



2019 CEQA Essentials Workshop

Speakers

Monterey Bay-Silicon Valley – San Jose (Nov. 1st)

Kristi Black, Ascent Environmental

Kristi Black is a senior environmental project manager with Ascent Environmental. She manages preparation of CEQA and NEPA documents and is also experienced in working with clients on CEQA and permitting strategies and approaches. She mainly works on projects involving energy and utility infrastructure that have substantial construction-stage impacts, but has dabbled in all kinds of projects over her career. Her favorite parts of the CEQA process are public meetings and response to comments.

Laura Harris, JD, Remy Moose Manley LLP

Ms. Harris joined the firm in 2006 and is a senior associate in the firm. Her practice focuses on land use and environmental law. Ms. Harris handles all phases of the land use entitlement and permitting processes, including administrative approvals and litigation. Ms. Harris's practice covers the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the State Planning and Zoning Law, the Cortese-Knox-Hertberg Local Government Reorganization Act, air and water quality, natural resources, endangered species, wetlands and related matters.

Darcy Kremin, AICP, Rincon Consultants, Inc.

Darcy Kremin brings more than 20 years of planning and California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) experience for nonprofit, private, and public sector clients. Ms. Kremin has managed large projects for public utilities, including water and energy transmission, and dozens of development projects for cities and counties. She has also managed various public and charter school projects. 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. Darcy was co-chair for the 2015 APA California Conference in Oakland, and the APA Northern California Section Director from 2009 to 2010. She frequently presents at APA and other professional conferences, and is known for mentoring up-and-coming professionals. Darcy brings her wealth of experience to Rincon to help expand our land development, education, infrastructure and transportation business.

Central – Tulare (Nov. 4th)

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. Among others, Mr. Chaffin currently serves as City Attorney for the City of Arvin and Yuba City; Assistant City Attorney for the Cities of Madera and Sanger, and 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.”

San Diego (Nov. 7th)

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.

Diane Sandman, *Harris & Associates*

Diane Sandman has over 18 years of experience preparing CEQA and NEPA documents for a wide variety of public and private projects. She currently leads the Environmental Planning + Compliance team at Harris & Associates, which she began in 2015 and has grown to more than 20 environmental specialists. Diane has a wide-range of project experience including long-range plans, capital improvement projects and development projects. From 2012 – 2015 she taught Environmental Assessment Practices to undergraduates at the University of San Diego, her alma mater, where she received a B.A. in Environmental Studies. Diane was also the President of the San Diego Chapter of AEP from 2006-2010.

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.

Superior California – Redding (Nov. 8th)

Patrick Angell, *Ascent Environmental*

Patrick Angell is a Senior Director at Ascent. He has 28 years of experience serving as a project director and manager and technical analyst for a variety of public and private development projects for CEQA and NEPA compliance. His experience includes establishing environmental review divisions for newly incorporated cities, coordinating and facilitating large-scale private and public projects (including general plans and code updates), and managed several large roadway and infrastructure projects. He is currently the chair for the AEP CEQA Portal and recently chaired the 2018 Northern California AEP Conference held in the City of Anderson. He serves as President for the AEP Superior Chapter, which includes northeastern California.

Bob Brown, AICP, *SHN*

Bob Brown, AICP is the Planning Principal for SHN. Bob has been practicing CEQA for the last 35 years. He provides municipal planning services to rural jurisdictions, permitting for a wide range of private clients (industrial, housing, energy, resource utilization, restoration, etc.) and environmental impact assessments to everyone in between. Bob has taught the CEQA/NEPA class at Humboldt State University for the past twelve years. He is currently Chair of the City of Arcata Wetlands and Creeks Committee, which he has been a part of for 37 years. Bob has been a speaker at AEP state conferences and CEQA workshops. Bob is currently serving on the San Francisco Chapter AEP Board as the North Coast Vice President of Programs.

