



WILLIS
ENVIRONMENTAL
PLANNING

Safeguarding Our Environmental Future – Today

STATEMENT OF QUALIFICATIONS

THIS PAGE INTENTIONALLY LEFT BLANK

OUR FIRM



Willis Environmental Planning assists public agencies and private sector clients to comply with local, state, and federal environmental laws and obtain land use entitlements. We are a California Corporation and a small woman-owned business. We provide efficient, responsive, personalized service and are committed to principal involvement in every job.

Environmental regulations have become more complex every year with a myriad of federal, state, and local laws being proposed, adopted, amended and rescinded to protect our precious natural resources. No matter what type of project you're proposing, it is essential that you understand these regulations and the potential environmental impacts your plans may have. The documentation and approval process can be challenging, and you need a partner who will understand your objectives, the project's complexity, and how best to navigate the regulatory waters for successful planning and permitting.

Through years of providing environmental planning and permitting services we've developed an understanding that our clients need to be able to make informed business decisions based on a legally-defensible, cost-effective, technically sound, evaluation. This understanding — along with our extensive experience — allows us to deliver environmental documents, plans, and permits that are sensitive to environmental concerns while respecting the cost and feasibility of your project. Our efforts safeguard our environmental future... today!

We've Got You Covered

Our commitment to principal involvement on every job means that we accomplish our client's goals by combining our strong project management capabilities with expert interdisciplinary knowledge of planning, land use entitlement, regulatory permitting and environmental compliance issues. Our business model of teaming with local technical experts - handpicked for every job - enables us to provide a full spectrum of services to meet your environmental compliance needs at a competitive price.



OUR SERVICES

We recognize that each project's development needs are varied and complex, and we believe the best solution is to have outstanding talent working to meet your goals. We understand the issues associated with various types of development and planning projects and how to incorporate those issues into the regulatory/permitting strategy and corresponding environmental analyses. Combining experience, expertise, and local understanding of the regulatory and natural resource environment means we can “Generate the Results” you need. The services we provide are focused in 3 Core Areas.



Environmental Planning

- Due Diligence Reviews
- Opportunity & Constraints Analyses
- Critical Issues Analyses
- Site Screening
- Land Use Entitlements
- Stakeholder Involvement
- Public Outreach
- Public Meeting/
Hearing Support



Environmental Compliance

- CEQA Compliance Documentation
- NEPA Compliance Documentation
- Project Alternatives Analyses
- Agency Consultations
- Native American Tribal Consultations
- Visual Simulations
- Land Evaluation and Site Assessments



Regulatory Support

- Federal, State and Local Permitting
- Permitting Matrix/
Permitting Work Plans
- Permit Applications and Coordination
- Construction/Mitigation Monitoring



OUR LEADERSHIP

As a multidisciplinary, small, woman-owned business, we provide professional environmental planning, impact assessment and regulatory permitting services from our office located in San Diego, California. Our team is comprised of project managers, environmental analysts, land use planners, and GIS specialists. A summary of our President and Founder's experience is provided below.

A detailed resume is included as Attachment A.

Christina J. Willis, President and Founder

Christina Willis has 35 years of environmental and urban/land use planning experience in both the public and private sectors to ensure compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Ms. Willis is among a select group of environmental professionals certified by the County of San Diego to prepare EIRs for privately initiated projects. Her experience includes coordinating with multiple resource agencies, acquiring local, state, and federal permits, obtaining land use entitlements, as well as developing and implementing community outreach and public involvement programs. Christina has successfully completed more than 300 environmental documents ranging from Initial Studies and Environmental Assessments to EIRs, EISs, and other CEQA/NEPA-related studies. She has effectively managed all project phases from conception through construction with diverse project teams of up to 15 technical specialties. Christina's projects—some highly complex and controversial—encompass large infrastructure projects (wastewater treatment plants, tunnel/outfalls, solid waste facilities, schools/colleges, and roads/freeways); pipelines, oil and gas exploration, utility scale renewable energy projects (solar, wind and geothermal), transmission lines, residential, commercial, industrial, mixed-use developments; and large-scale land use planning projects (general plan/community plan updates, specific plans and zoning code amendments). As former Planning Director for a Redevelopment Agency and Office Manager for an international consulting firm, Christina is a leader in the environmental field, and is routinely solicited by agency staff and project proponents to provide training and expertise on environmental compliance, mitigation and permitting strategies.



Ms. Willis possess significant experience preparing environmental documents for renewable energy, geothermal and lithium extraction and transmission lines projects in the Salton Sea KGRA. She was the EIR Project Manager for the Hudson Ranch II Geothermal Project and Simbol Calipatria II Mineral Extraction Project ⁽¹⁾, which sought to construct and operate both a geothermal and mineral

¹ Prepared while employed at Ecology & Environment, Inc.



extraction plant on a 245-acre parcel in the unincorporated area of Imperial County. She also served as the Project Manager for the Simbol Calipatria Plant I EIR, for the construction and operation a commercial lithium carbonate production plant using spent geothermal brine from the existing Hudson Ranch Power I (aka John Featherstone) Geothermal Plant ⁽¹⁾. She prepared the EIR for Ormat's Orni 21, LLC Geothermal (Binary) Project ⁽¹⁾ and in 2016, she prepared the Addendum EIR for Control Thermal Resources' Hells' Kitchen Exploratory Well Geothermal Project. In 2022, she completed an EIR for the expansion of the Desert Valley Company's Monofill Expansion to increase the disposal capacity for non-hazardous geothermal wastes.

