

2018 CEQA Essentials Workshop

Speakers

Los Angeles (10/26)



Ian Michael Forrest, *Southern California Edison*

Ian Michael Forrest is a Senior Attorney in the Real Property, Local Government Affairs & Licensing division of Southern California Edison Company's law department. A former environmental consultant, Ian has worked in various capacities to facilitate the permitting and implementation of development projects and aid complex industrial interests with environmental compliance. He has facilitated the permitting and implementation of a wide variety of public and private development projects, including energy utility infrastructure, energy generation, rapid urban transit, mixed-use residential and water quality enhancement. He has also served as a technical point of contact and public spokesperson, representing client interests before the media and in environmental negotiations with community groups and local municipalities.

Ian has substantive expertise on federal and state environmental statutes, including the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), the federal and California Endangered Species Acts (ESA), the Clean Air Act (CAA), the Clean Water Act (CWA), and the Federal Aviation Act (FAA). Ian's work with SCE focuses on environmental counseling related to energy and infrastructure projects. He has worked on numerous transmission lines and utility-scale renewable energy projects in the Western United States and has extensive experience before the California Public Utilities Commission (CPUC). Based out of Los Angeles, Ian is a frequent lecturer regarding renewable energy development, CEQA, and climate change legislation and policy in California and the United States. Internationally, Ian has worked with numerous organizations, including the International Emissions Trading Association (IETA), World Business Council For Sustainable Development (WBCSD), United Nations Environment Programme Finance Initiative (UNEP FI), and Centre d'Informació i Documentació Internacional a Barcelona (CIDOB). Ian currently serves the Legislative Liaison of the Los Angeles Association of Environmental Professionals.



Albert Garcia, *Southern California Gas*

Albert Garcia joined Southern California Gas Company in 2010. Mr. Garcia concentrates his practice on natural resources, real property, utility franchise agreements, land use law, and various utility related regulatory matters, including the permitting of large scale utility projects on behalf of SoCalGas at the federal, state and local level and representing the corporation in front of federal, state and

local agencies.

Prior to joining Southern California Gas Company, Mr. Garcia was employed for over eight years as Senior Counsel for Southern California Edison Company, working on environmental, real property and local government matters. Prior to joining Southern California Edison Company, Mr. Garcia was an associate attorney at Allen Matkins Leck Gamble Mallory & Natsis LLP and Morgan, Lewis & Bockius LLP.

Mr. Garcia is a California native and graduated from California State University, Fullerton in 1996 with a B.A. in Political Science. He earned his J.D. in 1999 from Columbia University School of Law, where he served as an editor for the Columbia Human Rights Law Review.

Mr. Garcia was a member of the U.S. Air Force and California Air National Guard from 1987 to 1996 and is an expert-level motorcycle racer.

Specialties: Environmental Law, Land Use Law, Real Property, Natural Resources Law, Local Governmental Affairs, Regulatory Affairs, Public Affairs, Telecommunications, Franchise Agreements, Energy, Public Utilities, General Transactional.



Kristina Kropp, Esq., *Luna & Glushon, APC*

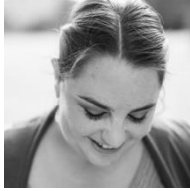
Kristina Kropp is a land use, environmental government and regulatory attorney at Luna & Glushon, in Los Angeles. Kristina regularly represents property owners, neighborhood organizations, environmental organizations, public agencies and developers throughout the state of California to navigate California's complex regulatory land use and environmental regulatory scheme. In her capacity, Kristina is regularly involved with highly publicized and controversial matters and works closely with community groups as well as government agencies to assure environmental concerns related to proposed development projects are adequately vetted and addressed.



