



SamTrans Board of Directors

Meeting October 7, 2026

Correspondence as of September 25, 2026

Subject

1. RE: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA – *Staff Response*
2. Fwd: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA
3. Complaint
4. URGENT: Formal Grievance and Appeal of Proposed Redi-Wheels Suspension
5. RE: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA – *Staff Response*
6. HB Legal Alert: Can a Chicken Be a Fish? California Expands Its Sales and Use Tax to Digital Products by Fred Weil, Andrew Schmidt

From: [SamTrans BOD Public Support](#)
To: budgetin2526@gmail.com
Cc: [Board \(@samtrans.com\)](mailto:Board (@samtrans.com))
Subject: RE: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA
Date: Friday, September 18, 2026 11:30:47 AM

To Priti Patel,

We recognize the challenge you and your business faces in this situation, and we are sorry this has proven such a prolonged issue without a clear solution.

As noted, SamTrans staff will continue to monitor and maintain the bus stop area, but please keep in mind our efforts will be tied to what we actually manage within said location. In the case of El Camino Real & 25th Ave, we only own the bench and the bus stop pole. As such, our staff will only be able intercede if the bench, bus stop pole, or bus stop sign is in need of maintenance or repair. We will not be able to assist in cleaning the area itself.

For cleaning efforts, we would recommend reaching out to the City and their Public Works Department for assistance. We would also recommend reaching out to the Transit Police of the San Mateo County Sheriff's Office or the Redwood City Police Department regarding concerns with people actively littering in the area.

Your SamTrans Public BOD Support Team

From: Preak Patel <budgetin2526@gmail.com>
Sent: Wednesday, September 16, 2026 1:36:06 PM (UTC-08:00) Pacific Time (US & Canada)
To: SamTrans BOD Public Support <SamTransBODPublicSupport@samtrans.com>
Cc: Board (@samtrans.com) <Board@samtrans.com>
Subject: Re: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA

Dear SamTrans Public BOD Support Team,

Thank you for the detailed update regarding the El Camino Real & 25th Ave bus stop and the details on the Bus Stop Improvement Plan.

While I understand that SamTrans is transitioning away from maintaining trash receptacles at bus stops, the ongoing debris issue directly impacts our business at Budget Inn. Commuters throw trash in our landscape area, and we have to clean it every single day. Please understand our situation—who is responsible for addressing this ongoing problem? Since SamTrans will continue to monitor and maintain the stop area, could you please confirm how frequently vendors are scheduled to clean this location and our landscape area?

Regards,

Priti Patel
Manager, Budget Inn

On Mon, Sep 14, 2026 at 5:24 PM SamTrans BOD Public Support
<SamTransBODPublicSupport@samtrans.com> wrote:

To Priti Patel,

Thank you for contacting SamTrans, though we are sorry to see it was due to concerns with the cleanliness at the El Camino Real & 25th Ave bus stop. Please rest assured that SamTrans staff are monitoring our service, and our Facilities team closely coordinates with our cleaning vendors to ensure our bus stops remain in a state of good repair.

As you may be aware, there was a trash receptacle at this stop in the recent past. However, it was removed from the location by the City of Redwood City. We apologize for the trouble, and we appreciate you taking the time to raise this concern with us.

We have some potentially good news for you concerning this location: this stop is one of those highlighted by our Bus Stop Improvement Plan to receive amenities in the near future. In case you are unfamiliar with BSIP, it is a project of ours intended to identify bus stop features and amenities that SamTrans riders, local governments, and community members value, and plan for improving bus stops across the SamTrans network. You can find more information about BSIP on our website: <https://www.samtrans.com/projects/bus-stop-improvement-plan>.

On the other hand, as noted by that very same Bus Stop Improvement Plan, these improvements do not include the installation of a trash receptacle. SamTrans is moving away from providing trash receptacles at our stops. And we unfortunately have no plans to reinstall a trash receptacle at the El Camino Real & 25th Ave, even if we were not the ones to remove the receptacle in the first place.

