



HEARING OFFICER PANEL

To appeal an administrative action by the County relating to a violation of the County Development Title, or a Statement of Expense, select a Hearing Officer from the panel below to serve as the Hearing Officer for the appeal.

In the event that the selected Hearing Officer is unable to serve or is disqualified, select a replacement Hearing Officer from the panel or, alternatively, select an Administrative Law Judge through the State of California Office of Administrative Hearings. <http://www.dgs.ca.gov/oah/home.aspx>.

HEARING OFFICER	CONTACT INFORMATION	TERM
Anthony Hill State Bar of California #: 304384	2339 W. Hammer Lane C241 Stockton, CA 95209 Telephone: (209) 482-2226 Email: attorneyahill@gmail.com	Jun 2023 – May 2027
Elizabeth Hull State Bar of California #: 277908	200 W. Harding Way Stockton, CA 95219 Telephone: (209) 649-4174 Email: ehull.law@gmail.com	Jun 2023 – May 2027
Carlos M. Ambriz State Bar of California #: 210130	1540 W. Kettleman Lane, Suite D Lodi, CA 95242 Telephone: (290) 320-8900 Facsimile: (209) 366-2415 Email: carlosa@casselginns-law.com	Jan 2021 – Dec 2024

Revised: June 13, 2023

ELIZABETH MOWRY HULL

200 W Harding Way, Stockton, California 95204 ✦ 209 649-4174 ✦ ElizHull@outlook.com

SKILLS PROFILE

Excellent in fostering relationships
Excellent communication and writing skills
Effective manager of people and projects and businesses
Professionally driven

EMPLOYMENT HISTORY

Real Estate Practice

1980 – 2009

Reno, Nv

- *Nevada Real Estate Broker/Manager license – 1988-1996*
- After a short stint as a residential sales agent, I managed the residential portfolio for a west coast property management company.
- Opened Front Range Realty specializing in homeowner's association management, residential property management and HUD asset management for northern Nevada.
- Sold the business at a profit in 1995.

Denver, Co

- Colorado Real Estate Broker/Manager license – 1995
- Purchased Littleton Real Estate Company-1995
 - A property management company with 350+ properties, 7 employees and 15 independent contractors located in Littleton Colorado
 - Purchased Dimensions Properties– 2000. A property management company with 300+ properties and 11 homeowner's associations under management.
- Sold the businesses for a profit to local brokers in 2002 and 2005 after moving to Stockton.

Stockton, Ca

- Property Management Experts Franchise Systems Inc.,
- Property Maintenance Experts,
- W.T. Hull & Company- 2002
 - Chief Financial Officer, Marketing Manager, Human Resources Manager, interim CEO, Strategist
 - Involved in the day to day operations of a family-owned residential and commercial management company with 11 offices throughout California.
 - Human Resources management of a staff of 45.

- Responsible for trust management and accounting of a portfolio valued in excess of \$15 million.
- Strategist with company owners on markets, management, employment, development & legal issues as they arise.
- Attorney for the firm representing clients in over 200 evictions.

Professional Association- Real Estate

- National Association of Residential Property Managers 1990-2004.
- Various positions including president of the Denver Chapter, National Board member from 1999 through 2005.
- Mid-Winter Convention Chair for 400 attendees.
- Speaker/Educator on Roberts Rules of Order, Trust Account Management, Marketing and Retention.
- National Association of Realtors, 1988-2023
- Reno and Littleton Chapters. Educator on Residential Property Management at local chapters.

Law Practice

2010 to Present

Stockton, Ca.

- Humphreys University Drivon School of Law, graduated 2010
- Vice- President, Student Bar Association.
- Internship with Judge William J. Murray, California District Court for a 6-month period and 2 trials.
- Internship with Ren Nosky, City Attorney, Stockton California for a 8-month period doing research, civil cases, fee and penalty research & enforcement.
- Solo practice focused on real property, estate planning & collaborative courts.
- Contributor to various panels for outreach and development of programs with the courts.
- Numerous unlawful detainer cases from 2010 to present.
- Real estate law practice specializing in lot line adjustments, construction and complex closings of transactions.