Ruta K. Thomas, REPA, *Dudek*

Ruta K. Thomas, REPA has over 20 years' experience managing the preparation and coordination of highly complex, controversial, and visible environmental documents for urban and rural development and redevelopment projects throughout California. She is well versed in all areas of the California Environmental Quality Act and National Environmental Policy Act, including facilitating community outreach workshops and events to effectively address participants' concerns. Ms. Thomas successfully navigates her projects through complex regulatory requirements and oversight. She brings scientific rigor to the projects on which she works, and with demonstrated expertise in writing and negotiation, she effectively communicates and collaborates with agencies and colleagues to successfully achieve clients' goals.

Orange County (11/1)



Ashley Brodtkin, *City of Orange*

Ashley is an Associate Planner in the Advanced Planning Group for the City of Orange and is the City's Environmental Planning Specialist. Ashley has over five years of experience preparing and managing environmental documents for capital improvements, land development and public policy document projects. Prior to her current position, Ashley was a planner at the County of Orange, primarily focusing on CEQA determinations and environmental documents for County's capital improvement projects. Ashley began her career as a private consultant working for engineering design and build firms, preparing environmental documents for public and private sector projects throughout the State of California. With experience as both a private consultant and in public service, Ashley provides a perspective on CEQA issues from both a consultant and lead agency point of view. Ashley holds Masters of Urban and Regional Planning degree from Cal Poly Pomona with a focus in environmental planning.



Christopher Burt, *Manatt Phelps & Phillips LLP*

Chris Burt is an associate in the Orange County office and a member of the land use practice group. He advises and represents clients in complicated land use and environmental matters related to regulatory compliance, including CEQA and NEPA, planning and zoning, coastal and sensitive resources, exactions and assessments, and constitutional issues related to the First and Fifth Amendments. Prior to joining the firm, Chris was an associate at Sohagi Law Group, PLC, and a contract attorney for the Los Angeles City Attorney's Office in Complex and Special Litigation. Chris currently serves as the Legislative Liaison for the Orange County AEP Boards. He also actively participates in the Building Industry Association's Government Affairs Committee as well as the Urban Land Institute.



Konnie Dobрева, JD, *Environment | Planning | Development Solutions*

Konnie's more than 18 years of public and private sector planning and legal experience have made her a keen strategist and an effective writer of CEQA documents. She has prepared environmental documents for a diverse range of projects: small-scale residential and large planned communities, commercial office, industrial, mixed-use and general plans. Konnie holds a juris doctorate degree from Pepperdine University School of Law, where she specialized in alternative dispute resolution. Konnie has been an assistant planner with the City of Lake Forest and a planning consultant for the cities of Irvine, Anaheim, and Rancho Santa Margarita. This is Konnie's thirteenth term as Orange County AEP Board Member.



JoAnn Hadfield, *PlaceWorks*

JoAnn has over 30 years of experience focusing on CEQA and NEPA compliance services. She has been responsible for document preparation and processing for hundreds of projects, including rail and highway improvement projects, water/wastewater projects, big-box commercial developments, downtown redevelopment projects, a waste-by-rail “mega” landfill, a heap-leach gold mine, sensitive coastal and hillside development projects, and large-scale mixed-use communities. JoAnn is well versed in the entire environmental process, particularly project scoping, environmental documentation, public noticing and participation, and resource permitting. Her public sector work has included the preparation of housing plans, transportation and air quality studies, and Local Coastal Plans, while her private sector experience has included specific plan preparation and general plan amendments, zone changes, conditional use permit entitlement processing, and coastal development permits. JoAnn’s experience includes coordination and processing of regulatory permits.

Channel Counties – Ventura (11/2)



Mindy Fogg, *Rincon Consultants, Inc.*

Mindy Fogg is a Senior Supervisor/Project Manager in the Santa Barbara office of Rincon Consultants, Inc. She has over 17 years of experience as a Land Use/Environmental Planner and CEQA Practitioner in both the private and public sectors with the County of Santa Barbara and the County of San Diego. Her work has involved the preparation of CEQA documents for numerous private and public projects, including mining projects, renewable energy projects, housing projects, ordinances, specific plans, and general plans. As a consultant and contract planner, Ms. Fogg is currently assisting agencies and business owners with the permitting and environmental review of cannabis projects throughout the Central Coast. Ms. Fogg has been actively involved with AEP since 2008 and is currently serving as Administrative Vice President on the State Board of Officers and Directors.



