



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

*Revised: June 13, 2023*

# ELIZABETH MOWRY HULL

200 W Harding Way, Stockton, California 95204 ✦ 209 649-4174 ✦ [ElizHull@outlook.com](mailto: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

# ANTHONY LEE HILL

2339 W. Hammer Lane, C241 • Stockton, California 95209  
209.482.2226  
attorneyahill@gmail.com

## MEMBERSHIP

State Bar of California, SBN 304384, Admitted June 18, 2015

## EDUCATION

**Laurence Drivon School of Law**  
Juris Doctorate (J.D.)

Stockton, CA  
May 2013

**Seton Hall University**  
Masters of Arts Strategic Communication / Leadership  
[Graduated with Honors]

Orange, NJ  
Sept 2007

**San Joaquin Delta College**  
Financial/Managerial Accounting

Stockton, CA  
2001-2002

**California State University, Stanislaus**  
Bachelors of Arts (BA) in Psychology

Turlock, CA  
May 1988

## Accomplishments

- + 1997 Spearheaded Stockton crisis homes initiative.
- + 1998 Created Immigration Legal Advocacy Program.
- + 2000 Responsible for development of \$90 million dollar affordable housing project.
- + 2012 Responsible for development \$6.5 million delayed egress facility.
- + 2020 Only Regional Center in state to Remain Open throughout Covid-19.
- + 2020 Developed Technology Lending Library for Families Served with SGPRC.
- + 2021 Developed a COVID-19 Testing Clinic for the Community at Large.
- + 2022 Coordinated and Implemented Public/Budget Policy Strategy Caseload Reduction.

## EXPERIENCE

**Law Offices of Anthony Hill & Associates**  
Attorney at Law

Stockton, CA  
6/2015 – Present

Areas of practice commercial and business litigation, probate, unlawful detainers, contract, criminal defense and immigration. Prepare legal pleadings, motions, briefs, settlement agreements, discovery practice, immigration filings and civil complaints. Represent clients in court appearances, mediation, and arbitration. Led the filing of legal documents and responses for discovery, trial preparation, and court orders while consistently remaining present at various court proceedings. Operate as legal representative for clients across various cases, including unlawful detainer actions, criminal law, family law, probate, conservatorships, and immigration. Develop Petitions and implement Probate Trial Procedures by making processes more streamlined and efficient, ensuring everything is completed correctly. Engage and perform legal research to compose persuasive arguments and positions leveraging optimal outcomes and results.

**San Gabriel/Pomona Regional Center**  
Executive Director/CEO

Pomona, CA  
9/2019 – 6/2022

- Responsible for efficient administration of \$360 million dollar budget and delivery of services and supports required under the Lanterman Act, and Title 17 California Code of Regulations.
- Ensured agency compliance with Lanterman Act, Department of Developmental Services (DDS) Policies and Fiscal compliance with DDS Audits and yearly Independent Audit requirements.
- Ensured agency operated within Fiscal Year Budget allocation and adhered to contract obligations with DDS.
- Responsible to (10) Board of Directors, 430 Staff, 3000 Service Providers and 15,000 service recipients, their families and partnering stakeholders.

- Responsible to (9) Board of Directors of Richard D. Davis Foundation, offering staffing, budgeting, accounting and legal support, including partnering fund raising endeavors.
- A leader within the Executive Management Team (14) overseeing and administering internal programs, business components, service delivery and fiscal management.
- Conducted Analysis of Senate and Assembly Bills, California's Budget, Trailer Bills, impacting regional centers advising the Board on new requirements and future operations adjustments.
- Maintained excellent communication and collaborative relationships with service recipients, their families, the California Department of Developmental Services, the Association for Regional Center Agencies, Regional Centers, Disability Rights of California, State Council on Developmental Disabilities and Service Providers.
- Maintained effective working relationships with representatives of governmental agencies, educational entities, state and local health and welfare agencies, news media, civic organizations and professional societies.
- Composed position and support letters addressed to California Lawmakers to encourage new proposals, adjustments or retentions of existing laws impacting agency stakeholders.
- Created forward looking strategies and objectives to retain efficient use of Budget allocation, relying on innovation and operations adjustments anticipating budget policies, and changes in law.
- A Director within Associations of Regional Center Agencies (ARCA) delivering guidance and input on Human Services Budget, Proposed Changes in Law, and Public Policy Adjustments.
- Provided training, and presentations regarding proposed and enacted legislation, regulations, and policy.
- Participated in "Grass Roots", lobbying coalition with ARCA related to DD system of care; budget and policy.
- Provided written response for Fiscal audit findings, Family Home Agency audit findings, and Medicaid waiver audit findings.
- Interfaced with Mayor's office, Law Enforcement Agencies, City Attorney, Judges, County Council and state agencies, State Assemblymembers and Senators.
- Reviewed and approved draft responses for Petitions of Conservatorships.
- Served as decision maker for POLST and end of life circumstances and conditions for individuals served
- Created written responses for 4731 complaints/citizen complaints.