Professional Associations– Attorney at Law, 2010

- California Bar Association member #277908
- Selected as one of 6 profiled California attorneys by the Young Lawyers Section of the California Bar for 2013.

- San Joaquin County Bar Association, 2010
- Founding member of Lawyers in the Library, contributing writer for Across the Bar, member estates & trusts section
- Consuelo Callahan Inn of Court member since 2010-2018
- Past Western Division Board Member, Network of Estate Planning Attorneys

Other Associations

City of Stockton Planning Commission

- Appointed to District 3 by Susan Lofthus in 2015 - 2018
- Attendance to 3 California League of Cities Planning Commissions Academy's Planning member of Cities Planning Commissions Academy's
- Chair of Stockton Planning Commission 2018

Optimist Club

- Reno, Nevada - Secretary Lakewood, Colorado – President,

Rotary Club

- Stockton, Ca – Membership Chair, International Chair, Speaker Chair, Fundraising Chair. Board of Directors for 5 presidents. President Nominee for 24-25.
- District 5220, International committees and projects, Youth Exchange committees. Incoming Membership Chair for District 5220.

Ambitious Women's Conference

- National Association of Women Entrepreneurs Contributor, trainer
- Team Player Award 2013. Stern Award for leadership 2014 and Knowledge Award 2015.

References:

- Steve Bestolarides – Assessor, Recorder, County Clerk, San Joaquin County
- Michael Blower – Real Estate Salesman, Stockton City Councilman
- Chris Eley – Attorney at Law, Real Property, Estates & Trusts
- Lori Asuncion – City Attorney for City of Stockton

Professional Experience

Law Offices of Anthony Hill & Associates
Attorney at Law 6/2015- Present

Areas of practice are disabilities advocacy and law, employment/labor, commercial and business litigation, probate, personal injury, contract, and immigration. Provide advocacy and legal services protecting the civil rights, and entitlements designated for people with developmental disabilities, and seniors. Provide legal services and supports to secure the ends of justice for represented clients. Prepare legal pleadings, motions, briefs, settlement agreements, discovery practice, and civil complaints. Represent clients in court appearances, mediation, and arbitration. Assure filing of complaints, answers, legal documents and responses for discovery, trial preparation, and court orders diligently at various stages within the proceedings. Develop Petitions and implement Trial Procedures and practice including witness interrogation, opening and closing statements. Engage and perform legal research to compose persuasive arguments and positions leveraging optimal client outcomes and results.

San Joaquin County Valley Air Pollution Control District
Appointment Hearing Board- Attorney/ Term 2023-2026

Serve as a member of the San Joaquin Valley Air Pollution Control District (SJVAPCD) Hearing Board, Quasi-Judicial Body guided by Judicial Code of Ethics, including a Medical Doctor, Licensed Engineer, Attorney and other professionals reviewing petitions, hearing testimony, reviewing evidence, local, state, and federal air quality regulations and policies, issue subpoenas, analysis of staff reports, to confirm violations made by the (SJVAPCD) determining whether business or private activity can proceed, and weighing benefits of shuttering operations, environmental and health impacts of agents, chemical or toxins measured against timelines for resolution and reasonableness of variance conditions, emergent needs, and product variances. Approve variances, monitor compliance, issue abatement orders, conditional abatement orders finding variance, conditional distinguishable abatement orders and stipulated agreements for abatement orders. Implement rules and policies consistent with Division 26 of the Health & Safety Code et al.