In 2009 she managed preparation of an EIS for Chevron Energy Solutions' Lucerne Valley Solar Project (49 MW) - ***the first solar project approved on public land in the history of the BLM*** and the first project approved under the American Recovery and Reinvestment Act of 2009 "fast track" process.

In 2011, Ms. Willis managed preparation of an EA for SunPower Corporation's California Valley Ranch Solar Project. Prepared in record time, the EA received high praise from the U.S. Department of Energy and enabled SunPower to secure a \$1.4M loan guarantee. Now in operation in San Luis Obispo, at 250 MW on 4,700 acres, it is ***one of the largest operating photovoltaic solar plants in the Nation.***

Ms. Willis recently provided strategic consulting services to SCE on the Eldorado-Lugo-Mohave Series Capacitor Project. In addition to weekly meetings with SCE staff, Ms. Willis facilitated agency coordination to ensure the timely issuance of a Permit to Construct from the CPUC, a Utility Environmental Protection Act permit from the Nevada Public Utility Commission, a Right-of-Way Grant from BLM, and a Special Use Permit from the National Park Service.

Ms. Willis' Affordable Housing and Land Use Entitlement experience includes:

- ***Belmont-Village by the Sea Project, Encinitas, CA***
- ***Torrey Crest Residential Subdivision, Encinitas, California***
- ***Forth Corner Mixed-Use Development, San Diego California, Price Charities***
- ***La Maestra Housing For Hope, San Diego California, La Maestra Family Clinics, Inc.***

Information on these projects are provided in the later sections of the SOQ.



OUR APPROACH

Our founder and President, Ms. Christina Willis, has fostered enduring relationships based on meeting and exceeding the needs of each individual client. Through years of providing environmental compliance services, we've developed an effective approach to environmental consulting, which involves several key aspects:

- Early and frequent public and agency outreach;
- Flexible and responsive project management;
- Team members selected to meet needs of each project;
- Integration of CEQA/NEPA and regulatory permitting schedules to expedite processing;
- Clearly written environmental compliance documents;
- On-going communication with clients, lead agencies and regulators; and
- Creative problem solving.

Our numbers speak to the effectiveness of our approach – environmental services for 300+ projects, for 25 lead agencies, over 35 years. No consultant can accomplish these numbers, unless they are meeting their client's expectations year after year, on project after project.

300+

Projects



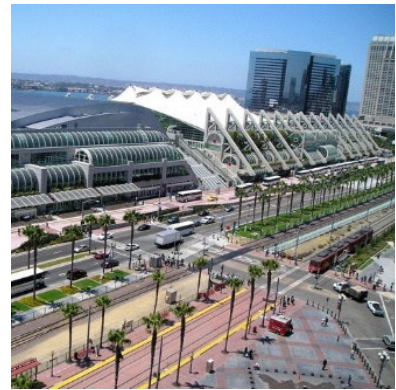
25

Lead Agencies



35

Years



OUR SUCCESSES

The success of our environmental approach is evidenced by the projects “highlighted” on the following pages:

IMPERIAL COUNTY & RENEWABLE ENERGY PROJECTS

Desert Valley Company Monofill Expansion Project EIR

Ms. Willis was the Project Manager for an EIR for the Desert Valley Company Monofill Expansion Project, Cell 4. The Desert Valley Company Monofill, located in Brawley, California, is an active Class II Solid Waste Management Facility for the disposal of non-hazardous geothermal “filter cake” from four geothermal plants in Imperial County operated by CalEnergy and owned by Berkshire Hathaway Renewables affiliates. The Monofill is permitted under Solid Waste Facility (SWF) Permit No. 13-AA-0022⁽¹⁾; Conditional Use Permit (CUP) No. 05-0020⁽²⁾; and Waste Discharge Requirements (WDR) R7-2016-0016.⁽³⁾



The Monofill has three (3) disposal cells and occupies 181.5 acres, of which 68 acres (the total permitted area) are enclosed by fencing around the landfill operating area. Cells 1 and 2 were closed in 2008 and Cell 3 and is projected to reach capacity by 2025. The Project would expand the existing Monofill by approximately 80 acres; increase the disposal capacity by 2.6 million CY; and extend its operational life to 2080.

The project required a revision to its SWF Permit, CUP Amendment, a General Plan Amendment, a Zone Change, and a CUP for a new well to facilitate expansion of the Monofill along with the construction, operation, closure and post-closure maintenance of a new waste storage cell (Cell 4). Cell 4 will be constructed and operated in two phases (Cell 4A and 4B) to transition operations from Cell 3.

The EIR evaluated impacts to the full complement of environmental resources and incorporated measures to ensure impacts would not be significant.

The Imperial County Board of Supervisors certified the Final EIR; adopted the Mitigation, Monitoring and Reporting Program; approved the General Plan Amendment, Zone Change, Water Supply Assessment and CUPs in January 2022.

(1) Issued by Imperial County DEH in 2020, the Local Enforcement Agency for CalRecycle.