Jaclyn Lee, AICP, *City of Camarillo*

Ms. Lee is currently the Principal Planner at the City of Camarillo. She has worked as a planner for the City of Camarillo for eleven years. Prior to working in Camarillo, she was a planner for the City of Palmdale for over seven years.

She received her Bachelor’s degree from the University of California, San Diego with majors in Urban Studies & Planning and Sociology. She also holds a Master’s degree in Public Policy and Administration from California Lutheran University. She is also a member of the American Institute of Certified Planners.

Throughout her career, Ms. Lee has managed a wide range of land use entitlements, including subdivisions, planned development permits, conditional use permits, and zone changes. She has also managed updates to the Camarillo General Plan and Zoning Code amendments, including the extension of the City's Growth Control and Wireless Communication Facilities Ordinances.

At both the Cities of Palmdale and Camarillo, she has managed projects, including the environmental review process and has prepared numerous Negative and Mitigated Negative Declarations. She has also managed and coordinated the review of Environmental Impact Reports for large-scale shopping centers, subdivisions, and more recently, a 277-room hotel and conference center that will be under construction shortly.

Currently, she supervises the public counter planning staff and manages the Springville Specific Plan area, which is under construction and will provide for 1,350 new homes when built out. Other exciting projects she is working on include potential redevelopment of a previous lumber supply yard for an affordable housing development and exploration of design concepts for the potential redevelopment of the former courthouse in Old Town.



Joseph Vacca, AICP, *City of Camarillo*

I currently work for the City of Camarillo as Director of Community Development, overseeing and directing all functions of the Community Development Department. I manage the Planning, Housing, Code Compliance and Building and Safety Divisions, make recommendations to the City Council on policy matters and development projects and I also serve as Secretary to the Planning Commission.

Over the past twenty years, I have established a strong work history managing and motivating staff to complete tasks in efficient and effective ways according to prioritized work programs and development plans. I have extensive background in administering substantial and varied planning entitlement case-loads to ensure compliance with Federal, State and Local laws while completing entitlements and overseeing condition compliance during all phases of construction until final occupancy. I work well as a facilitator to bring together various stakeholder positions -including government decision makers, administrative management employees, developers and citizens, in order to accommodate the goals and desires of all participants while accommodating growth and development in a sustainable fashion.

My continued goal is to do my best in overseeing the general development functions of Camarillo as Community Development Director, to enhance and maintain the quality of life for the community I am happy to serve.



Andrea Warren, *Alston & Bird*

Andrea Warren is a senior associate with Alston & Bird's Environment, Land Use & Natural Resources Group. Since joining the firm in 2012, Andrea has represented clients in a variety of land use matters, including matters arising under the California Environmental Quality Act (CEQA) and the state's planning and zoning law. Andrea has represented public agencies, major oil companies, major retail and commercial developers and developers constructing large residential projects from the start of the environmental review and land use permitting process through litigation at the trial and appellate levels challenging the environmental review and government approvals. Andrea is a member of the executive committee of the Los Angeles County Bar Association Environmental Law Section. Andrea earned her J.D. in 2012 from Harvard Law School and earned her B.A. in international relations from Tufts University in 2006. While in law school, Andrea focused her studies on environmental law and was an editor for the Harvard Environmental Law Review. Before law school, Andrea worked on political campaigns in countries outside of the United States.

Monterey Bay-Silicon Valley (11/2)



Kristi Black, *Ascent Environmental*

Kristi Black is a project manager with Ascent Environmental. She has focused her career on managing and contributing to documentation to support CEQA and NEPA compliance for energy development and infrastructure projects, such as electric transmission, natural gas, renewable energy, telecommunications, and road and bridge projects. Kristi works closely with agency representatives to define project scopes and to streamline permitting efforts, and offers a thorough understanding of the state and federal regulatory environment in California.