Of course, we recognize passengers moving forward will still need a convenient means of disposing personal garbage. As such, we are providing trash receptacles on our buses in lieu of having them at our bus stops. Additionally, local jurisdictions can still provide and maintain their own trash receptacles by or around our bus stops should they so choose.

We again apologize for the inconvenience, but we assure you SamTrans staff are working diligently to complete the work proposed by BSIP with the aim to provide our community with a better transit service experience. To speak more directly to your concern regarding the trash buildup in the area, a possible solution may be coordinating with Redwood City's Public Works departments in installing a trash receptacle in the nearby area if not at our bus stop. For our part, please rest

assured SamTrans staff will continue to monitor and maintain the bus stop area around the El Camino Real & 25th Ave bus stop.

Your SamTrans Public BOD Support Team

From: Preark Patel <budgetin2526@gmail.com>

Sent: Friday, September 4, 2026 11:38 AM

To: Public Comment <publiccomment@samtrans.com>

Subject: Debris Issue by bus stop @ [2526 El Camino Real Redwood City, CA](#)

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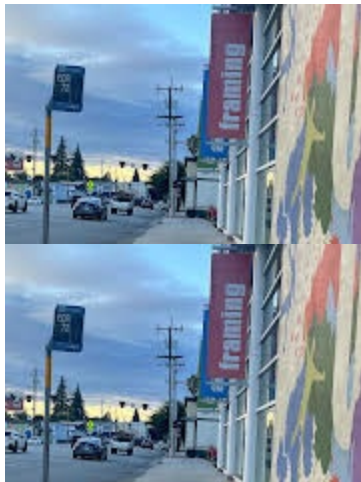
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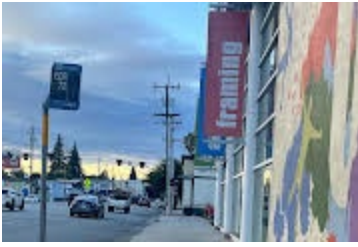


[Preview attachment WhatsApp Image 3.jpeg](#)



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To whomever it concerns

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Despite our previous emails and the photos we provided, we have not yet received a response or a resolution from the City of Redwood City. We are currently forced to clean our landscape area and the surrounding bus stop daily because bus commuters and other individuals frequently leave trash on our property. This ongoing issue creates an unsightly environment and detours potential customers.

Please prioritize this request and confirm when the trash can will be installed.

Regards,

Priti Patel

Manager, Budget Inn

[2526 El Camino Real](#)

[Redwood City, CA 94061](#)

From: [Preark Patel](#)
To: [SamTrans BOD Public Support](#)
Cc: [Board \(@samtrans.com\)](#); rsanchez@redwoodcity.org
Subject: Fwd: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA
Date: Friday, September 18, 2026 12:51:28 PM
Attachments: [image007.png](#)

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Here is the email from City of Redwood City:

Hi Priti,

Thank you for your email. The City does not have jurisdiction over this area as SamTrans operates the bus stop and associated services. Please contact SamTrans directly.

Contact info can be found at the following link:

<https://www.samtrans.com/about-samtrans/contact-us>

Thank you,



Raísa N. Sanchez

Administrative Secretary, City Manager's Office

Here is the email from SamTrans:

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This is absolutely unacceptable. SamTrans and the city are pointing fingers at each other instead of taking responsibility. If you cannot maintain the cleanliness of the area, we request that you relocate the bus stop as far away as possible from our business.

Please get back to me ASAP.

Priti Patel

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Date: Fri, Sep 18, 2026 at 12:28 PM

Subject: RE: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA

To: Preak Patel <budgetin2526@gmail.com>

To Priti Patel,

Your request to have the bus stop moved due to these sanitation concerns has been escalated to the proper parties for review.