(2) Issued by Imperial County Planning and Development Services in 2005 (as modified).

(3) Issued by Regional Water Quality Control Board, Colorado River Basin Region 7 (as modified).

Location
Brawley, CA

Duration
2019- 2021

Value
\$158,000

Size
80 acres

Services
CEQA Environmental
Document preparation
Mitigation, Monitoring and Reporting
Program
Peer Review of Applicant Prepared
Technical Reports
– Air Quality;
– Biological Resources;
– Jurisdictional Delineation;
– Rare Plant Survey;
– Cultural Resources;
– Geotechnical;
– Hydrology and Water Quality;
– Noise;
– Phase I ESA
– Traffic Report; and,
– Water Supply Assessment
AB-52 Native American Tribal
Consultation Support
CEQA Notices, Findings
Public Scoping/Public Hearing
Support

Client
Imperial County Planning and
Development Services
Diana Robinson,
Planning Division Manager
442-265-1751
DianaRobinson@co.imperial.ca.us



Hell's Kitchen Exploratory Geothermal Wells Project *



Between 2016 and 2017, Ms. Willis served as Project Manager for preparation of an Addendum EIR for Controlled Thermal Resources' Hell's Kitchen Geothermal Exploratory Wells Project (Geothermal Permit# G16-0001). The Addendum EIR "tiered off" the previously certified Final Programmatic EIR for Imperial County's Renewable Energy and Transmission Element, and evaluated potential impacts resulting from the resource appraisal program to support potential future development of a geothermal power plant on land leased from the Imperial Irrigation District in the unincorporated area of Imperial County, California.

The Project included exploratory drilling, well testing, and decommissioning of up to four (4) well pads, three (3) move-on areas, and six (6) wells, within an approximately 1,88-acre geothermal leasing areas bordering the Salton Sea around Mullet Island within the Salton Sea Known Geothermal Resource Area. Despite receiving project modifications while the Addendum EIR was being prepared, Ms. Willis completed the document within its original schedule.

The Imperial County Planning Commission adopted the Addendum EIR and the Mitigation Monitoring and Reporting Program, which ensured that all significant impacts would be reduced to below a level of significance.

Location

Imperial County (Salton Sea)

Duration

2016 - 2017

Value

\$81,450

Size

30 acres within 1,800-acre geothermal leasing area

Services

- Addendum EIR and MMRP
- Peer Review of Applicant Prepared Technical Reports
- CEQA Notices
- Public Hearing Support

Client

Imperial County Planning and Development Services
Richard Cabanilla, Planner IV (retired)/
Jim Minnick, Planning Director
442-265-1736
jimminnick@co.imperial.ca.us

Additional Uses of Rail Yard at Mesquite Regional Landfill*

Ms. Willis prepared an Addendum EIR for the Los Angeles County Sanitation District's Conditional Use Permit (CUP #17-0003). Existing CUPs #1036-91 and #06-0003, allowed the Mesquite Regional Landfill (MRL) to receive up to 20,000 tons per day of municipal solid waste (MWS) by rail. The proposed CUP (proposed Project or Project) allowed the landfill's existing and permitted intermodal facilities to be used for other commodities in addition to MSW. It would also permit the loading and unloading of trains transporting intermodal containers and construction materials to the Ports of Long Beach and Los Angeles. This would shift the mode of transporting these materials from heavy duty trucks to rail transport.



Based on the previously-certified Final Environmental Impact Statement/Final Environmental Report (1995 FEIS/FEIR) for the Mesquite Regional Landfill (BLM No. CA-060-02-5440-10-B026 and SCH No. 92051024), the Final Subsequent Environmental Impact Report for the Mesquite Regional Landfill CUP Amendments (2010 Final SEIR) (SCH No. 2007071096), and project-specific analysis for air quality/greenhouse gas and traffic impacts, Ms. Willis completed an Environmental Initial Study to substantiate the conclusions that no additional CEQA documentation was required for the Project nor is there a need for any additional mitigation measures.

* Prime Consultant: BRG Consulting, Inc.

Location

Imperial County, CA

Duration

2017

Value

\$64,420

Services

- Addendum EIR
- Peer Review of Traffic, Air Quality and GHG Reports

Subconsultants

- LOS Engineering (Traffic)
- Birdseye Planning Group (Air Quality and Noise)
- McIntyre Environmental

Client

Imperial County Planning and Development Services
Richard Cabanilla, Planner IV (retired)/
Jim Minnick, Planning Director
442-265-1736
jimminnick@co.imperial.ca.us



RESIDENTIAL PROJECTS

Belmont Village Encinitas-by-the-Sea



For the City of Encinitas, Ms. Willis prepared an EIR for the Belmont Village Encinitas-by-the-Sea Project located in the Cardiff-by-the-Sea community in San Diego County, adjacent to the San Elijo Lagoon.

The Project included a 200-bed Senior Living Facility and 16 affordable housing units. Other improvements included surface parking, landscaped and paved/hardscape areas, construction of a segment of Trail 66, and improvements to Manchester Avenue. The Project also includes the dedication of open space managed by the Nature Collective. For these reasons substantial coordination with Caltrans and the Nature Collective were required.