Darcy Kremin, AICP, *Rincon Consultants, Inc.*

Darcy Kremin, AICP, is an Environmental Planning Practice Leader at Rincon Consultants, Inc. in Oakland, California. Darcy has over 20 years of environmental planning experience, and specializes in CEQA and NEPA compliance, particularly for school projects, mixed-use infill projects, utility projects, among others. She was on the California Planning Foundation Board of Directors from 2012 to 2016. Darcy was a Co-Chair for the 2015 APA California Conference in Oakland, helped coordinate the 2007 APA California Conference in San Jose and the 2005 APA Conference in San Francisco. She received her M.A. in Urban and Environmental Policy from Tufts University and her B.A. in Geography/Environmental Studies and Political Science from UCLA.



Elizabeth Pollock, Remy Moose Manley LLP

Ms. Pollock is a Senior Associate Attorney with Remy Moose Manley LLP. She earned her Juris Doctorate from U.C. Davis, King Hall School of Law in 2008, and her Bachelor of Science degree in Community and Regional Development from UC Davis in 2003. Prior to joining Remy Moose Manley, Ms. Pollock worked as a Deputy Attorney for the California Department of Transportation, and as an Environmental Circuit Prosecutor. In addition, while working for the Department of Transportation she did a one-year rotation at the Governor's Office of Planning and Research, where she assisted with drafting revisions to the CEQA Guidelines.

Ms. Pollock's practice is focused on providing a wide variety of environmental and land use services to public and private clients, including cities and counties, state agencies, environmental consultants, project applicants, and environmental organizations located throughout California. She specializes in compliance with the California Environmental Quality Act, State Planning and Zoning Law, the National Environmental Policy Act, and other related land use and environmental statutes. In addition to teaching AEP courses, Ms. Pollock teaches "Planning and Environmental Law," a four-day course at UC Davis Extension.

Central (11/5)



Shannon L. Chaffin, Aleshire & Wynder LLP

Shannon L. Chaffin is a Partner in the Central Valley office handling a wide variety of legal issues including land use, environmental, municipal law, and litigation. Mr. Chaffin currently serves as City Attorney for the City of Arvin and King City; District Counsel for the Del Rey Community Services District, General Counsel for the Friant North Authority; Assistant City Attorney for the Suisun City, and Assistant General Counsel for the Madera County Transportation Commission.



Talia Kolluri, City of Fresno

Talia Kolluri is a Supervising Deputy City Attorney with the City of Fresno, where she advises city staff on land use and planning matters as well as compliance with the California Environmental Quality Act. She spent two years as the legal adviser to the City of Fresno Planning Commission and currently focuses on long range planning projects. She has advised the City of Fresno on CEQA assessment and adoption of their General Plan, the update of their Housing Element, and several specific plans. Before joining the City of Fresno, she was a prosecutor and a civil litigator. She received her B.A. from UCSB and her J.D. from the University of Minnesota Law School.



Eric VonBerg, MRP, Rincon Consultants, Inc.

Eric VonBerg has 25 years of planning experience in land use, environmental, and transportation planning at the local, county, regional, and state level. He has divided his career between working in the public and private sector. He is a Valley boomeranger, having grown up in Fresno, headed to So Cal and the East Coast for college, and then returning to the Valley to work and raise a family.

Eric currently is the Planning Manager for Rincon Consultants in their Fresno Office. His previous experience includes managing Current Planning for Fresno County, managing the Master EIR for the City of Fresno's 2014 General Plan update, and Public Outreach Manager for the California High Speed Rail Project Fresno to Palmdale Segment.

Inland Empire (11/6)



John Bellas, Michael Baker International/PMC

John has been an environmental planner with Michael Baker International/PMC (now a part of Michael Baker) for almost 6 years. Prior to his current role, John served as Deputy Director of Planning Services for Willdan for over 11 years, and prior to that he served as an environmental scientist for Orth-Rodgers & Associates for nearly 3 years. John was a primary contributor for the Westlake Village Community Park/Triunfo YMCA Supplemental EIR. John earned a Bachelor of Science degree in Environmental Resource Management from Penn State University. In all, John has over 18 years of experience with CEQA.



