissibility of revenue sharing.
- **Advisory — City of Riverside public protest / permitting.** Drafted public protest and permitting provisions.
- **Advisory — City of Pittsburg gang colors / apparel.** Advice on potential restrictions of gang colors and apparel at public festival.
- **Advisory — El Monte, La Habra, San Leandro (RLUIPA).** Legal advice re: application for religious institution and zoning-ordinance RLUIPA compliance review.
- **Advisory — Moreno Valley + San Diego Port news-rack ordinance.** Legal advice and drafted news-rack ordinance.

Eminent Domain & Inverse Condemnation

- **Celebron / Simmons / Faulk v. City of Palmdale (Fall 2015 flash flooding).** Defending Palmdale against 30+ plaintiffs re: Fall 2015 storm (1000-year 'return frequency') causing substantial flash flooding. Negotiated dismissal of Palmdale from Simmons pre-demurrer; filed dispositive motion on magnitude of storm; separate SJ motion asserting storm as intervening factor breaking causal chain.
- **City of Glendale, Municipal Transit District — Transit Center Project.** Assistance on multi-faceted Transit Center Project. Handled numerous eminent domain matters — 20+ parcels with 30+ businesses. Pre-litigation settlements, advice on relocation plan/guidelines/environmental analysis, and litigation including goodwill valuation trial.
- **City of Alhambra v. Southern Pacific Transportation Co. (six-week trial).** Consolidated six-week condemnation trial on valuation of temporary damages in connection with railroad separation project and road widening.
- **City of Camarillo v. Southern Pacific Industrial Development Co. (three-week trial).** Three-week trial of consolidated direct and inverse condemnation action; obtained a judgment notwithstanding the verdict.
- **Jeffrey Forward and Elisabeth Howard v. LA County, et al.** Defended County against negligence, nuisance, ILED, interference with prospective economic advantage, and inverse condemnation. Plaintiffs (lost theater arts property to foreclosure) sought \$12.5M+. Demurrer sustained by trial court; affirmed in entirety by Court of Appeal.
- **Baldwin Park and Alhambra Redevelopment Agencies (50+ actions).** Advised and assisted in 50+ condemnation actions.
- **Baldwin Park Redevelopment Agency v. Thrifty Oil.** Condemnation of service station with leaking underground storage tanks; valuation issues on necessary soil remediation.
- **Colusa Riverbend Estates, L.P. v. City of Colusa.** Defending City in civil rights procedural due process and inverse condemnation claims while working with developer toward settlement allowing City to reconsider project. Involved MND, EIR, water-quality/drainage concerns.
- **Burbank Redevelopment Agency (multiple condemnation actions).** Several condemnation actions involving direct take of parking rights and miscellaneous lease agreements.
- **Baker v. County of LA (Federal).** Federal court action involving civil rights and takings challenges from a plot plan suspension in Santa Monica Mountains; 12 individually named defendants; assertions of improper delay/temporary taking.
- **Angeleno-Golden Mall Associates v. City of Burbank.** Defended City/Agency on inverse and related constitutional challenges from failed redevelopment project.
- **Stayden v. City of Burbank (Klopping damages).** Defense from failed redevelopment project and claimed Klopping damages; Klopping challenge involving failed disposition and development agreement.
- **Lion's Lair v. County of Riverside.** Complex inverse case contending County's

secondary fire access requirement was invalid.

- **Tensor Group, Ltd. v. City of Glendale.** Defended City in temporary takings challenge alleging adoption of illegal moratorium.
- **T&W Converters v. City of Glendale.** Represented City in inverse condemnation by tenant arising out of Municipal Transit Center Project.
- **City of Glendale v. Superior Court (Giovannetto Enterprises).** Direct condemnation with cross-complaint for breach of lease. Successful writ action precluding contract damages in condemnation.
- **City of Santa Ana v. Koh / Koh v. City of Santa Ana.** Direct and inverse condemnation actions on billboard taking for street widening project.
- **City of Santa Ana v. Chief Auto Parts / Kassabian — Street-Widening Billboard Takes.** Represented the City of Santa Ana in two companion direct-condemnation actions on billboard takings for the same street-widening project (different landowners).