Mark Teague, AICP, *PlaceWorks*

Mark Teague, AICP, is an Associate Principal with PlaceWorks in the Folsom office, and has over 30 years of public and private sector experience. Mark has analyzed and evaluated projects including planned communities, shopping center EIR's, General Plan and zoning code updates, impact fees and conducted public outreach for projects highly scrutinized by the public. Mark has experience working throughout California in agencies large and small and is considered an innovative problem solver. Mark is an excellent public speaker and regularly presents at the California League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance and how to read an EIR. Mark also teaches CEQA to staff with a focus on how new legal decisions affect compliance.

Channel Counties – Santa Barbara (Nov 12th)

Dan Klemann, County of Santa Barbara

Dan Klemann is a land use planner and CEQA practitioner with over 20 years of experience working locally for both the public and private sectors. Dan has a B.A. in Environmental Studies and Political Science, and a M.A. in Political Science with an emphasis in Political Theory, from the University of California, Santa Barbara. He began his career as a planner in the Santa Barbara County Planning and Development Department, and continued his career as a land use and environmental planner working for the City of Oxnard, Rincon Consultants, Inc., and Ventura County. Dan is currently the Deputy Director of the Long Range Planning Division of the Santa Barbara County Planning and Development Department.

Julia Pujo, Wood Environment & Infrastructure Solutions, Inc.

Ms. Julia Pujo is an Environmental Planner and California Environmental Quality Act (CEQA) specialist with over 6 years managing the preparation of CEQA documents. She has served a diverse range of public and private sector clients, working on large and complex projects of a controversial or litigious nature. Ms. Pujo specializes in land use planning, infill, mixed use, transit-oriented development, sea level rise adaptation projects, specific plans, and general plans throughout the South and Central Coast. Ms. Pujo is adept at efficiently coordinating and collaborating with clients, project teams, and public agencies throughout the environmental review process.

Luis Perez, MRS Environmental

Luis Perez has over 30 years of experience working locally in both the public and private sectors. Luis has extensive public agency experience working for Santa Barbara County, including the interpretation of land use and environmental policies and regulations for large development projects, recommendations to decision-makers, and public presentations. He began his career with the Santa Barbara County Energy Division working on permitting and environmental review for onshore and offshore oil and gas projects. Luis continues to be involved with the management and preparation of environmental studies, primarily focusing on the implementation of CEQA for a variety of large-scale industrial development projects in California. Luis is currently a Senior Project Manager and Principal at MRS Environmental Inc.

Inland Empire – Jurupa Valley (Nov. 12th)

John Bellas, Michael Baker International

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.

Heather Dubois, ESA

Heather is a Technical Associate with Environmental Science Associate (ESA).

Channel Counties – Thousand Oaks (Nov. 14th)

Jasch Janowicz, Daly Group, Inc.

As Director of Land Development, Jasch Janowicz oversees Daly Group's real-estate advisory and construction divisions. His primary responsibilities include: the preparation and management of all due diligence and financial feasibility assessments; selection and management of design and engineering consulting teams capable of executing entitlement level development plans, development and execution of complex CEQA compliance strategies and management of environmental consultants; and development and execution of political and/or intergovernmental strategies in support of complex real estate entitlement programs. Mr. Janowicz is also responsible for the selection and management of post-entitlement design-development teams, acquisition and/or management of building permit acquisition of and negotiation of construction financing, supervision of construction efforts, acquisition of permanent financing, and property management.

Scott Kolwitz, City of Oxnard

Scott Kolwitz is a Planning & Environmental Services Manager with the City of Oxnard. His objective is to manage all planning functions (environmental, current and long range planning programs) to steer a conceptual idea into General Plan Policy and constructed/operational projects that fit the vision of Oxnard. Prior to his current position, he was a Principal Planner with the City of San Buenaventura for 5+ years, where he managed the planning division and oversaw multiple committees. In 2016 and 2017, Scott was nominated for the City of San Buenaventura Supervisor of the Year. Scott holds a Master of Town Planning from the University of Auckland, and a Bachelor of Science degree in both Planning, Public Policy & Management and Sociology from the University of Oregon.