Amanda Daams, Best Best & Krieger LLP

Amanda Daams is an associate in Best Best & Krieger LLP's Environmental Law & Natural Resources practice group. She assists clients on all issues related to the California Environmental Quality Act, the National Environmental Policy Act and associated environmental laws. In addition to drafting and reviewing CEQA and NEPA documents, she has extensive experience helping private developers navigate the entitlement process and obtain necessary land use approvals.

Amanda has advised and assisted private developers entitle commercial, industrial, residential and mining projects across California, as well as helped obtain permits for a federally recognized Indian Tribe. She takes a pragmatic approach to solving difficult land use issues and advising clients on CEQA, NEPA, the Planning and Zoning Law, Surface Mining and Reclamation Act, Subdivision Map Act and related laws.

Amanda is very active in the Association of Environmental Professionals, serving as the Chapter

Director for the Inland Empire Chapter and planning CEQA workshops. She grew up in Riverside and enjoys college football, baking and trips to the zoo with her family. Amanda is admitted to practice law in the State of California.

San Francisco Bay Area (11/7)



Shannon Allen, *City of Berkeley*

Shannon Allen is a Principal Planner at the City of Berkeley. She performs a variety of professional and supervisory activities within the Land Use Planning Division; this Division administers zoning regulations, reviews development projects and assists the community in its efforts to plan for the City's physical, cultural, environmental and socio-economic future. Prior to her career with the City of Berkeley, Shannon served as Principal at LSA Associates, Inc. for over 11 years, Associate Manager at EIP Associates for 3 years, Contract Planner at Neal Martin Associates for one year, and Senior Environmental Planner with SRF Consulting Group for 5 years. Shannon earned a Master of Planning degree from University of Minnesota, Humphrey School of Public Affairs and her Bachelor's in Environmental Studies from UC Santa Cruz.



Patrick Angell, AICP, *Ascent Environmental*

Pat Angell is a Senior Director at Ascent Environmental providing environmental compliance services state-wide. I also serve as a project director and manager and technical analyst for a variety of projects, including roadway improvement projects. I have been involved in the preparation of several CEQA and NEPA documents and technical studies and has over 23 years of environmental documentation preparation experience. Prior to joining Ascent, Pat served as Principal at Michael Baker International for almost 18 years, where he oversaw environmental services including CEQA and NEPA compliance, project management, and extension of staff services. Pat earned a Bachelor's degree in Environmental Science from Sacramento State University.



Elizabeth Sarine, *Remy Moose Manley LLP*

Ms. Sarine joined the firm in 2012 as an associate. Her practice focuses on land use and environmental law, handling all phases of the land use entitlement and permitting processes, including administrative approvals and litigation. Ms. Sarine's practice covers the California Environmental Quality Act (CEQA), the National Environmental Policy Act, the Administrative Procedure Act, the federal and state Endangered Species Act, and other relevant land use and environmental statutes. Elizabeth earned her JD from UC Berkeley and BS in Environmental Biology and Management from UC Davis.

Superior California (11/8)



Christopher L. Stiles, *Remy Moose Manley LLP*

Mr. Stiles joined the firm in 2012 as an associate. His practice focuses on land use and environmental law, with emphasis on the California Environmental Quality Act (CEQA), the State Planning and Zoning Law, the National Environmental Policy Act (NEPA), the Endangered Species Act, the California Endangered Species Act, air and water quality, natural resources, wetlands, and related matters. He handles all phases of the land use entitlement and permitting processes, including administrative approvals and litigation.

Before joining Remy Moose Manley, LLP, Mr. Stiles worked as a graduate fellow at the California Energy Commission, where he worked on a number of land use and environmental issues relating to energy in California, including the siting and licensing of new power-plant projects. While in law school, he clerked with the California Environmental Protection Agency, the California Department of Fish and Game (now Department of Fish and Wildlife), and the Delta Stewardship Council.