Required permits included a Tentative Map Density Bonus, Coastal Development Permit, Major Use Permit, Planned Residential Development Permit, Design Review, Caltran's Encroachment Permit, ACOE Section 404 Nationwide Permit, Section 401 Water Quality Certification and Section 1602 Streambed Alteration Agreement. The EIR included the appropriate level of detail needed to support permit issuance.

Location

Cardiff, CA

Duration

April 2019 – December 2020

Value

\$100,500

Services

- EIR and MMRP/ CEQA Notices/
- Public Meeting/ Hearing Support
- CEQA Findings and SOC
- Agency Coordination

Client

City of Encinitas, Scott Vurbef
Environmental Project Manager,
760-633-2692,
svurbef@encinitasca.gov

Applicant

Beau Brand, Acquisitions &
Development Mgr.
Greystar Development
444 South Cedros Ave, #172
Solana Beach, CA 92075
858.735.7569
beau.brand@greystar.com

Torrey Crest Residential Housing

Willis Environmental Planning is providing an Environmental Impact Report for the Torrey Crest Residential Housing Project. The Project is a single-family housing development in the City of Encinitas. The approximately 7-acre project site is located north of Melba Road, south of Oak Crest Middle School, east of Balour Drive, and west of Crest Drive in the City of Encinitas. The Project would consist of 30 detached single-family dwelling units (DU), of which 27 would be market-rate units and three (3) would be affordable units dedicated to "very low-income" qualifying residents.



The site currently supports six residential structures, constructed between 1938 and 1978. The Project would demolish of all on-site structures and include construction of a new private access from Melba Drive, associated utilities, drainage and storm water treatment and landscaping improvements. This Project will require a Density Bonus Tentative Map, Design Review Permit, and Coastal Development Permit.

Location

Encinitas, CA

Duration

May 2021 – Present

Value

\$105,500

Services

- EIR and MMRP/ CEQA Notices/
- Public Meeting/ Hearing Support
- CEQA Findings and SOC
- Agency Coordination

Client

City of Encinitas
Nick Koutoufidis, Sr Planner,
760-633-2692,
nkoutoufidisf@encinitasca.gov



NATIVE AMERICAN HEALTH CLINICS

Under contract to the Riverside-San Bernardino County Indian Health, Inc., Ms. Willis provided environmental compliance services, for new health clinics on four (4) reservations in Southern California. Riverside-San Bernardino County Indian Health, Inc (RSBCIHI) provides culturally sensitive healthcare and promotes wellness. It operates seven clinics and one outreach office to a consortium of tribal governments.

Morongo Indian Health Clinic Replacement Project

Between 2021 and 2022, Ms. Willis was project manager for preparation an Environmental Assessment (EA)/Finding of No Significant Impact (FONSI) for the Morongo Band of Mission Indians to support an application from the RSBCIHI to lease 10 acres within the Morongo Indian Reservation for development of a new/ replacement Indian Health Clinic.



In the past, the Bureau of Indian Affairs (BIA) was the federal agency responsible for reviewing and approving business leases on the Morongo Reservation. However, pursuant to the federal Helping Expedite and Advance Responsible Tribal Home Ownership Act of 2012 ("HEARTH ACT of 2012" Public Law 112-151, 126 Stat. 1160 (2012), on April 14, 2022, the U.S. Department of the Interior Bureau of Indian Affairs approved the *Morongo Band of Mission Indian's Leasing Ordinance*. The Leasing Ordinance authorized the Morongo Band to review and approve leases of land held in trust for the Band by the United States, without review and approval by the Secretary of the Interior.

Along with the site lease, the Proposed Action included the construction and operation of a replacement health clinic (50,000 SF), landscaping, parking, lighting, a new driveway, and several public roadway/utility improvements. The EA also addressed demolition of the existing Clinic and protection of the nearby historic structure.

As part of her efforts, Ms. Willis oversaw preparation of the air quality, biological resources, cultural resources and noise technical analyses. In compliance with Section 106 of the National Historic Preservation Act (NHPA), she worked with the Morongo Tribal Historic Preservation Officer (THPO) to obtain concurrence on the Area of Potential Effect (APE), potential effects on historic resources, and mitigation.

Ms. Willis was also responsible for coordinating MTEP staff reviews of the EA, distribution of the EA, preparation of FONSI, along with all NEPA-required public notices. The Final EA/FONSI was approved by the Morongo Tribal Council in November 2022 making it the **first project ever approved** under the *Morongo Band of Mission Indian's Leasing Ordinance*.