We will get back to you as soon as possible once we have more information on the matter.

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From: Preark Patel <budgetin2526@gmail.com>

Sent: Friday, September 18, 2026 11:43 AM

To: SamTrans BOD Public Support <SamTransBODPublicSupport@samtrans.com>

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Sent: Friday, September 4, 2026 11:38 AM

To: Public Comment <publiccomment@samtrans.com>

Subject: Debris Issue by bus stop @ [2526 El Camino Real Redwood City, CA](#)

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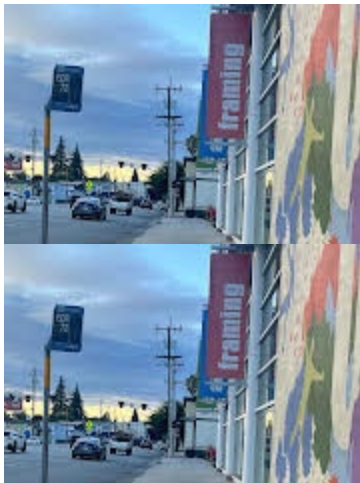
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Regards,

Priti Patel
Manager, Budget Inn
[2526 El Camino Real](#)
[Redwood City, CA 94061](#)

From: [Jack Uy](#)
To: [Customer Service](#); [Ehab Azab](#); [Kevin Yin](#); [Tina Dubost](#); [samtrans@customerservice.com](#); [Board \(@samtrans.com\)](#); [Public Comment](#); [Stacey Routt](#); [Wessam Zanaty](#); [Juan Carlos \(JC\) Aguila](#); [Manny Caluya](#); [Linda Tamtum](#); [Vanessa Mariano](#); [Terry Loo](#); [Cathie Silva](#); [Jessica Valdez](#); [Emely Balingit](#); [Patrick Ng](#); [Adam Jung](#); [Procurements](#); [Mary Garcia](#); [Johnny Loo](#); [Danielle Rodriguez](#); [Luis Velasquez](#); [Alice Cho](#)
Subject: Complaint
Date: Tuesday, September 22, 2026 6:47:39 AM

You don't often get email from uyjack390@gmail.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders.

I was in the 397 bus today going to San Mateo. Around 3:30 AM, I asked the girl driving some questions and she was extremely hostile, rude, racist and behaved disgustingly towards me. She needs to be disciplined by administration and/or she needs to be fired so she loses her job. The fact that Samtrans hires garbage like her proved Samtrans has now gone the drain.

From: [Preston Steele](#)
To: [April Chan](#); [Board \(@samtrans.com\)](#); [Customer Service](#); [Rediwheels](#)
Subject: URGENT: Formal Grievance and Appeal of Proposed Redi-Wheels Suspension
Date: Tuesday, September 22, 2026 9:28:44 AM

You don't often get email from pjsteele222@gmail.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders.

Dear Ms. Chan and Members of the SamTrans Board of Directors:

I am directing this grievance to you because the SamTrans employee whose conduct and decision I am challenging was Tina Dubost, who is identified on the SamTrans website as the Acting ADA Coordinator. Because Ms. Dubost is the subject of this complaint, I request that it be investigated and decided by someone outside her supervision and control. Please do not refer this grievance back to Ms. Dubost for her own determination.

I understand that Redi-Wheels may be preparing to suspend my service based on the disputed missed trips. To the extent that any suspension has been proposed, decided, or imposed, please treat this correspondence as my formal appeal of that suspension in addition to my grievance. I request written confirmation that no suspension will take effect while my appeal is pending, consistent with 49 C.F.R. § 37.125(h)(3). If a formal suspension decision has already been made, please immediately provide the written notice, the specific incidents relied upon, the proposed sanction, the effective date, and complete instructions for exercising my appeal rights.

I am submitting a formal grievance concerning Redi-Wheels' handling of missed trips that resulted from an unexpected health episode or worsening of my medical condition, as well as the response I received when I called to address the matter.