Robert N. Kwong, A to Z Law (Arnold, LaRochelle, Matthews, VanConas, & Zirbel, LLP)

Robert N. Kwong brings over 25 years of experience in land use and environmental law to A to Z Law. Prior to joining A to Z Law, Robert was Assistant County Counsel for the County of Ventura for 11 years,

providing legal counsel, litigation and transactional representation to the Resource Management Agency's Planning, Environmental Health, Code Compliance and Building & Safety divisions. His work focused on California land use planning, permitting and zoning laws; the California Environmental Quality Act (CEQA); waste management issues; National Environmental Policy Act (NEPA); Clean Water Act issues; regulatory fees and exactions; the Brown Act Open Meetings Law; Political Reform Act; California Coastal Act and California Public Records Act matters. He advised the Ventura County Board of Supervisors and County Planning Commission on many controversial land-use projects from the expansion of a municipal solid waste landfill in Simi Valley to the addition of an HOV lane on Highway 101 and the Channel Islands Harbor Boating Instruction and Safety Center development, among many others.

Los Angeles County (Nov. 14th)

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.

Meghan Gibson, Chambers Group, Inc.

Meghan Gibson is a Senior Environmental Planner and Project Manager at Chambers Group, Inc. She has more than 12 years of experience providing environmental documentation services to both public and private clients. Meghan has experience managing both large- and small-scale projects that involve CEQA and NEPA documents. She has multiple years of experience providing project management support to

projects of various complexities throughout the western United States. Meghan is also President of the local Los Angeles Chapter of AEP and enjoys facilitating events that serve our local chapter members.

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.

San Francisco Bay Area – Oakland (Nov. 14th)

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.

Kristi Black, Ascent Environmental

Kristi Black is a senior environmental project manager with Ascent Environmental. She manages preparation of CEQA and NEPA documents and is also experienced in working with clients on CEQA and permitting strategies and approaches. She mainly works on projects involving energy and utility infrastructure that have substantial construction-stage impacts, but has dabbled in all kinds of projects over her career. Her favorite parts of the CEQA process are public meetings and response to comments.

Collin McCarthy, Remy Moose Manley LLP

Collin McCarthy is an associate attorney with the Sacramento-based law firm Remy Moose Manley, LLP. His practice focuses on advising and representing public agencies, project applicants, and citizen groups in matters of land use and environmental law, including all phases of the administrative approvals process and litigation. Mr. McCarthy's practice focuses primarily on matters arising under the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and the State Planning and Zoning Law.

Prior to joining Remy Moose Manley, Mr. McCarthy completed a fellowship at the Golden Gate University Environmental Law and Justice Clinic and also worked as an associate with another Northern California law firm practicing environmental and land use law.

Channel Counties – San Luis Obispo (Nov. 15th)

Chris Bersbach, *Rincon Consultants, Inc.*

Chris Bersbach is a senior environmental planner and program manager with Rincon Consultants' Environmental Sciences and Planning Group. He manages and prepares CEQA and NEPA documentation in the California central coast region. He has 14 years of planning experience with an emphasis on environmental planning and air quality, greenhouse gas emissions, and noise analysis. His experience includes a wide range of technical environmental and planning studies, including land and infrastructure development projects, urban redevelopment projects, solar power facilities, oil extraction and refining facilities, waste and wastewater management facilities, general and specific plans, climate action plans, and other long-range planning projects.