Location

Banning, CA
Morongo Indian Reservation

Duration

2021 – 2022

Value

\$63,850

Size

Health Clinic: 42,000 SF
Project Site: 10 acres

Services

- EA for BIA Lease Agreement
- Air Quality, Noise and Biological Resources Reports
- Cultural Resources Assessment and Section 106 Compliance
- FONSI & Public Notices

Subconsultants

- Cogstone (Cultural Resources)
- Birdseye Planning Group (Air Quality/Greenhouse Gas, Noise)
- Merkel & Associates (Biology)

Client

Bill Thomsen, COO
Riverside-San Bernardino County
Indian Health, Inc.
Phone: (909) 864-1097 ext. 4703
bthomsen@rsbcihi.org

Steven Johnson, Project Mgr.
Riverside-San Bernardino County
Indian Health, Inc.
Phone: (909) 864-1097 sjohn-
son@rsbcihi.org



Cahuilla Indian Health Clinic Replacement Project

Ms. Willis was Project Manager for an EA/FONSI for the Riverside-San Bernardino County Indian Health, Inc. to replace a health care facility on the Cahuilla Indian Reservation in Anza, California. The BIA was the lead agency and utilized the EA to secure a lease of a three (3)-acre parcel located south of State Route 371 (SR-371) and east of Pucket Drive. The Proposed Action included the construction and operation of a replacement health clinic (11,600 SF), a stormwater retention basin, septic system, landscaping, parking, lighting and a new vehicular driveway from SR-371. The purpose of the Proposed Action was to provide improved health care services and assure that comprehensive, culturally acceptable personal and public health services are available and accessible to American Indian people residing in Riverside and San Bernardino Counties.



The EA was prepared in compliance with NEPA (42 United States Code §4321 et seq.), the CEQ's Guidelines for Implementing NEPA (40 CFR Parts 1500-1508), as well as the BIA's NEPA Guidebook (59 Indian Affairs Manual 3-H). Consistent with the BIA's overall efforts to streamline the NEPA process, the EA met the page and time limit requirements for environmental compliance documents established under Executive Order 13807 and Secretarial Order 3355. It evaluated direct, indirect and cumulative impacts that could result from the Proposed Action, as well as those that could result from two (2) Action Alternatives. Modifications were incorporated in the Proposed Action to ensure that project-related effects would not be significant.

Ms. Willis directed the preparation of the air quality, biological resources and cultural resources technical reports and worked with the Cahuilla THPO to obtain access for the site survey, concurrence on the delineation of the APE and the Finding of No Effect. The BIA approved the lease in 2020, and the clinic opened in 2023.



Following completion of the EA/FONSI, Ms. Willis developed and environmental review process for use by the Cahuilla Economic Development Corporation's consideration of new development projects on the Reservation.

Location

Cahuilla Indian Reservation,
Anza, CA

Duration

2019 – 2020

Value

\$50,775

Size

Health Clinic: 11,600 SF
Project Site: 3 acres

Services

- EA for BIA Lease Agreement
- Air Quality, Biology, Cultural Resources Reports
- Section 106 Compliance
- FONSI
- Public Notices

Subconsultants

- Cogstone (Cultural Resources)
- Birdseye Planning Group (Air Quality/Greenhouse Gas)
- Merkel & Associates (Biology)

Client(s)

Bill Thomsen, COO
Riverside-San Bernardino County
Indian Health, Inc.
Phone: (909) 864-1097 ext. 4703
bthomsen@rsbcihi.org

Angela Medrano, Project Mgr.
Cahuilla Economic
Development Corp.
52701 CA Highway 371
Anza, CA 92539
Phone: (760) 419-7293
pmedc@cahuilla.net



Soboba Indian Health Clinic Replacement Project



Between 2019 and 2022, an EA, managed by Christina Willis, was prepared for the RSBIHCI to replace a health care facility and commodities building on the Soboba Indian Reservation in San Jacinto, California. The EA was used by the BIA to secure a lease of an 8.3-acre project site located immediately one-mile south of the Soboba Casino Resort (Proposed Action). The EA “tiered-off” the 2013 Final Environmental Impact Statement (FEIS) for the Horseshoe Grande Fee-to-Trust Project. This FEIS evaluated the consequences of the Soboba Band of Luiseño Indians’ proposal to convey 34 parcels, 534.91± acres of Tribally-owned property to Federal trust status along with a proposal to develop 55 acres of the Project Site into a destination hotel/casino complex. The Health Clinic site was within the area covered by the FEIS.

The EA was prepared to comply with NEPA, the Council on Environmental Quality Guidelines for Implementing, the BIA’s NEPA Guidebook, Executive Order 13807, and Secretarial Order 3355.

The Proposed Action consisted of a replacement health clinic building, a commodity distribution building, as well as vehicular access, parking and utility connections. The EA evaluated potential direct, indirect and cumulative impacts to land resources, water resources, air quality, biological resources, cultural and paleontological resources, socioeconomics and environmental justice, resource use patterns, transportation, hazardous materials, noise, visual resources, and public services and utilities.

Ms. Willis also prepared the FONSI and the Notice of Availability for the EA, obtained THPO concurrence and oversaw preparation of an Air Quality/GHG Technical Report for the project.

Location

Soboba Indian Reservation
San Jacinto, CA

Duration

2019 – 2020

Value

\$42,670

Size

Health Clinic: 44,000 SF
Commodities Building: 12,300 SF
Project Site: 8.3 acres

Services

- EA for Bureau of Indian Affairs Lease Agreement
- Section 106 Compliance
- Air Quality Technical Report
- FONSI
- NOA

Subconsultants

- Birdseye Planning Group
(Air Quality/Greenhouse Gas)

Client

Bill Thomsen, COO
Riverside-San Bernardino County
Indian Health, Inc.
Phone: (909) 864-1097 ext. 4703
bthomsen@rsbcihi.org



Torres Martinez Indian Health Clinic Replacement Project



Ms. Willis prepared two (2) EA/FONSI's for the replacement of a health care facility on the Torres-Martinez Desert Cahuilla Indian Reservation in Thermal, California. The first EA/FONSI was prepared for use by the BIA to secure a lease of the 2.5-acre Project site located south of 66th Avenue and west of Martinez Road near the Torres-Martinez Tribal Administrative Complex. An amendment to the EA and FONSI was prepared in June 2019 for the federal Indian Health Service Department to secure financial assistance for the clinic under the Small Ambulatory Grant Program.