Writs & Appeals

- **City of Vista v. DOF.** Negotiating settlement with DOF re: Other Funds and Accounts Due Diligence Review. Concluded with reduced demand by \$21.4M.
- **City of National City v. DOF.** Negotiations with DOF's demand of \$6.1M re: low and moderate DDR review. DOF accepted final payment of \$572,000.
- **City of San Leandro v. DOF (II — \$11M OPA/loan).** Petition for writ re: low and moderate housing project OPA and loan agreement totaling \$11M. Negotiated Settlement Agreement with DOF.
- **City of San Leandro v. DOF (III — transaction reversal).** Petition for writ re: DOF's demand to reverse transactions (loan payments) and reentered agreements.
- **El Cerrito v. DOF (El Cerrito II).** Petition for writ re: Cooperation Agreement re: \$156M in redevelopment projects (cash and real property asset transfers).
- **Sipple v. City of Alameda (six cities: Desert Hot Springs, Downey, El Cerrito, Pasadena, Pinole, San Leandro).** Represented six cities sued for refund of taxes by individuals and New Cingular Wireless on behalf of Internet-service users. New Cingular had erroneously charged taxes on Internet access, passed proceeds to local agencies, then filed refund claims. Test demurrers on standing granted without leave to amend as to all plaintiffs; appellate affirmed as to individual plaintiffs, reversed/remanded as to New Cingular.
- **City of Union City v. DOF.** Petition for writ re: 2011 Bond proceeds, major infrastructure projects, and reentered agreements.
- **City of Petaluma v. DOF (Petaluma I).** Petition for writ re: 2011 Bond proceeds, Old Redwood Highway, and East Washington highway projects.
- **City of Petaluma v. DOF (Petaluma II).** Petition for writ re: 2011 Bond proceeds and Rainier Highway project.

- **City of Fresno v. Oversight Board.** Suit against Oversight Board for Successor Agency of Fresno RDA. Obtained writ of mandate clarifying appointment of oversight board membership.
- **City of Moreno Valley v. DOF (affordable housing project).** Petition for writ re: affordable housing project. DOF recognized \$3.6M obligation.
- **City of Moreno Valley v. March Air Force Base.** Petition for writ re: JPA agreement to reuse former March AFB as medical facility.
- **City of San Leandro v. DOF (I — true up).** Petition for writ arising from disputed true-up payments.
- **City of Livingston v. DOF.** Petition for writ arising from loan agreements from 1985 and future loan obligations.
- **City of Pinole v. DOF.** Petition for writ arising from transfer of non-housing properties and subsequent validation action.
- **City of Laguna Hills v. Southern CA JPIA (Ct. of Appeal aff'd).** Obtained \$800,000 judgment (affirmed on appeal) against joint powers pooling entity for recovery of City's fees in major land-use dispute with Mission Viejo Company.
- **City of South El Monte v. Southern CA JPIA — (1995) 38 Cal.App.4th 1629.** Authored amicus brief on behalf of several cities explaining contractual relationship between JPIAs and their member cities.

CEQA/NEPA

- **Cemex v. County of LA (Federal / DOJ intervention ,Üf Consent Decree).** Complex civil rights challenge intertwined with NEPA/CEQA preemption over County's rejection of federally-funded sand and gravel mining project. DOJ intervened as plaintiff; mediated over a year ,Üf Consent Decree.
- **City of Santa Clarita v. County of LA (Cemex mining CEQA challenge, USDC Judge Matz).** CEQA challenge to Cemex mining project and County's EIR/entitlements. Judge Matz ruled for County; awarded \$500K+ attorneys' fees.
- **Cerritos/Downey/Signal Hill v. Water Replenishment District of Southern CA (WRD).** Joint defense of WRD, Long Beach Water Dept, and Cities of Lakewood, Compton, Vernon, Huntington Park on CEQA challenge contending stipulation to amend a 1965 water rights judgment was a 'project' requiring CEQA review. Court held stipulation didn't approve groundwater storage proposal.
- **City of Palmdale v. Palmdale Water District (CEQA compliance).** City filed writ / declaratory / injunctive relief seeking to vacate PWD's water use approval under waste and unreasonable use grounds without CEQA compliance. City prevailed — stipulated judgment and attorneys' fees.
- **County of LA v. County of Ventura (Ahmanson Ranch).** Prevailed for the County of LA in a CEQA challenge to the Ahmanson Ranch Project on hazardous-waste issues.
- **Kinkisharyo Light Rail Vehicle Project (City of Palmdale).** Represented City in

administrative approval of LRV manufacturing/assembly facility for LA County MTA. Addressed various CEQA and state/local planning concerns.