Heather Blair, *Ascent Environmental, Inc.*

I have 14 years of experience in environmental consulting, a strong technical and educational background in natural resources, and a record of service to federal, state, and local government agencies throughout California and the southwestern U.S. I assist agency clients in their compliance with NEPA, CEQA, the federal Endangered Species Act, California Fish and Game Code, and other environmental regulations. With targeted expertise in the environmental review and permitting of infrastructure projects, I have managed and contributed to projects that include multi-state on-call environmental services contracts, state-wide CEQA analyses of regulatory programs promulgated by the California legislature, highly controversial energy generation and transmission projects (including wind and solar), desalination plants, oil and gas infrastructure, water resources development, and communications projects.

Channel Counties – San Luis Obispo (11/15)

John Larson, *Rincon Consultants, Inc.*

John Larson is a Senior Project Manager at Rincon Consultants in their San Luis Obispo office. The first half of John's 40-year career with CEQA was spent in San Diego during the 1970s and 1980s, where he managed EIRs for large community developments and infrastructure projects in Southern California. A move to San Luis Obispo in 1993 allowed a return to his physical science roots, while continuing work on CEQA and NEPA documents for solid waste and mining projects throughout the state. He returned to the world of EIRs in 2001. Along the way, he

served on the local AEP Boards in the San Diego and Channel County Chapters, the statewide Board of Directors, and as statewide AEP President for five years. He has presented CEQA and related topics at numerous workshops, conferences, extension courses, and other venues.



Shawna Scott, *City of San Luis Obispo Community Development Department*

Shawna is a Senior Planner in the City of San Luis Obispo Community Development Department. She was raised in South Lake Tahoe, and moved to San Luis Obispo to attend Cal Poly. She graduated in 2001 with a B.S. in Natural Resources Management, completed an internship with the County of SLO Planning and Building Department, and practiced private consulting with Morro Group/SWCA Environmental Consultants from 2001 to 2016. Her consulting experience focused on project and Environmental Impact Report management and providing support for lead agency planning departments, including entitlement processing and implementation of the California Environmental Quality Act (CEQA). As a Senior Planner for the City, she manages a diverse range of entitlement projects, assists with the management of Community Development planners, provides guidance, review, and oversight of CEQA documentation, and conducts CEQA training for City advisory bodies.



Brian R. Smith

Brian R. Smith has nearly forty years of experience as a land use and environmental planner in California, in both public and private sectors. His areas of expertise include: urban and environmental planning and analysis; the California Environmental Quality Act; large-scale project planning and implementation, including general plans and specific plans; and annexations and spheres of influence/LAFCo coordination. Mr. Smith served as URS's Project Manager for the preparation of the Program Environmental Impact Report for the comprehensive General Plan Update for San Bernardino County, the largest County in the United States. Mr. Smith's earlier public agency management positions (Vista Planning Director, Escondido Assistant Director, Santa Maria Advance Planning Manager) have provided him with a unique perspective to communicate effectively with agency decision makers, legal counsel and senior managers. Mr. Smith's strengths focus on project implementation and legal defensibility of large-scale, controversial planning projects. He is well known in the environmental planning profession as a strong advocate of CEQA streamlining in general and Master/Program EIRs in particular. In the early 90's, Mr. Smith served on a joint AEP/APA Task Force, along with staff from the Governor's Office of Planning and Research, to explore effective methods of CEQA streamlining. The results of this effort, in conjunction with other professional associations, led to the adoption of the Master EIR concept in 1993 (AB1888).

