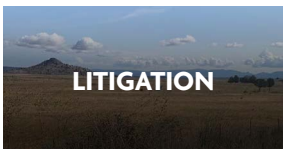


WINTER 2026

NEWSLETTER



Prentice|LONG PC -
a law firm founded on
the principle of service.



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HAPPY 2026!

Welcome to 2026! *Prentice|LONG PC* currently represents seven California counties as County Counsel: Glenn, Lassen, Modoc, San Benito, Sierra, Tehama, and Trinity in addition to a wide number of cities and governmental entities as well as non-profits. We represent more counties as the contract county counsel than any other firm in California. We are proud that so many Boards of Supervisors have the trust and confidence in our firm to appoint us as their chief legal officer.

As such, we continue to grow our staff by hiring talented and dedicated lawyers and support staff to join our outstanding team in our Redding and Hollister offices. Most recently we'd like to welcome Senior Associate Gretchen Stuhr, Attorney Andrew Pentecost and Attorney Justin Long to the PLPC family. Visit us here: prenticelongpc.com/firm/attorneys

The future is bright at PLPC, as we plan for the future with our trusted clients that look to us to continue providing high quality, cost-effective legal services. We continue to expand our expertise and range of legal services as our clients seek more advice and counsel from PLPC. We are looking forward to another great year of serving our clients in 2026!



BROWN ACT UPDATE

SB 707 and the New Rules for Remote Public Participation and Translation for Eligible Legislative Bodies

By Sean Cameron, Partner

SB 707

Recent amendments to the Ralph M. Brown Act (Gov. Code, §§ 54950–54963) have been enacted through SB 707, creating new public-access requirements for public meetings held by “eligible legislative bodies” regarding remote participation and agenda translation. These changes go into effect July 1, 2026.

What is an “Eligible Legislative Body”?

An “eligible legislative body” in this context means any of the following:

- A city council of a city with a population of 30,000 or more.
- A county board of supervisors of a county with a population of 30,000 or more.
- A city council of a city located in a county with a population of 600,000 or more.
- The board of directors of a special district that has an internet website and meets specified employee/revenue thresholds.

Mandatory Remote Attendance and Public Comment Option

The new law generally requires that all open and public meetings by an eligible legislative body include a way for members of the public to attend remotely, either via a two-way audiovisual platform or via a two-way telephonic service. There is an exception if telephonic or internet service is not operational at the meeting location (e.g., an area wide internet service outage affecting the meeting site).

Mandatory Disruption Policy and Response to Remote Technology Failures

A| Required disruption policy

On or before July 1, 2026, each eligible legislative body is required to adopt a written policy spelling out the procedure for when a disruption of telephonic/internet service occurs during a covered meeting. The written policy must address the procedures for recessing and reconvening, and the efforts the agency will make to attempt to restore service. This is an effort to ensure that there is a plan in place when such technology issues inevitably occur.



B| One-hour recess + good faith restoration effort

If a disruption prevents the public from attending/observing the meeting via the two-way telephonic service or two-way audiovisual platform, the body must recess the open session for at least one hour and make a good faith attempt to restore service. During this time, the body is to follow its adopted disruption policy referenced above. The body is not to reconvene in open session until service is restored or at least one hour following the disruption has passed, whichever occurs first.

C| Resuming open session

If service is restored, the body may, of course, resume the public meeting. If service is not able to be restored and is still down upon resuming the meeting, the body must adopt a finding, by roll call vote, that (1) good faith restoration efforts were made in accordance with the adopted policy, and (2) the public interest in continuing the meeting outweighs the public interest in remote public access. This ensures that there is a basis established in the record for not providing remote access to the public meeting.

Translation of Agendas for Applicable Languages

As of July 1, 2026, eligible legislative bodies will be required to provide translations of public meeting agendas and public meeting webpages for “applicable languages.” Applicable languages are those identified using data from the most recent American Community Survey and are languages spoken by 20 percent or more of the applicable city or county population, provided that at least 20 percent of the population speaking that language speaks English less than “very well.”

Preparation

With the July 1, 2026, effective date approaching, eligible legislative bodies should begin reviewing current public meeting technology, policies and procedures around public meetings, and planning for the adoption of a disruption policy and the translation of agendas. This can help ensure legal compliance with these new requirements. Legal counsel can assist in ensuring compliance and developing appropriate implementation strategies.



SPOTLIGHT
MaryAnne Aubin
Legal Assistant

Prentice|LONG PC is pleased to welcome Legal Assistant MaryAnne Aubin who joined us late last summer. She works in our Hollister office, assisting the legal team in San Benito County with a variety of matters such as Dependency, Probate Guardianship, Clerking, and department specific requests. Ms. Aubin states, *“what I enjoy most about PLPC is the culture of professionalism, the wealth of knowledge and camaraderie that each colleague provides and how they exemplify positive impacts in the communities we serve.”* She enjoys learning the many facets of law and plans to continue her education while working with PLPC.

Ms. Aubin has worked in a number of different areas in hospitality and social services - always seeking opportunities to grow and serve those in need. Prior to joining PLPC, Ms. Aubin was with San Benito Health and Human Services Agency in the Child and Adult Services Division for five years, where she specialized in all court related work for Dependency cases and legal support in suspected child abuse investigations. She also fulfilled all 827 records requests and clerked interagency meetings.

Ms. Aubin finds joy in the outdoors -hiking, swimming, surfing, and riding motorcycles. She appreciates good music, cooking, and sharing laughs with family and friends, “I would never pass up an opportunity to pet a dog or make someone smile.” We are thrilled MaryAnne has chosen to join our team.