The existing Torres-Martinez Health Clinic, located at 66-735 Martinez Road, was established in 1971 and offered non-emergency medical and community services within a 4,200 SF trailer. The replacement clinic consists of an 11,600 SF facility on a 2.5 acre parcel south of 66th Avenue, and west of Martinez Road, near the Torres-Martinez Desert Cahuilla Indian Administration Complex. The Project also includes parking spaces, landscaping and a pedestrian path to connect the proposed clinic to the adjacent senior housing center.

The Project site is located within the Torres Martinez Historical District (CA-RIV-1292). For this reason, our team conducted a Phase II Cultural Resource Testing Program and also prepared a Cultural Resources Monitoring Plan, a NAGPRA Plan of Action and a Curation Plan. The purpose of these documents was to ensure that any cultural materials recovered during construction would be respectfully handled and provided to the Torres Martinez Band of Cahuilla Indians for curation. Cultural resource monitoring conducted during construction of the clinic was completed in June 2021 and the clinic opened in July 2021.



Location

Thermal, CA
Torres Martinez Reservation

Duration

2016 – 2021

Value

\$135,000

Services

- EA for Bureau of Indian Affairs Lease Agreement
- Amended EA for Indian Health Services Grant
- Section 106 Compliance
- Cultural Resources Survey, Phase II Testing, Cultural Resource Management Plan, Construction Monitoring
- Tribal

Subconsultants

- ASM Affiliates (Cultural Resource Survey)
- Cogstone Resource Management (Archaeological Testing & Construction Monitoring)
- Birdseye Planning Group (Air Quality/Greenhouse Gas)
- Merkel & Associates (Biology)

Client

Bill Thomsen, COO
Riverside-San Bernardino County Indian Health, Inc.
Phone: (909) 864-1097 ext. 4703
bthomsen@rsbcihi.org



PUBLIC FACILITIES

Heritage Road Bridge Replacement Project

The City of Chula Vista proposes to replace the existing Heritage Road Bridge over the Otay River (between Nirvana Avenue and Entertainment Circle South) and widen a portion of Main Street, between Nirvana Avenue and Heritage Road. The project will construct a new, wider and longer bridge that will allow 100-year floodwaters to be contained within the river channel without overtopping the bridge or road. The project also includes reconfiguration of the intersections of Main Street / Heritage Road and Heritage Road / Entertainment Circle North.



The proposed project would require the demolition of the existing 54-foot wide by 82-foot long steel girder and timber deck bridge, and construction of a new bridge that would pass a 100-year flood event. The 450 long bridge would be a cast-in-place, pre-stressed concrete box girder and provide 6-through lanes, 2-turn lanes, 8-foot shoulders, and 6-foot sidewalks) and length of 450 feet. In addition, the project includes widening of Main Street between its intersection with Heritage Road and Nirvana Avenue to the west.

Moffatt and Nichol are the prime contractor for the work, responsible for overall design (local street, bikeway, and walkway design). Ms. Willis was responsible for obtaining the environmental clearance (FHWA CE/City MND). The Caltrans issued FHWA CE and the City of Chula Vista approved the Final MND in 2017. The project is currently in final design and permitting phase.

Location

Chula Vista, CA

Duration

2016 - Present

Value

\$588,000

Services

- CEQA/NEPA Document Preparation
- Peer Review of Applicant Technical Reports
- CEQA Notices
- Public Meeting/Hearing Support
- 404/401/1601 Permits
- City of Chula Vista Habitat Loss and Incidental Take (HLIT) Ordinance Permit

Client

City of Chula Vista
Jose G. Gomez,
619.770.0293,
JGomez@chulavistaca.gov

Civita Elementary School Site Acquisition

The San Diego Unified School District (District) wanted to acquire property to construct the Civita Elementary School within the Quarry Falls Specific Plan Area in Mission Valley.

Ms. Willis assisted the District in obtaining approval from the California Department of Education (CDE) for acquisition of the property in compliance with Title 5 of the California Code of Regulations and CDE's School Facilities Planning Division's School Site Approval Procedures. Her services included extensive coordination with the District, the Department of Toxic Substance Control (DTSC), and CDE.



Location

San Diego, CA

Duration

October 2015 – June 2018

Value

\$69,500

Services

- Monthly Coordination Meetings w. SDUSD
- Peer review of Addendum EIR
- Coordination with CDE for Title 5 Compliance
- Coordination with DTSC for Site Clearance
- E2ManageTech – Pipeline Risk Assessment

San Diego Unified School District Coordination

BRG attended monthly coordination meetings with District staff and identified and tracked the status of all Title 5 requirements. She also conducted a peer review of the Civita School Site Addendum EIR prepared written findings and determinations for approval by the Board of Education.