San Diego (11/15)



Corinne Lytle Bonine, *Chambers Group Inc.*

Corinne Lytle Bonine is the Director of Environmental Planning and a Senior Project Manager at Chambers Group, providing environmental consulting services to private businesses, industry and government agencies throughout the western United States. Ms. Lytle Bonine received a Bachelor's degree in Environmental Studies from the University of California, Santa Barbara. With over 12 years of experience, she has managed large- and small-scale projects through NEPA and CEQA compliance and has served as an expert witness on dozens of projects. As part of her environmental and regulatory compliance experience, Ms. Lytle Bonine has successfully completed a range of complex federal, state, and local permitting processes including but not limited to Federal and California Endangered Species Act consultations and incidental take permits, USACE Individual Permits, Section 106 consultations, Coastal Development Permits.

Ms. Lytle Bonine has managed and assisted in the preparation of NEPA and CEQA compliant documents, including Environmental Impact Statements, Environmental Impact Reports, Environmental Assessments, Environmental Impact Reports, Initial Studies / Mitigated Negative Declarations, and Applications for Certification to the California Energy Commission. Ms. Lytle Bonine's experience includes high profile projects with complex environmental and land use planning issues. The list of projects she has managed is comprehensive and includes traditional and renewable energy projects, major industrial and commercial projects, programs and ordinances, specific plans, major and minor use permits, tentative maps, and site plans. Ms. Lytle Bonine has served on the San Diego Chapter of the Association of Environmental Professionals for over 6 years and is currently the Chapter President.



Inga Lintvedt, *County of San Diego*

Inga Lintvedt has been a public lawyer for 15 years. She is Senior Deputy County Counsel for the County of San Diego, where she advises the Planning and Development Services Department on CEQA issues and reviews environmental documents. She previously served as a Deputy City Attorney for the City of San Diego in the Land Use Advisory Unit. She started her career in the Bay Area, where she spent several years with the law firm Meyers Nave advising local governments on a wide range of issues, and also served as Deputy County Counsel for the County of San Mateo. Ms. Lintvedt earned her B.A. from Willamette University and her J.D. from University of California at Hastings.



Jana Mickova Will, Varco & Rosenbaum LLP

Jana Mickova Will is Of Counsel at Varco & Rosenbaum, Environmental Law Group, LLP. Ms. Will's practice is focused exclusively on land use, environmental, real property and public agency law. She has extensive expertise in land use litigation, environmental compliance, and entitlement

issues.

Ms. Will has significant experience in land use litigation including the California Environmental Quality Act (CEQA), California Coastal Act, Permit Streamlining Act, Subdivision Map Act, Mitigation Fee Act, Religious Land Use and Institutionalized Persons Act, Public Records Act, public agency law, takings, and development challenges under the San Diego Municipal Code. She has attained several published Court of Appeal decisions in land use, CEQA, and public agency law, and has taught on land use and writ of mandate procedure and practice.

Ms. Will has practiced law in San Diego nearly 20 years and has over a decade of experience as a Deputy City Attorney for the City of San Diego in the Land Use Litigation and Land Use Advisory Units. She has successfully handled many complex development projects and defended high-profile land use challenges in state and federal courts. As a Deputy City Attorney, Ms. Will advised the Development Services Department, Planning Department, Neighborhood Code Compliance Department, Public Facilities & Financing Department, and the City's Land Use & Housing Committee. She has written zoning and development ordinances including comprehensive updates to the City of San Diego's Land Development Code. Ms. Will obtained her B.A. in English from the University of California, Berkeley and her Juris Doctor degree from the University in San Diego.

Heidi Vonblum, City of San Diego

Heidi Vonblum has over 15 years of professional experience in land use and environmental planning and law. She is currently the Environmental Policy and Resources Planning Program Manager in the City of San Diego Planning Department's Environment & Mobility Division. She previously served as a Deputy City Attorney in the Land Use Advisory and Litigation Units in the San Diego City Attorney's Office for nearly 10 years, and as an environmental planner at ESA for 6 years. She has been prepared, reviewed, and litigated the validity of environmental documents for a wide-range of projects. Ms. Vonblum obtained a B.S. in City and Regional Planning from Cal Poly – San Luis Obispo, and a Juris Doctor from the University of San Diego School of Law.