



Tiffany J. Israel

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Partner

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ORANGE COUNTY

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PRACTICE AREAS

Contracts & Public Works

Economic Development

Elections

Environment & Natural Resources

Ethics & Open Government

Franchises

Housing

Land Use & Zoning

Marijuana

Property Acquisition & Takings

Public Agency Organization

Water

PUBLIC OFFICES

CITY ATTORNEY

City of Fillmore

City of Lawndale

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 cities of Lawndale and Fillmore as well as General Counsel to the Pleasant Valley Recreation and Park District, the Lawndale Successor Agency, the Lawndale Housing Authority, the Lawndale Cable Usage Corporation 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 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 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 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 recently 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.

Before joining the firm, Ms. Israel spent six years advising 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 also has substantial litigation experience, including extensive law and motion work, in both state and federal courts and administrative proceedings.

Tiffany J. Israel

Ms. Israel received her J.D. from the University of San Diego School of Law after graduating *cum laude* with a B.A. in Political Science from the University of Southern California.

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

Junior League of Orange County
Orange County Bar Association
Orange County City Attorney
Association