On 09-22-26 at around 9 am, I contacted Redi-Wheels to explain that my missed trips on 09-21-26 occurred because of exacerbations of some of the health issues which make me eligible for Redi-Wheels in the first place. The circumstances were not intentional or reasonably preventable. My condition made me unable to take the trips or cancel them within the required timeframe.

During the call, Ms. Dubost stated, in substance, that everyone using Redi-Wheels has a disability and that it would not be fair to excuse missed trips whenever a rider cited a disability.

I am concerned that this response may not be consistent with Redi-Wheels' published no-show policy. Redi-Wheels states that customers will not knowingly be penalized for no-shows or late cancellations resulting from circumstances beyond their control. The Rider's Guide likewise states that no-shows or late cancellations do not count against a customer when they result from circumstances beyond the customer's control.

I understand that the policy must be applied consistently to all riders. However, the fact that Redi-Wheels serves people with disabilities does not by itself resolve whether these particular missed trips resulted from circumstances beyond my control. I am requesting an

individualized review based on the facts of my situation rather than a categorical denial based solely on the existence of a disability.

Please:

1. Conduct an individualized review of the missed trips on 9-21-26.
2. Remove any no-show or late-cancellation infractions arising from the health circumstances described above.
3. Confirm in writing that these disputed incidents will not support any warning, suspension, or other adverse action and that any proposed suspension will be stayed while my appeal is pending.
4. Review any available recording, account notes, call logs, and related records from my telephone call on 9-22-26 at approximately 9 am.
5. Preserve those records while this grievance is under review.
6. Review whether the information provided to me during the call accurately reflected Redi-Wheels' published no-show policy and provide any appropriate guidance or training if it did not.
7. Provide a written explanation of the standards Redi-Wheels uses to determine whether a missed trip resulted from circumstances beyond a rider's control, including what supporting information may be required.
8. Provide the outcome of this grievance in writing.

I am willing to provide reasonable supporting information concerning the health circumstances involved. I request that any medical information be limited to what is reasonably necessary to establish that I was unable to take or timely cancel the trips.

Please treat this as a formal grievance and an ADA-related service complaint. I request written acknowledgment that it has been received, a grievance or reference number, and a written determination.

Sincerely,

Preston Steele
Telephone: 650-226-6482
Email: pjsteele222@gmail.com

From: [SamTrans BOD Public Support](#)
To: budgetin2526@gmail.com
Cc: [Board \(@samtrans.com\)](mailto:Board (@samtrans.com)); rsanchez@redwoodcity.org
Subject: RE: Debris Issue by bus stop @ 2526 El Camino Real Redwood City, CA
Date: Tuesday, September 22, 2026 5:14:54 PM
Attachments: [image001.png](#)
[image005.png](#)

To Priti Patel,

Good afternoon. Thank you for your patience as SamTrans staff reviewed this issue and considered your request.

Unfortunately, it seems we will not be able to accommodate your request to move the stop by 2526 El Camino Real. This decision was based around our Service Policy Framework: <https://www.samtrans.com/projects/service-policy-framework>. This framework, updated last December through the approval of the SamTrans Board, establishes guidelines for our service, including how our bus stops should be sited and spaced. Additionally, staff considered the findings of the El Camino Real Bus Speed and Reliability Study: <https://www.samtrans.com/ECRStudy>. The purpose of the study had been to review the El Camino Real corridor and the Route ECR to consider potential changes to improve service, which included changes to the infrastructure of the ECR, like adding, moving, or removing bus stops.

SamTrans staff had reviewed Stop 344075 and found it did not conflict with any of the factors we consider when it comes to stop placement, including the spacing between other stops, accessibility to customers and operations, and compatibility with adjacent land use. Additionally, the stop did not meet the framework's criteria for the relocation or removal of a bus stop, which would consider confirmed safety issues at the location, changes to the physical environment that would conflict with the service of the bus or the accessibility of the stop, or compliance concerns with our siting and spacing guidelines.