**Valley Mountain Regional Center**  
 Legal Affairs Advisor/In-House Corporate Attorney

Stockton, CA  
 7/2015 – 2019

- General Counsel for VMRC with oversight for all legal matters that involve VMRC.
- Supervised (4) Immigration Attorneys
- Served as Hearing Officer for Vendor and Service Appeals and responsible for hearing cases and writing legal decisions appealable to the department of developmental services and Superior Courts.
- Accountable to VMRC's Board, Ex Officio Member of all Board Committees.
- Served as VMRC's Legal Counsel for Employee and Vendor appeals.
- Created VMRC's written responses for 4731 complaints/citizen complaints and approved employee investigation complaints with third party vendors connected to compliance with Title 17 & 22 Code violations and Labor Law violations including procedural and policy breaches.
- Investigated employee complaints and provide written response and approved investigate team's investigation finding, analysis and reports.
- Reviewed, analyzed, and draft/negotiate agency contracts.
- Responsible for (SEIU) Union Contract Investigations and Resolutions.
- Interpreted and analyzed SEIU Bargaining union contract, participate in negotiations and advise management staff.
- Developed Memorandums of Understanding with partnering agencies.
- Provided legal response analysis and actions related to appeals, torts, contracts, immigration issues, family law, probate matters, employment complaints, HIPAA Compliance, and civil rights issues.
- Provided training for the VMRC Board, Rules of Order, Contract Law, Brown Act, and Bagley Keene Act.
- Conducted Analysis of Senate and Assembly Bills, California's Budget, Trailer Bills, and offer recommendations to the Board.
- Provided training, and presentations regarding proposed and enacted legislation, regulations, and policy.
- Participated in "Grass Roots", lobbying coalition with ARCA related to DD system of care; budget and policy.

- Participated in the development and implementation of VMRC's Strategic Plan.
- Developed Agency Administrative Service Standards, Policies and Procedures.
- Participated in VMRC's Executive Management team meetings.
- A decision maker in VMRC's operations and POS Budget management and oversight.
- Advised Executive Director, CFO, Director of Case Management, Clinical Director, and HR Director regarding agency obligations, policy, contracts, and sensitive internal matters.
- Provided written response for Fiscal audit findings, Family Home Agency audit findings, and Medicaid waiver audit findings.
- Interfaced with Mayor's office, Law Enforcement Agencies, City Attorney, Judges, County Council and other governmental agencies.
- Maintained and foster Strategic Partnerships with SELPAs, County Mental Health, County Counsel, District Attorney, Public Defender's Office, City and County Government officials.
- Maintained collaborative partnerships with FRN, DRC, State Council Developmental Disabilities, DDS, ARCA, (CLASP) Coalition of Vendors, and other regional centers.
- Responsible for immigration policy, case analysis, services, and supports.
- Responsible for medical, dental, surgical consents for consumers.
- Provided legal defense for general legal matters and Court Appearance, Witness and Case Preparation.
- Prepared legal briefs, motions, correspondence, analyze and interpret legal documents.
- Member of the Cares Initiative, involving multiagency intervention approach aligning treatment to avoid incarceration of persons with disabilities and homeless persons.

**Valley Mountain Regional Center**  
Director of Special Projects/Hearing Officer  
 Special Projects/Quality Assurance/Compliance

Stockton, CA  
 2001 – 2015

- Oversee VMRC's Special Projects and Quality Compliance Departments.
- Served as Hearing Officer for Vendor and Service Appeals and responsible for hearing cases and writing legal decisions appealable to the department of developmental services and Superior Courts.
- Designed VMRC's Investigation, and Alert Process/Procedures related to employment investigations of third party vendors (5000), Labor Law issues, Title 17 & 22 Code Compliance, HIPAA, Whistleblower complaints, citizen complaints.
- Oversaw at least 2,800 investigations with team of (9) and caseload of 55 each monitoring assigned investigations.
- Represented VMRC in service and eligibility fair hearings before Office of Administrative Hearings
- Prepared legal briefs, motions, correspondence, analyze and interpret legal documents.
- Managed over 1000 cases and participated in at least 600 mediation conferences, 200 trials/hearings and responsible for case preparation, witness list, evidence submission, framing legal arguments and legal direction of cases and responsible for discovery devices, motions, and hearing briefs.
- Attended and participated in Executive Management team meetings.
- Developed over \$60 million dollars in grant projects for clinical health services, medical, dental, residential treatment setting, behavioral and clinical therapies.
- Shared administration and oversight of OPS and POS budgets.
- Developed and implement strategy to avoid deficit spending.
- Reviewed, analyzed, and draft/negotiate agency contracts with over 5000 vendors.
- Engaged in development of VMRC Strategic Plan.
- Oversee housing focus area of Strategic Plan.
- Developed Administrative Policy and Procedures.
- Assisted in completion of the SOAR.
- Designed, developed, oversee and implement CPP plan.
- Developed VMRC Contract Performance Goals.
- Maintained relationships with DDS, ARCA, CCL, Vendor and Advocacy agencies.
- Participated and attend Board Meetings/ Member of Consumer Services Sub- Committee.
- Developed and provided annual training for VMRC Board Members.