- **Hunt v. LA LAFCO.** Defended LAFCO's environmental documentation in connection with San Fernando Valley secession efforts.
- **City of Whittier — Nelles Facility (CEQA advisory).** Advised City re: CEQA review of siting a State Dept of Corrections facility; coordination of opposition to any EIR; alternative-sites menu obtaining environmental analysis by federally-appointed receiver.
- **Monterey Hills Investors v. City of LA.** Defended the City in CEQA takings challenge where LA required developer to prepare Supplemental EIR.
- **Palmdale Water District v. City of Palmdale (recycled water pipeline CEQA).** PWD writ / injunctive relief based on CEQA violations for 900-foot 24-inch pipeline delivering recycled water for McAdam Park landscaping. TRO defeated; case dismissed.
- **Concerned Citizens of Carlson Park v. City of Culver City.** Represented City in citizen suit to stop conversion of vehicle service bays to a car wash.
- **Palmdale Service Station dba Arco v. City of Palmdale.** Defeated writ arising from petitioner's proposed addition of car wash to legal nonconforming gas station and convenience store selling alcohol. City's motion for judgment on writ granted.
- **Monreal dba El Dorado Restaurant Bar & Dancing v. City of Palmdale.** Writ and civil-rights challenge over revocation of permits for restaurant/bar changed use to nightclub. Cease-and-desist upheld; dismissal of all claims.
- **Placerita Canyon Property Owners v. Tenneco.** Represented City of Santa Clarita in challenge to County's adoption of negative declaration on cogeneration facility.
- **City of Bakersfield v. Garriott Crop Dusting Co.** State court challenge to contamination of City's airport parcel resulting from adjacent pesticide user.
- **Southern Insurance Co. v. Garriott Crop Dusting Co.** Declaratory relief action against 20+ insurance carriers and three public entities re: insurance coverage for pesticide contamination.
- **City of Orange — roadway extension / EIR advisory.** Advised on environmental analysis of roadway extension and EIR certification.
- **Sand Creek v. City of Bakersfield.** Defended City on challenge to project rejection and denial of EIR certification.
- **La Cienega Shopping Center v. City of Inglewood.** Defense on challenge to denial and environmental analysis of proposed strip commercial center.

Land Entitlements

- **Orange County COG v. Velasquez, et al. — SCAG (RPI).** Challenge to fair-share RHNA numbers. Deborah obtained dispositive motion on demurrer rejecting petitioner's challenge to affordable housing plan; appellate panel affirmed: 'the trial court was correct that the RHNA statutes reflect a clear intent to preclude judicial intervention in

the process.' Matter returns to trial court.