Civita Elementary School Site Acquisition (Continued)

DTSC Coordination

In response findings of the District's Phase I ESA, DTSC determined that a Preliminary Environmental Assessment (PEA) would be required. Ms. Willis worked with DTSC to streamline the PEA's public review and comment period which shaved six-months off DTSC's approval of the PEA.

CDE Coordination

BRG prepared all required forms, documentation and reports for the Civita Elementary School Site Acquisition Approval Package demonstrating compliance the Education Code and Public Resources Code.



CDE issued their final approval for site acquisition in June 2018 and BOE approved the Purchase and Sale Agreement in May 2019. The school opened in Fall 2022 and was renamed the Nipaquay Elementary, after a Kumeyaay village that existed in the area before Spanish colonization.

Subconsultants

- Birdseye Consulting Group – Health Risk Assessment
- Ninyo & Moore – Phase I ESA & PEA

Client

San Diego Unified School District
Tony Raso, Environmental Engineer
Engineering Program Compliance,
619-770-0293,
traso@sandi.net

LAND USE ENTITLEMENTS

La Maestra Housing For Hope Project, San Diego, CA

Ms. Willis is providing land use entitlement and environmental compliance services for La Maestra Family Clinic's Housing For Hope Project, a multiple-family affordable housing project in the City Heights community that would provide transitional housing and support services for persons suffering from substance use and homelessness.



The project includes the construction and operation of a 21-micro unit transitional housing project. The project will provide a housing office for case managers, storage, a laundry room, and on-site manager. The four story building of residential will be approximately 50 feet in height. All of the units (100%), with the exception of the on-site manager's unit, will be affordable to extremely low-income individuals earning no more than 30% of area median income.

The project requires a Conditional Use Permit (Process 5) that must be approved by the San Diego City Council and is requesting development deviations for landscaping requirements. Ms. Willis is responsible for all permit application submittals and coordination with City of San Diego Development Service Department (DSD) staff.

Location

San Diego, CA

Duration

2022 to present

Value

\$315,580

Size

0.11 acre
21 affordable units
15,000 SF

Services

- Land Use Entitlement
- Public Meeting/Hearing Support

Client

LMA Consulting Group
Linus Naujokatis, Architect
2619 Teresita Street
San Diego, CA 92104
Phone: (619) 890.0060
Linus@LMAConsultingGroup.com



Fourth Corner In-Fill/Residential Project, San Diego, CA

BRG provided land use entitlement and environmental compliance services for Price Charities' Fourth Corner Mixed-Use/Residential Project. The 0.87-acre project site consists of six contiguous lots within the Central Urbanizing Planned District area of City Heights, San Diego, CA. The residential component of project consisted of 73 affordable multi-family units (100% affordable) along with residential amenities. The non-residential component consisted of community meeting space.



New construction is proposed on 4021, 4035, 4037 and 4061 Fairmount Avenue and required the demolition of the American Legion Hall, a designated San Diego Historical Landmark (#525). The new building will be four stories of residential - wood construction, over an at-grade parking structure and will be 62' in height. It originally required a City of San Diego Site Development Permit due to the presence of the historic structure, and a Neighborhood Development Permit (NDP) to accommodate densities greater than those identified in the Mid-Cities Community Plan. However, with Governor Newsome's approval of Density Bonus Law - AB 176, the automatic approval of density bonus requests for 100% affordable projects eliminated the need for the NDP. The project also sought development deviations related to structure height, building setbacks and building transparency.

BRG coordinated all Development Service Department (DSD) submittals and prepared the Site Development Permit Findings and Supplemental Findings for substantial alteration of a designated historic resource. Additionally, our project manager provided support for meetings with the City Heights Area Planning Committee and the Historic Resources Board Design Subcommittee.

The project was modified several times during the entitlement process to respond to comments from City staff and the community and to incorporate revisions to the City's Affordable housing policies. Specifically, a stairwell/emergency exit was added along Fairmount Avenue; community meeting space was added; the property at 4089 Fairmount Avenue was excluded from the project premises; and, the percentage of affordable units was increased from 15 to 100 percent. Each modification required Ms. Willis to revise DSD applications and supporting documentation.

Ms. Willis also prepared the Environmental Impact Report for the project.

Location

San Diego, CA
City Heights Neighborhood

Duration

2016 – 2020

Value

\$315,580

Size

0.87 acre
73 affordable units
134,000 SF

Services

- Land Use Entitlement
- Site Development Permit
- Permit Findings
- Waste Management Plan
- Climate Action Plan Consistency Checklist
- EIR Preparation
CEQA Findings
- Public Meeting/Hearing Support
- Historical Resources Board
Coordination

Client

Price Charities
Michelle Lough, Esq. Project
Manager
7777 Fay Avenue, Ste 300
La Jolla, CA 92037
(858) 373-2064 (direct)
mlough@price-entities.com



Attachment

Resume

A large, white, serif capital letter 'A' is centered within a dark green, rounded square. The square is positioned on the right side of the page, partially cut off by the edge.

