



## Tiffany J. Israel

### Tiffany J. Israel

Partner

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ORANGE COUNTY

(949) 223-1170 ext. 5411

### PRACTICE AREAS

Cannabis

Contracts & Public Works

Economic Development

Elections

Environment & Natural Resources

Ethics & Open Government

Franchises

Housing

Land Use & Zoning

Property Acquisition & Takings

Public Agency Organization

Water

### PUBLIC OFFICES

CITY ATTORNEY

City of Fillmore

SPECIAL COUNSEL

City of Newport Beach

GENERAL COUNSEL

Pleasant Valley Recreation and  
Park District

Tiffany Israel specializes in the representation of public agencies and serves as City Attorney to the city of Fillmore as well as General Counsel to the Pleasant Valley Recreation and Park District and the Fillmore Successor Agency. As Fillmore is the sole water and wastewater purveyor within the city, Ms. Israel advises city staff on all legal matters necessary for the operation of these departments. Ms. Israel also serves as Special Counsel to the City of Newport Beach.

Ms. Israel has previously served as the City Attorney for the City of Lawndale, Assistant City Attorney to the City of Palm Springs, Agency and Housing Authority Counsel for the City of Carson, and Assistant Agency Counsel to the Hesperia Community Redevelopment Agency.

Ms. Israel advises public agencies on a range of issues including land use, development and planning; water matters including groundwater sustainability and stormwater; housing and successor agency matters; franchises and public contracting issues including public works construction; compliance with AB 1234, the Public Records Act, the Brown Act and conflict of interest laws; election laws; CEQA; and First Amendment matters.

Ms. Israel devotes a substantial amount of time to drafting and reviewing legislation and contracts, and negotiating real estate, housing, and development transactions, including drafting agreements for property acquisition and the development of commercial, industrial, and housing projects as well as agreements relating to water mitigation and the use and sale of recycled water. Representative projects include senior and family housing projects, hotel developments, auto dealerships and large commercial projects as well as projects for industrial and manufacturing uses.

She has served as an editor of Chapter One, the Nature of Municipal Corporations, of the League of California Cities, Municipal Law Handbook and was awarded a 2015 Amicus Service Award by the International Municipal Lawyers Association which is presented to attorneys who have done exemplary work to protect and advance local government interests.

Ms. Israel has also advised cities, police departments, school districts and water districts on various matters including Government Tort Claims litigation, civil rights litigation, property acquisition (including eminent domain), land use, environmental compliance, school fees, the formation of community facility districts and construction and breach of contract litigation. Ms. Israel has substantial litigation experience, including extensive law and motion work, in both state and federal courts and administrative proceedings.

Ms. Israel received her J.D. from the University of San Diego School of Law after

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graduating *cum laude* with a B.A. in Political Science from the University of Southern California.

In 2019 Ms. Israel has authored or co-authored the following articles:

- *The Do's and Don'ts of Retaining Independent Contractors*
- *Assembly Bills 5 and 170 - Presuming and favoring the classification of workers as employees rather than independent contractors*

Also in 2019 Ms. Israel presented at the California Special Districts Association Annual Conference & Exhibitor Showcase: "Independent Contractor Do's and Don'ts".

Ms. Israel has been appointed to the City Attorneys Department's 2021 Municipal Law Institute Committee for the League of California Cities. The officers, staff, and committees of the City Attorneys' Department work to achieve the Department's goals including advancing the interests of cities by helping to improve, shape, and develop municipal law and fostering the professional development of city attorneys, including assistant and deputy city attorneys. The Municipal Law Institute Committee plans the annual MLI Symposium, including identifying topics and recruiting speakers.

### EDUCATION

UNIVERSITY OF SAN DIEGO  
JD 1996

UNIVERSITY OF SOUTHERN  
CALIFORNIA  
BA 1993  
*cum laude*

### ACCOMPLISHMENTS

2015 Amicus Service Award from  
the International Municipal  
Lawyers Association

### ADMISSIONS

State Bar of California  
United States Supreme Court  
US Court of Appeals, 9th Circuit  
US District Court, Central, CA

### AFFILIATIONS

League of CA Cities  
CSDA  
Orange County City Attorney  
Association  
Dream Guild of Orange County  
Junior League of Orange County