- **City of Huntington Beach v. Gavin Newsom — SCAG (RPI).** Huntington Beach challenged RHNA allocation. Deborah obtained dispositive MTD; Ninth Circuit affirmed on appeal, sustaining SCAG's victory. Cert petition filed with SCOTUS March 2026.
- **Negotiations with DOF — Redevelopment Agency Demise.** Headed MN team addressing myriad issues in demise of redevelopment agencies. Enviably record: \$50M+ in savings for successor agencies across enforceability of contracts, distribution of agency funds, and future of RDA properties. Relationship with head of DOF legal team resolved matters without litigation.
- **County of LA — Correctional Facility Projects (Men's Central Jail; Mira Loma).** Counsel in environmental review for two major detention projects: \$2.2B Consolidated Correctional Treatment Facility replacing Men's Central Jail in downtown LA (Board approved + EIR certified June 2018), and \$137M Mira Loma Women's Detention Facility in Lancaster (approved + EIR certified October 2016).
- **LA County MTA — Beverly Hills Tunnel / Purple Line (Westside Subway Extension).** Negotiated advanced utilities agreement while concurrently drafting writ action and researching preemption re: MTA's Beverly Hills permit applications. MTA sought to build tunnel under Beverly Hills High School for Westside Subway Extension.
- **NextG Networks of California v. County of LA (C.D. Ca. 2007) 522 F.Supp.2d 1240.** Provider filed federal complaint asserting preemption and challenging County's land-use process for cell antennas in ROW. Resolved via settlement after PI hearing; Ninth Circuit later reconsidered underlying case law, validating County's preemption arguments.
- **International Church of Foursquare Gospel v. City of San Leandro — N.D. Cal. 632 F.Supp.2d 925; reversed 634 F.3d 1037 (9th Cir. 2011); cert. denied.** Represented San Leandro in evolving RLUIPA law addressing a mega church within its community. Resolved through federal mediation and settled.
- **County of LA v. Sahag-Mesrob Armenian Christian School (RLUIPA).** Provided trial and legal oversight in RLUIPA suit.
- **Malibu Canyon LP v. Los Angeles County.** Plaintiff asserted County actions in refusing certain development moratoria and not issuing 1989 vesting tentative map caused \$80M damages. Trial court denied writ in part; ordered County to accept final tract map without Regional Board dredge/fill permit. Developer dismissed \$80M damage claim.
- **Zubarau v. City of Palmdale — (2011) 192 Cal.App.4th 289.** Defended Council decision to revoke amateur-radio tower permit and Palmdale's antenna ordinance. Published: cities may use land-use authorities to restrict/ban large amateur radio antennas in dense suburban neighborhoods; not preempted by state/federal law.
- **JSM Rivara v. CRA/LA — (2009) 180 Cal.App.4th 1475.** Writ + declaratory relief re: adoption of Design Guidelines and global attack on RDA powers and density bonus provisions. Landmark published opinion clarifying extent of RDA authority to impose design/development controls and application of state density bonus in redevelopment areas.

- **Palmer v. CRA/LA (Federal — SJ).** Civil rights challenge by developer whose project was delayed for environmental review; §1983 equal protection and other claims. SJ granted rejecting due process and civil-rights challenges from Agency's requirement of environmental document on historic structure. Settled — phased mixed-use project.
- **Rickley v. County of LA — 9th Cir. 654 F.3d 960 (2011).** Defended County in federal and state lawsuits asserting land use, takings, and First Amendment retaliation claims based on vocal homeowner's criticism of County staff.
- **Eliopoulos v. City of Palmdale.** Obtained writ upholding City's rejection of apartment project under development agreement. Dismissed remaining contract and civil-rights claims at demurrer; SJ dismissed individual developer. Confirmed on appeal; \$100K+ attorneys' fees awarded to City.
- **Homes by Polygon v. City of Glendale (writ + hillside inverse; consolidated).** Arose from Glendale's March 1993 hillside ordinance revision and February 1993 denial of developer's tentative map on 29-acre ridgeline property. Developer sued for writ, takings, §1983 equal protection, and regulatory inverse condemnation on the ordinance itself. Writ defeated at trial; inverse defeated on SJ + motions in limine; plaintiff sought CA Supreme Court review post-Monterey Dunes and City prevailed; remaining claims settled.
- **Land Use Preservation Defense Fund v. County of LA / Park Lands Ranch v. County of LA.** Defended writ challenges to County's ridgeline ordinance and asserted general plan deficiencies. Writ denied in full in both matters; Court of Appeal affirmed in full in both.
- **City of Palmdale v. California High Speed Rail Authority.** Strategic action by Palmdale to preserve the selected Antelope Valley/Palmdale alignment (prior joint EIR/EIS process). Required detailed analysis of federal railroad regulations, grant documents, prior environmental analysis, and funding restrictions.
- **Vadnais v. Cambria Community Services District.** Civil rights and inverse condemnation challenge to District's water allotment allocations for multi-family units. Demurred to second amended complaint and motion to strike under anti-SLAPP.
- **Hensler v. City of Glendale.** Defended Glendale in challenge to hillside ordinance and tentative tract map approval with open-space setback.
- **Long v. City of Rialto.** Complex civil rights challenges including 5th and 4th Amendment issues seeking damages for abatement of junkyard property as public nuisance.
- **Palmdale Water District v. City of Palmdale (duplication of services).** PWD filed petition for writ alleging Palmdale violated duplication-of-services law re: recycled water provider selection.
- **Citizens for Responsible Government v. County of LA.** Defeated coalition's request for TRO and PI re: County's adoption of hillside ordinance; case dismissed by plaintiff.
- **Fair Housing — County of San Bernardino (sober living facilities).** Legal guidance on sober living facilities including drafting zoning provisions and evaluating potential code-enforcement actions against variety of licensed and unlicensed facilities.