We apologize we could not meet your request. We understand you were hoping for a different outcome, but please understand that SamTrans does have to balance our decisions around our capacity as a public transit agency. We will install courtesy signage at the stop to remind waiting passengers to dispose of trash onboard the bus. However, for cleaning concerns for the surrounding area, we would again advise you to reach out to the City for assistance. Likewise, for littering/illegal dumping, we would advise you to contact Redwood City's Police Department or the San Mateo County Sheriff's Office Transit Police.

Your SamTrans Public BOD Support Team

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Sent: Friday, September 18, 2026 12:51:10 PM (UTC-08:00) Pacific Time (US & Canada)
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Administrative Secretary, City Manager's Office

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Thank you for contacting SamTrans, though we are sorry to see it was due to concerns with the cleanliness at the El Camino Real & 25th Ave bus stop. Please rest assured that SamTrans staff are monitoring our service, and our Facilities team closely coordinates with our cleaning vendors to ensure our bus stops remain in a state of good repair.

As you may be aware, there was a trash receptacle at this stop in the recent past. However, it was removed from the location by the City of Redwood City. We apologize for the trouble, and we appreciate you taking the time to raise this concern with us.

We have some potentially good news for you concerning this location: this stop is one of those highlighted by our Bus Stop Improvement Plan to receive amenities in the near future. In case you are unfamiliar with BSIP, it is a project of ours intended to identify bus stop features and amenities that SamTrans riders, local governments, and community members value, and plan for improving bus stops across the SamTrans network. You can find more information about BSIP on our website: <https://www.samtrans.com/projects/bus-stop-improvement-plan>.

On the other hand, as noted by that very same Bus Stop Improvement Plan, these improvements do not include the installation of a trash receptacle. SamTrans is moving away from providing trash receptacles at our stops. And we unfortunately have no plans to reinstall a trash receptacle at the El Camino Real & 25th Ave, even if we were not the ones to remove the receptacle in the first place.

Of course, we recognize passengers moving forward will still need a convenient means of disposing personal garbage. As such, we are providing trash receptacles on our buses in lieu of having them at our bus stops. Additionally, local jurisdictions can still provide and maintain their

own trash receptacles by or around our bus stops should they so choose.

We again apologize for the inconvenience, but we assure you SamTrans staff are working diligently to complete the work proposed by BSIP with the aim to provide our community with a better transit service experience. To speak more directly to your concern regarding the trash buildup in the area, a possible solution may be coordinating with Redwood City's Public Works departments in installing a trash receptacle in the nearby area if not at our bus stop. For our part, please rest assured SamTrans staff will continue to monitor and maintain the bus stop area around the El Camino Real & 25th Ave bus stop.

Your SamTrans Public BOD Support Team

From: Preark Patel <budgetin2526@gmail.com>

Sent: Friday, September 4, 2026 11:38 AM

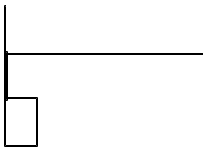
To: Public Comment <publiccomment@samtrans.com>

Subject: Debris Issue by bus stop @ [2526 El Camino Real Redwood City, CA](#)

You don't often get email from budgetin2526@gmail.com. [Learn why this is important](#)

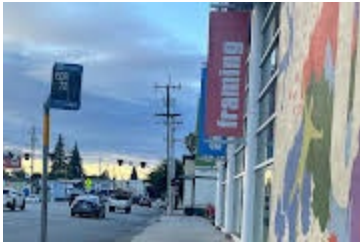
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[Preview attachment WhatsApp Image 2026-09-02 at 12.39.16 PM.jpeg](#)
[Preview attachment WhatsApp Image 2026-09-02 at 12.39.16 PM.jpeg](#)