San Joaquin County Superior Court
Appointment Pro Temp Superior Court Judge-Present

Serve as a temporary judge in court cases, conducts a daily court calendar; presides over hearings and trials; makes rulings, findings, judgments, and orders in a fair and ethical manner. Exercises the same powers and duties as a judge of the court in assigned cases, with the same jurisdiction. Preside over proceedings in one or more of the following: civil and small claims actions; criminal and traffic arraignments; hearings and trials of infractions, misdemeanors, and felonies; probate, family law and juvenile court. Arraigns defendants; grants continuances; hears, reviews, and rules on a variety of petitions, motions, and other actions; takes evidence from concerned parties and other witnesses; makes or recommends appropriate court orders; accepts pleas and imposes sentences; sets cases for hearing and trial; conducts court and jury trials. Reviews court files, documents, and related materials to assess cases prior to and following hearings; prepares court documents, records, reports, correspondence, and other written materials pertaining to case findings.

San Joaquin County Board of Supervisors
Appointment Hearing Officer Panel/ Term 2023-2027

Conduct Administrative hearings covering all County departments and agencies, subpoena witnesses and materials in compliance with California Code of Civil Procedure. Hear oral testimony, rule on motions, review facts and evidence, and issue Orders for briefs, statements, and responses to motions. Issue and rule on objections and evidence submission. Approve or deny continuances. Record the proceedings, preserve the official record, preside over the proceeding. Issue Final written decision, affirming, reversing, or modifying findings, issue orders in the Notice/Abate or Statements of Expense. Identifying prevailing party and awarding parties reasonable attorney fees. Assure enforcement of hearing Orders and decisions.

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Valley Mountain Regional Center, Stockton, CA

Legal Affairs Advisor/In-House Corporate Attorney, July 2017 to September 2019

Served as the General Counsel for VMRC by providing legal counsel and managing all legal matters related to the company. Member of the Executive Management team that designed and implemented the Center's Strategic Plan. Participated in all Board Committee proceedings and provided guidance on queries and legal aspects. Responsible for the Community Placement Plan Programs and Budgets representing \$90 million dollars in phase implementation. Responsible for Medicaid Waiver Audits, systems analysis and survey responses. Examined employee grievances and validated the outcomes of investigations, examinations, and reports. Conducted thorough reviews, analyses, and the drafting and negotiations of agency contracts. Delivered training on proposed and existing legislation, rules, and policies while examining the state budget and updated the Board and Staff with briefings. Upheld duties for handling the SEIU Union Contract negotiations per the assigned budget. Evaluated the legal impacts and ramifications of regional center personnel and related entities to identify any potential risks. Carried out meticulous legal research, providing legal guidance and defense while acting as the legal advisor for VMRC by managing employee and vendor disputes.

- Practice in commercial and business, civil litigation, bankruptcy, state and government code of regulations.
- Investigated legislative modifications to regulations and worked closely with government divisions while developing communication tactics to back or oppose planned policies.
- Frequently met with State Assemblymembers and State Senators related to legislative ideas, new proposals, and changes in laws and regulations impacting the regional center system of care.
- Oversight and administration of \$150 million dollar Medicaid billing programs and Nursing Home Reform Waivers and clinical services programs.
- Assisted the Executive Director, CFO, and Director of Case Management, Clinical Director, and HR Director in understanding their agency's legal obligations and policies to secure CMS contract procurements.
- Forged strong relationships with the VMRC Board, FRN, DRC, State Council Developmental Disabilities, DDS, ARCA, and the CLASP Coalition of Vendors.
- Acted as a member of the Cares Initiative to bring together multiple agencies for providing treatment for disabled seniors and homeless people.
- Responded to audits and created systems/procedures to improve compliance and ensure the agency followed all (CMS) Medicaid Waiver Programs and federal programs billing methods.
- Supported agency personnel by creating protocols and regulations that conform to the Home and Community-Based Waiver Final Rule requirements.

Education

Juris Doctorate

Laurence Drivon School of Law Stockton, Stockton, CA

Master of Arts in Strategic Communication & Leadership (Graduated with Honors)

Seton Hall University, Orange, NJ

Financial & Managerial Accounting

San Joaquin Delta College, Stockton, CA

Bachelor of Arts in Psychology

California State University, Turlock, CA

Licenses & Certifications

State Bar of California, SBN 304384

University of South Florida Business School Diversity, Equity, and Inclusion Workplace- 2022