- **Leonard Woods v. Alexandria Housing Partners.** Federal action re: 'in place' rehabilitation of residential hotel housing low-income and disabled tenants. Deborah brokered comprehensive settlement — project completed, valuable housing stock added to core downtown project area.
- **Signal Landmark, Inc. v. City of Escondido.** Challenge to Escondido's interim growth ordinance, inverse claims, and validity of development agreements.
- **Chino Lamplighter v. City of Chino.** Defend City in civil rights and takings challenge to predominantly low-income mobile home park; plaintiff sought to convert 'for rent' park into 'for sale' lots.
- **Hagopian v. California Coastal Commission — published as Hagopian v. County of LA (2014) 214 Cal.App.4th 349.** Defended LA County on complex coastal issue in Santa Monica Mountains. Landowners built structures without coastal development permits. Challenge to permit-enforcement agency and need for LCP certification.
- **Building a Better Redondo v. City of Redondo Beach — (2012) 203 Cal.App.4th 852.** City approved coastal-zone ordinance intended as part of Local Coastal Program (intensive commercial + condominium). Charter amendment enacted requiring any 'major change in allowable land use' to be voter-approved. City contended LCP inapplicable because it predated charter amendment.
- **Project Planners v. City of Oceanside.** Settled lawsuit relating to hillside residential development through mediation.
- **Keyoto-Morro Bay, Inc. v. City of Morro Bay (state + federal).** State and federal court challenges involving interim urgency ordinances and amendments to City's Local Coastal Plan.
- **College Park, City of Palmdale.** Legal advice and CEQA review re: revisions of zoning and Specific Plan for College Park; review of General Plan, zoning, environmental analysis for new land-use menu after moratorium expiration; defense of writ and takings challenges from a failed Specific Plan.
- **City of Rancho Mirage v. County of Riverside.** Two separate challenges to County's environmental analysis and County's failure to accommodate regional needs on two major commercial projects.
- **City of Garden Grove v. City of Anaheim.** Represented Garden Grove in challenge to specific plan, environmental analysis, and regional general welfare.
- **City of Oceanside v. Cadillac Fairview (Mello-Roos).** Represent Mello-Roos District in foreclosure action against property owners for failure to pay special taxes.
- **City of Oceanside — Managed-Growth Ordinance Defense (BIA v. Superior Court, Ivey Ranch, Lemont, Ranch Development, Del Oro Hills).** Defended the City of Oceanside's managed-growth ordinance initiative across a series of related challenges. Building Industry Association of San Diego v. Superior Court (City of Oceanside), (1989) 211 Cal.App.3d 277, is the published appellate anchor; Ivey Ranch Technology Park, Lemont Financial Corp., Ranch Development Corp., and Del Oro Hills were the trial-court companions.
- **City of Simi Valley — Growth-Management Measure Defense (Long Beach**

Equities, CoastFed, Griffin Homes). Defended the City of Simi Valley's growth-management measure across three related challenges. Long Beach Equities v. County of Ventura (City of Simi Valley), (1991) 231 Cal.App.3d 1016, is the published anchor; CoastFed and Griffin Homes were the companion trial-court matters.

- **Garat v. City of Riverside — (1991) 2 Cal.App.4th 259.** Seminal case on state planning law and dictates of internal consistency as to Riverside's General Plan.