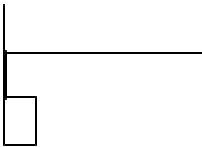


[WhatsApp Image 2026-09-02 at 12.39.16 PM.jpeg](#)
[263 KB](#)





[Preview attachment WhatsApp Image 3.jpeg](#)[Preview attachment WhatsApp Image 3.jpeg](#)



[WhatsApp Image 3.jpeg](#)

[281 KB](#)



To whomever it concerns

Please install a city trash can at the bus stop near 2526 El Camino Real immediately. This is our formal request to address a persistent sanitation issue that is negatively affecting our business operations at the Budget Inn.

Despite our previous emails and the photos we provided, we have not yet received a response or a resolution from the City of Redwood City. We are currently forced to clean our landscape area and the surrounding bus stop daily because bus commuters and other individuals frequently leave trash on our property. This ongoing issue creates an unsightly environment and detours potential customers.

Please prioritize this request and confirm when the trash can will be installed.

Regards,

Priti Patel

Manager, Budget Inn

[2526 El Camino Real](#)

[Redwood City, CA 94061](#)

From: [Jessica L. Walker](#) on behalf of [Joan L. Cassman](#)
To: [Board \(@samtrans.com\)](#); [Board \(@smcta.com\)](#); [April Chan](#); [David Santoro](#); [David Olmeda](#); [Emily Beach](#); [Joshuah Mello](#); [Margaret Tseng](#); [Mehul Kumar](#); [Nathaniel Kramer](#); [Chris Andrichak](#); [Peter Skinner](#); [Ladi Millard-Olmeda](#)
Cc: [VanHofTen, Shayna \[SvanHofTen@hansonbridgett.com\]](#); [Jessica L. Walker](#)
Subject: HB Legal Alert: Can a Chicken Be a Fish? California Expands Its Sales and Use Tax to Digital Products by Fred Weil, Andrew Schmidt
Date: Thursday, September 24, 2026 8:03:36 AM
Attachments: [HB Alert - Can a Chicken Be a Fish.pdf](#)

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Good morning, all,

I write to share this Hanson Bridgett post which discusses California's new legislation, effective January 1, 2027, which expands the Sales and Use Tax to include certain digital products by classifying them as tangible personal property. This change aims to address revenue losses from evolving software delivery methods and introduces a 'place of use' rule that affects tax applicability based on the location of access. However, the law's validity may face challenges in court due to historical distinctions between tangible and intangible property, leaving businesses uncertain about compliance.

If this law is implemented without challenge, the District and the SMCTA will receive more revenues from their existing sales taxes. We will continue to follow this issue and keep you posted of developments.

Best regards,

Joan

Joan L. Cassman

Partner

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Can a Chicken Be a Fish? California Expands Its Sales and Use Tax to Digital Products

Can a chicken be a fish, or a dog be a cat, if the California Legislature declares it to be so?

September 9, 2026

Effective January 1, 2027, the California Legislature has attempted to broaden its Sales and Use Tax laws to reach certain software and other digital transactions that historically have escaped taxation when delivered electronically or accessed remotely.¹ The Legislature accomplished this, in part, through a seemingly simple device: it has declared that certain “digital products” constitute tangible personal property. This is significant because California’s Sales and Use taxes traditionally apply only to tangible personal property.

The term “digital product” means “prewritten computer software transferred on tangible storage media, transferred electronically, or accessed remotely.”²

Prewritten computer software is “accessed remotely” when it is “accessed for consideration by use of a digital code, password, or other means” while residing “on the vendor’s server or the server of a third party.”³

Prewritten computer software is “transferred electronically” when it is “obtained by the purchaser, by means other than tangible storage media, in a manner that allows the purchaser to open, view, access, download, copy, possess, store, manipulate, update, or otherwise use the digital product.”⁴

The expansion of California's Sales and Use Tax to digital products therefore reaches familiar arrangements such as downloaded software and many forms of remotely accessed or cloud-hosted software. It does not, however, tax everything delivered digitally. Among the exclusions, the statutory definition excludes digital books, digital audio and audiovisual works, video games, digital visual works, digital infrastructure, and digital assets.⁵

Where is Software “Used”?