MARYANNE AUBIN

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Make Sure to Distribute New “Know Your Rights” Notice to Employees

By Caitlin Smith, Of Counsel

SB 294



Pursuant to the “Workplace Know Your Rights Act” (SB 294), all employers in California, regardless of size, are required to distribute the state’s new standalone “Know Your Rights” notice to employees by February 1, 2026, and annually going forward. The Labor Commissioner has created a template of the notice, which may be accessed here.

Posting a copy of the notice will not suffice; employers must deliver the new notice to employees directly, either electronically or by hard copy. We recommend keeping records of distributing the notice and ensuring that new employees are provided a copy of the notice going forward. The notice is available in English and Spanish and must be communicated to employees in the language the employer normally uses to communicate with the employee. If the template is not available in that language, it may be provided in English.

The notice advises employees of various rights, including their right to be free from illegal retaliation for exercising one’s rights to file a complaint with a government agency, asking about the employer’s compliance with laws, or speaking with others about their rights. The notice also advises employees of their right to be notified if the employer receives notice of an immigration agency’s inspection of employment eligibility forms or other records within 72 hours of receiving such notice. It also addresses protections against unfair immigration-related practices, including the prohibition against employers reporting or threatening to report employees or their families to immigration authorities. The notice outlines employees’ rights to be free from unreasonable searches and seizures, including by immigration agents, in the workplace. Employers are prohibited from providing voluntary consent to an immigration enforcement agent to enter non-public areas of the workplace without a judicial warrant. The notice outlines employees’ right to remain silent, to record interactions with law enforcement in public spaces, and to access legal representation if a criminal arrest occurs.

The notice also addresses an employee’s right to designate an emergency contact, to organize a union or engage in protected activities in the workplace, and to worker’s compensation benefits if injury or illness results from their employment. It provides various resources for employees, both state and federal. Please reach out to us with any questions that you may have regarding the new notice, we are happy to provide guidance to ensure that your agency is in compliance with the new law.



NEWS

NEW UD LAW FOR 2026 & 2027

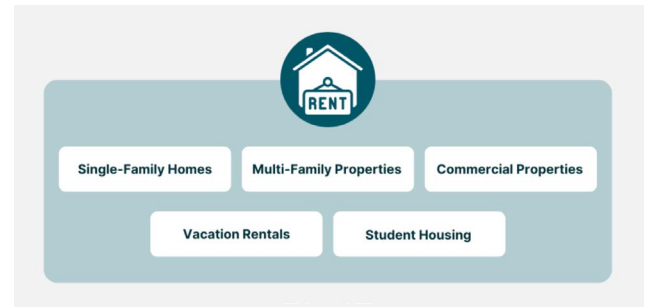
By Gretchen Dugan, Law Clerk II

AB 1384

UD. Unlawful Detainer. Eviction. All three terms refer to the legal remedy available for property owners seeking to regain the lawful possession of real property, be it a rental house, apartment, office building, airplane hangar, etc., from a tenant who is in violation of a lease agreement, either in a commercial or residential capacity. Initially these terms appear daunting, but our firm is equipped with the legal knowledge and tools necessary in order to navigate an applicant through the process while also keeping our clients up to date regarding new state laws governing the eviction statutes.

The eviction process is considered a “summary” proceeding, which means the requisite timelines for parties to file the necessary paperwork, and respond accordingly, are accelerated. Assembly Bill 1384 (AB 1384), enacted in California in October 2025, modifies a court’s authority to set a hearing date later than statutorily allowed. Prior to AB 1384, with a commercial or residential tenancy, if a judge found that good cause existed, pre-answer motions filed by defendant-tenants requiring a court date could be extended indefinitely, making the UD timeline process much longer and drawn out. This scenario negatively impacts commercial property owners seeking to regain possession of the premises by delaying the owner’s ability to actually physically and legally possess the real property in order to perform the necessary repairs to the unit before a new lease rental is formed. Now, timelines may only be extended ten days if the court finds that good cause exists. (Cal. Code Civ. Proc., §§ 1170, et seq.)

When an eviction is sought after, landlords are required to have a tenant served with adequate and timely written notice addressing the explicit violation(s) of the rental lease agreement term(s), in order to provide the tenant with a reasonable cure period. Whether notice is served on the tenant as a 3, 30, or 60-day written notice, the notice, typically to quit or pay rent, must now include specific dates: when the cure period starts, when it ends, as well including the express



statement that “weekends and judicial holidays” are excluded from the cure period computation. (*Eshagian v. Cepeda* (2025), 112 Cal. App. 5th 433.) If the landlord does not include this information on the written notice, then notice will be deemed deficient by the court as lacking a specific cause of action. As a result, the landlord would have to begin the notice process over again, further delaying the recovery process.

Also, effective in 2027, in order for a landlord to serve a tenant who is in violation of the rental lease agreement with a valid summons and complaint, the proof of service must include at least one photograph of each attempted service taken at the dwelling door. Photos must include a stamp referencing the date, time, and GPS location of the attempted service, or else service of process will be rendered ineffective by the court.



NEW CLIENTS

Prentice|LONG PC welcomes our newest clients.

Clear Creek Community
Services District (Anderson)

Senior Citizens of Shasta County, Inc.

Click [here](#) to see a list of all our clients.

MORE NEWS

We continue to update our website, click [here](#) to see further news and updates from *Prentice|LONG PC*.