Wildlife & Natural Resources

- **County of LA — Santa Monica Mountains Plan (ridgeline ordinance).** Legal review and drafting of amendment to Santa Monica Mountains Plan (ridgeline ordinance) and successful defense in resulting legal challenges.
- **Malibu Canyon Continental Communities, L.P. v. County of LA (Ct. of Appeal aff'd).** Successful defense of writ and inverse action over rejected development in sensitive ecological area (gateway to Calabasas in Santa Monica Mountains). SA defeated takings claim; writ ruling in County's favor = total victory; affirmed in full.
- **Gregg Development / Oakmont View v. City of Glendale.** Legal defense of City's EIR alleging environmental analysis must be completed within one year. Successful settlement with preservation of extensive lands within the Verdugo Mountains.
- **City of Duarte (hillside preservation ballot measure).** Drafted ballot measure providing for special tax for preservation of hillside properties.

Government & Public Policy

- **People ex rel. Alameda County Taxpayers' Assn. v. David Kyle Brown (quo warranto).** Defended quo warranto challenge to vacancy appointment filling Third District Board seat. Turned on statutory interpretation of residency requirements — post-Daly v. County of San Bernardino.
- **Daly v. Board of Supervisors — CA Supreme Court, 11 Cal.5th 1030 (2021).** Represented County of San Bernardino in quo warranto + Brown Act matter after politically motivated union challenged Board's decision to fill vacant seat over end-of-year holidays. CA Supreme Court accepted review Feb 19, 2020; published decision provides long-sought guidance to government entities statewide.
- **County of LA — LA Clippers Arena Litigation (MSG).** Represented Consolidated Oversight Board of Second District (including Inglewood Successor Agency) in litigation by MSG (Forum owner) alleging Inglewood and mayor tricked MSG into giving up long-term lease/purchase option because City was secretly negotiating with Clippers to build a competing arena <1.5 miles from Forum. Alleged Brown Act + CEQA violations. Dismissed when Steve Ballmer completed \$400M purchase of Forum from MSG.
- **City of Walnut Creek — SB 1421 records disclosure litigation.** One of the first cases on whether SB 1421 (effective Jan 1, 2019) applies to peace-officer personnel records created before that date. Trial court and appellate court (on writ of supersedeas) found pre-2019 records subject to disclosure under PRA. Litigation strategy positioned City to

avoid attorneys' fees exposure.

- **LA Times v. LA Memorial Coliseum Commission.** Defended in high-profile litigation alleging Brown Act and PRA violations related to Commission's negotiations with USC over long-term Coliseum lease.
- **AES Redondo Beach, LLC v. City of Redondo Beach.** AES challenged language of City's Ballot Measure UU + City Attorney's Impartial Analysis + Argument in Favor. Measure UU sought voter approval to amend UUT to eliminate exclusion for natural gas used in utility business.
- **Rogers v. Superior Court (City of Burbank) (1993) 19 Cal.App.4th 469.** Defended PRA challenge by local newspaper columnist's request for cellular telephone bills of various councilmembers — published decision.
- **City of Rancho Santa Margarita v. County of Orange.** Newly incorporated City vs. County over County's failure to transfer 400+ acres of Chiquita Ridge as required under LAFCO terms of incorporation.
- **Arnel Retail Group v. City of Huntington Beach.** Challenge to validity of voter initiative seeking to preclude a Wal-Mart on surplus school site.
- **Vezie v. City of Oceanside.** Represented City in challenge to placing referendum petition on ballot.
- **City of Santa Fe Springs (absentee ballot election contest).** Represented City in election contest challenging sufficiency of absentee ballots.
- **Riverside Tomorrow v. City of Riverside.** Defended the City's rejection of referendum petition.
- **Mark Uffer v. County of San Bernardino, et al.** Obtained favorable settlement for County in employee termination lawsuit re: County Administrative Officer position. Plaintiff asserted whistleblower-related claims that County fired him for disclosing Brown Act violations to a grand jury. County asserted at-will 'no cause' release per procedures.
- **Betsworth v. County of San Bernardino (Federal ADA — hearing-impaired hospital patients).** ADA case re: whether County Hospital medical personnel provided effective communication to hearing-impaired patients. Settled with plaintiff and DOJ on terms beneficial to County.
- **Munson v. San Bernardino County.** Paraplegic plaintiff alleged denial of on-street parking accessibility. Settled to benefit of County.