Brandi Cummings, *SWCA Environmental Consultants*

Brandi Cummings is an Environmental Planner and Project Manager for SWCA Environmental Consultants in San Luis Obispo. She has over 7 years of experience as a land use planner and CEQA/NEPA practitioner in both the private and public sectors. Brandi has experience preparing CEQA/NEPA documents and managing a variety of complex land use projects including Local Coastal Program amendments, coastal development permits, ordinances, specific plans, and general plans. Ms. Cummings is currently serving as a contract planner for local agencies and assists with the permitting and environmental review of development projects throughout the Central Coast. Brandi holds a B.S. in Environmental Management and Protection from California Polytechnic State University, San Luis Obispo. Brandi is a member of APA and AEP and currently serves as the Treasurer for the Channel Counties Chapter of AEP.

Brian R. Smith

Brian R. Smith has served as Instructor for the CEQA Essentials on at least five occasions. He is the principal author, along with Mr. John Larson, for the current CEQA Essential curriculum. A past President of AEP, he currently serves on the CEQA Portal committee, which publishes a number of CEQA Topic Papers referenced in this curriculum.

Mr. 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's environmental planning 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).

Orange County – Irvine (Nov. 15th)

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 six 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.

Konnie Dobрева, JD, Environment | Planning | Development Solutions, Inc.

Konnie's more than 19 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. Konnie is the Administrative Vice President of the Association of Environmental Professionals (AEP) and prior to that, she served 13 terms on the Orange County Chapter board.

Morgan L. Gallagher, Cox Castle Nicholson

Morgan Gallagher's practice focuses on securing entitlements for controversial and complex real estate development projects. Her clients include landowners, financial institutions, developers and builders in the residential, industrial, and commercial industries. Morgan represents clients in transactional and litigation matters involving CEQA, NEPA, the California Coastal Act, the Clean Water Act, the Endangered Species Act, and the Subdivision Map Act, among other state and federal regulations. Prior to becoming a lawyer, Morgan was an environmental planner for 6 years specializing in CEQA and NEPA compliance.

Jennifer Lynch, Best Best & Krieger, LLP

Jennifer Lynch is an attorney in Best Best & Krieger's Environmental and Natural Resources practice group. Her practice centers on advising public and private clients on an array of state and federal environmental laws, with a specific focus on the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). She regularly counsels clients on the substantive mandates of CEQA/NEPA and procedures that must be satisfied during the administrative process; she also defends those clients in the event the agency's action is challenged in court. Prior to attending law school, Jennifer worked for several years as a land use and entitlement planner in both southern and northern California.

Superior California – West Sacramento (Nov. 15th)

Suzanne Enslow, Ascent Environmental

Suzanne Enslow is a project manager and environmental planner with 20 years of experience in environmental consulting. Her focus is on managing and preparing environmental review documents pursuant to CEQA, NEPA, and TRPA. She has managed environmental compliance documents for projects in the Sacramento Valley and Lake Tahoe Basin and for infrastructure, housing, office and mixed-use developments, linear public facilities, and restoration and recreation projects. Suzanne's responsibilities have included project management as well as writing, editing, and compiling the various sections of environmental documents. She understands the regulatory guidelines and legal requirements, as well as the nuts and bolts of preparing and delivering these documents. Suzanne has also participated in the planning and implementation of robust public outreach for a number of these projects. Her consulting experience includes biological resource surveys, monitoring, and preparing regulatory permits for biological resources, including 404 (wetlands) and 401 (water quality) in accordance with the federal Clean Water Act, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife.

Chris Stiles, Remy Moose Manley LLP

Chris Stiles is an attorney with the law firm of Remy Moose Manley in Sacramento. His practice focuses on land use and environmental law with particular emphasis on CEQA. Advising government agencies and private entities on CEQA matters, Chris has worked on a wide variety of projects throughout California, including some of the state's largest infrastructure and private development projects. He handles all phases of the land use entitlement and permitting processes, including administrative approvals and litigation. He studied land use and planning at UC San Diego and earned a law degree from University of the Pacific, McGeorge School of Law. He has been a CEQA attorney with Remy Moose Manley since 2011.