- Provided vendor training and developed agency policy guidelines.
- Provided New Employee Training/ Quality Assurance, Special Projects, Fair Hearing.
- Attended and participate in statewide committees and task force.
- Attended local / statewide events related to developmentally disabled persons.
- Attended local Planning Department meetings.
- Developed Partnerships with University of Pacific to secure contracted services.
- Mentored and trained new employees, conduct interviews and select applicants.

**Valley Mountain Regional Center**  
Special Projects Manager/Hearing Officer

Stockton, CA  
1998 – 2001

- Responsible for hearing all Vendor and Service Appeals and writing legal decisions anchored to Lanterman Act, Federal Code of Regulations and Title 17 Code of Regulations.
- Created Immigration Policy and Legal Advocacy Program.
- Created, and designed Special Projects Department.
- Developed Title 19 Policy and Procedure Manual.
- Developed Special Incident Reporting policy, procedures, forms, and systems.
- Developed Institutional Deeming and Nursing Reform policies.
- Developed job descriptions for Special Projects, Federal Revenue staff.
- Interviewed and hired all Special Projects staff.
- Provided oversight for state contract related to Stockton Crisis Homes.
- Served on Stockton Crisis Homes Executive Committee.
- Established BMRC policy and procedures.
- Established mortality review practices & procedures.
- Established Medicaid Waiver program and procedures.
- Coordinated the development of VMRC Employee Procedure Manual.
- Drafted Telecommuting and Work at Home policies and practices.
- Established VMRC risk mitigation plan.
- Created fair hearing policies and monitoring systems.
- Analyzed Medicaid Waiver and Fiscal Audit findings/ devised follow-up strategies.
- Participated as a member of SDC closure coalition.
- Developed strategy to leverage POS surplus dollars for affordable housing initiative.
- Created, developed Community Placement Plan, OPS and POS budgets.
- Provided training for VMRC Board of Directors.

**Valley Mountain Regional Center**  
Program Manager/Adult/Early Intervention/ Children's

Stockton, CA  
1996 – 1998

- Supervised 12 Service Coordinators and assigned and monitored their casework.
- Served as Branch Manager for San Andreas office and was responsible for all staff, case management, clinical, and administrative staff.
- Interviewed, hired, and prepared performance evaluations for case management staff.
- Provided guidance with complex clinical issues for case management staff.
- Developed inter-agency agreements with community agencies.
- Created Service Standards and Administrative Procedures.
- Provided training for early start, children and adult Service Coordinators.
- Administered early intervention developmental assessments.
- Developed Case Management policies, procedures and tracking systems.
- Provided training for VMRC Board of Directors.

**Valley Mountain Regional Center**  
Team Leader/ Adult/ Children's /Service Coordinator

Stockton, CA  
1990 – 1996



- Trained, mentored, and advised children's and Early Start Service Coordinators.
- Provided input on Service Coordinator performance evaluation.
- Provided outreach education within local child welfare network.
- Performed professional casework in accordance with agency standards.
- Made court appearances pertaining to consumer-related criminal and civil issues.

**Merced County Probation Department- Part-time**  
Deputy Probation Officer/ Juvenile/Adults

Merced, CA  
1990 – 2000

- Provided Supervision and Monitoring for Juvenile and Adult Caseloads.
- Made Arrest and Court Appearances connected to Violation of Conditions.
- Composed Court Reports and Appeared as Witness for the State.
- Interfaced with School District Officials and District Attorney.
- Participated in Narcotics and Weapons Sweeps with Partnering Law Enforcement Agencies.
- Installed Electronic Monitoring Devices (Ankle Bracelets).
- Conducted Drug Testing and Monitoring for Adult Caseload.
- Create and Composed Recommendations for Probations and Release Conditions.
- Responsible for a County Issued Vehicle.

#### **COMMUNITY ENGAGEMENT**

- Diversity and Inclusion Equity Certificate University of South Florida.
- San Joaquin Bar Associations
- DDS Performance Measures Committee
- DDS Regional Center Oversight & Accountability Committee
- Board Member- Legal Advisor Friends of the Seniors