Labor Law

- **Multi-Practice Specialty Medical Group (Contra Costa County).** Currently defending medical group in Contra Costa Superior Court against retaliation, failure to prevent retaliation, Labor Code §1102.5 / §6310, and adverse action claims by former HR Director.

PUBLISHED DECISIONS

- *City of Coronado v. San Diego Association of Governments* (2022) 80 Cal.App.5th 21 – Regional fair share housing.
- *Michael Gomez Daly, et al., v. San Bernardino County Board of Supervisors, et al.* (2021) 11 Cal.5th 1030 – Quo Warranto/automatic stay on appeal.
- *Gish, et al. v. Newsom, et al.* (9th Cir. 2021) 987 F.3d 891 – Shelter-in-place, churches.
- *Cross Culture Christian Center, et al. v. Newsom, et al.* (2020) 445 F.Supp.3d 758 – Shelter-in-place, churches.
- *Disbar, et al. v. Newsom, et al.* (E.D. Cal. 2020) 508 F. Supp. 3d 747 – Shelter-in-place, restaurants.
- *Lamar Central Outdoor, L.L.C. v. City of Los Angeles* (2016) 245 Cal.App.4th 610 – Billboards.
- *Hagopian v. County of Los Angeles* (2014) 214 Cal.App.4th 349 – coastal land use]
- *Building a Better Redondo v. City of Redondo Beach* (2012) 203 Cal.App.4th 852 – Initiative.
- *Hillside Memorial Park Golden State Water; Water Replenishment District* (2011) 199 Cal.App.4th 658 – Water law, CEQA.
- *Rickley v. County of Los Angeles* (9th Cir. 2011) 654 F.3d 960 – Section 1983 attorneys' fees.
- *Zubarau v. City of Palmdale* (2011) 192 Cal.App.4th 289 – Regulation of ham radio antennae and federal preemption.
- *PR/JSM Rivara v. Community Redevelopment Agency of Los Angeles* (2009) 180 Cal.App.4th 1475 – Density bonus, CEQA.
- *International Church of Foursquare Gospel v. City of San Leandro* 632 F.Supp.2d 925 (N.D. Cal. 2008), *rev'd*. 634 F.3d 1037 (9th Cir. 2011); *amended and rehearing denied*, 2011 U.S. App. LEXIS 8505 (9th Cir. April 22, 2010); *denied* 2011 U.S. LEXIS 5458 (Oct. 3, 2011) – RLUIPA.
- *NextG Networks of California v. County of Los Angeles* (C.D. Ca. 2007) 522 F.Supp. 2d 1240 – Telecommunications provisions.
- *Gammoh v. City of La Habra* (9th Cir. 2005) 395 F.3d 1114, *amended* 402 F.3d 875, *denied* 126 S.Ct. 374 – Adult use.
- *Lim v. City of Long Beach* (9th Cir. 2000) 217 F.3d 1050, *denied* (2001) 121 S.Ct. 1189 – Adult use.
- *Tily B. v. City of Newport Beach* (1999) 69 Cal.App.4th 1 – Adult use.
- *City of South El Monte Southern California Joint Powers Insurance Authority* (1995) 38 Cal.App.4th 1629, *modified* 38 Cal.App.4th 1810b – Joint Powers Authority.
- *Santa Fe Realty Corp. v. City of Westminster* (C.D. Cal. 1995) 906 F.Supp. 1341 – Adult use.

- ***3570 East Foothill Boulevard City of Pasadena*** (C.D. Cal. 1995) 912 F.Supp. 1257, *aff'd*. (9th Cir. 1996) 99 F.3d 1147 – Adult use.
- ***Eldorado Drive City of Mesquite*** (U.S.D.C. Nev. 1994) 863 F.Supp. 1252 – Immunity to city council.
- ***Rogers Superior Court (City of Burbank)*** (1993) 19 Cal.App.4th 469 – Public Records Act.
- ***Building Industry Association v. Superior Court (City of Oceanside)*** (1989) 211 Cal.App.3d 277 – Managed growth initiative.