For businesses operating in multiple states, one of the most important provisions may be the new place of use rule.

The place of use of a digital product will determine whether the Sale or Use tax applies and is defined as “where any right or power is exercised over the digital product. The right or power to remotely access a digital product is exercised at the place where the person accessing the digital product is located.”⁶ Thus, software that a California company licenses may nevertheless be used outside California, while software purchased from an out-of-state vendor may generate California use tax if it is accessed by personnel located here.

There are, of course, continuing provisions for digital products purchased for resale to customers, for custom-made software prepared for the special order of a single customer, and for software sold for exclusive use outside California.

These changes in the law will require some explanations as to how they will be implemented. The California Department of Tax and Fee Administration (the “CDTFA”) is expected to provide guidance and temporary regulations prior to the end of 2026.

Can the Legislature Make the Intangible Tangible?

That brings us back to the chicken and the fish.

The Legislature apparently assumed that it could simply reach “digital products” by declaring them to be tangible personal property. The expanded legislation aims to replace California Sales and Use tax revenues that have been lost as software delivery

methods to customers have shifted. Formerly, software was delivered on floppy disks, on 3 ½ inch disks, on thumb drives, or on CDs. All of these had physical properties and could be taxed as tangible personal property under the current laws. But now software is often downloaded from the sellers' sites, including the many phone and computer applications. Also, some programs are merely accessed remotely, such as software for the preparation of tax returns. However, the place of use rule cited above becomes important because a customer's use of software outside the State is not taxed even if the seller resides inside the State.

However, California courts historically have drawn a sharp distinction between tangible versus intangible property. The distinction between tangible personal property, which can be physically touched, seen or otherwise observed, from intangible property which cannot be sensed in any of those ways has been embedded in those decisions.

In particular, the courts recognized that intangible property generally consists of a "right" rather than a physical object.⁷ The point became especially clear in *Lucent Technologies v. Board of Equalization*.⁸ There, the Court of Appeal rejected the State's argument that software became tangible merely because it was placed on a CD or magnetic tape. The physical medium was tangible whereas the software itself remained distinct. The court even characterized as an "absurd result" a rule that could impose millions of dollars of tax on software delivered on a CD while leaving identical electronically delivered software untaxed.

Whether the Legislature has the power to redefine what constitutes tangible personal property will likely be tested in the California courts, leaving sellers and users uncertain as to whether or how to comply with the change. As California turns its newly declared digital "fish" into taxable reality, we will be looking to the CDTFA for guidance on how sellers and users should navigate these uncertainties, including the prospect of litigation.

¹ S.B. 122 Taxation, 2025-2026 Reg. Sess. (Cal. 2026). On June 29, 2026, Governor Gavin Newsom approved Senate Bill 122.

² Revenue & Taxation Code Sec. 6016.1(a).

³ Revenue & Taxation Code Sec. 6016.2(a)

⁴ Revenue & Taxation Code Sec. 6016.2(c)

⁵ Revenue & Taxation Code Sec. 6016.1(b).

⁶ Revenue & Taxation Code Sec. 6010.5.1

⁷ See e.g., *Navistar Int'l Transportation Corp. v. State Bd. of Equalization*, 884 P.2d 108 (Cal. 1994); *Preston v. State Bd. of Equalization*, 19 P.3d 1148 (Cal. 2001); *Nortel Networks Inc. v. State Bd. of Equalization*, 119 Cal. Rptr.3d 905 (Cal. Ct. App. 2011).

⁸ 193 Cal. Rptr.3d 323 (Cal. Ct. App. 2015).

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