THIS PAGE INTENTIONALLY LEFT BLANK

Christina J. Willis

President/Founder

Christina has 34 years of environmental and urban/land use planning experience in both the public and private sectors to ensure compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Ms. Willis is among a select group of environmental professionals certified by the County of San Diego to prepare EIRs. Her experience includes coordinating with multiple resource agencies, acquiring local, state, and federal permits, as well as developing and implementing community outreach and public involvement programs. Christina has successfully completed more than 300 environmental documents ranging from Initial Studies and Environmental Assessments to EIRs, EISs, and other CEQA/NEPA-related studies. She has effectively managed all project phases from conception through construction with diverse project teams of up to 15 technical specialties. Christina's projects—some highly complex and controversial—encompass large infrastructure projects (wastewater treatment plants, tunnel/outfalls, solid waste facilities, schools, and roads); pipelines, oil and gas exploration, utility scale renewable energy projects, transmission lines, residential, commercial, industrial, and mixed-use developments; and large-scale land use planning projects (general plan/community plan updates and zoning code amendments). As former planning director and office manager for an international consulting firm, Christina is a leader in the environmental field, and is routinely solicited by agency staff and project proponents to provide training and expertise on environmental impacts, mitigation and permitting strategies.



RELEVANT EXPERIENCE

Affordable Housing - Environmental Planning and Land Use Entitlement

Torrey Crest Residential Subdivision, Encinitas, California

Ms. Willis is currently serving as Project Manager for preparation of an Environmental Impact Report for the Torrey Crest Residential Project. The Project proposes the construction of detached single-family homes, each containing one accessory unit. With these accessory units, development of the single-family homes would provide 16 total units, 15 of which would be designated as affordable housing units. Other improvements include an interior access road, surface parking, landscaped and paved/hardscape areas, construction of a segment of Trail 66 through the northern portion of

Belmont Village Encinitas-By-The-Sea Project EIR, Encinitas, California

Ms. Willis served as Project Manager for preparation of an Environmental Impact Report for the Belmont Village Encinitas-By-The Sea Project. The Project proposes the construction and operation of a state-licensed, 200-bed residential senior living facility for the elderly in addition to eight (8) detached single-family homes, each containing one accessory unit. With these accessory units, development of the single-family homes would provide 16 total units, 15 of which would be designated as affordable housing units. Other improvements include an interior access road, surface parking, landscaped and paved/hardscape areas, construction of a segment of Trail 66 through the northern portion of the Project Site, on-site infrastructure, improvements to Manchester Avenue and improvements to off-site drainage culverts. All improvements would be required to comply with the latest California Building Code (CBC) and Americans with Disabilities Act (ADA).

A Tentative Map Density Bonus, Coastal Development Permit, Major Use Permit, Planned Residential Development Permit, Design Review, Grading Permit, Building Permit, Section 404 Nationwide Permit, Section 401 Water Quality Certification and Section 1602 Streambed Alteration Agreement are required for the proposed development.

Forth Corner and Union Bank Mixed-Use Developments, San Diego California, Price Charities

As BRG's Senior Project Manager, Ms. Willis provided permit entitlement and environmental consulting services for Price Charities' Fourth Corner Project. The 73-unit mixed-use development is located in the City Heights community of San Diego and includes affordable housing and community meeting space. Ms. Willis led a multi-disciplinary team of architects, landscapers, civil engineers, and environmental resource specialists to ensure compliance with the City's



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

Land Development Code and with CEQA. In this role, Ms. Willis was responsible for coordinating with Development Service Staff as well as making presentations to the City Heights Area Planning Committee, the Historic Site Board and the Planning Commission.

Northwest Village Creek Mitigated Negative Declaration*, City of San Diego. Jacobs Neighborhood Center for Innovation

Ms. Willis managed preparation of a Mitigated Negative Declaration for the proposed Northwest Village Creek Project in Southeastern San Diego, California. This project required a Site Development Permit for Environmentally Sensitive Lands, a Conditional Use Permit (CUP), and Vesting Tentative Map (VTM) to allow for the restoration and enhancement of a portion of Chollas Creek, along with the subdivision of land to facilitate development of a Walgreens Pharmacy, and a 100-unit apartment complex on an 8.7-acre site. Additionally, Christina developed the Mitigation Monitoring and Reporting Program (MMRP) that included a wetland revegetation/restoration plan; contribution to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of Diegan coastal sage scrub (Tier II); cultural and paleontological resource monitoring; as well as numerous improvements to the local circulation system. The MND was prepared under an accelerated schedule to enable the Applicant to meet its grant funding requirements.

Renewable Energy

California Public Utilities Commission As-Needed Consultant

Ms. Willis is serving as the CEQA/NEPA Compliance Strategist for Ecology & Environment's (now WPS) As-Needed Consulting Contract awarded in January 2020 by the California Public Utilities Commission (CPUC).

Eldorado-Lugo Mohave Series Capacitor Upgrade, San Bernardino County, California, and Clark County, Nevada

As a subconsultant to 7Skyline, Ms. Willis provided strategic consulting services to Southern California Edison (SCE) on the Eldorado-Lugo-Mohave Series Capacitor Project. The project includes installation of two new 500-kilovolt (kV) mid-line series capacitors; replacement of existing transmission and subtransmission distribution facilities along the Eldorado-Lugo, Eldorado-Mohave, and Lugo-Mohave 500-kV Transmission Lines; installation of 235 miles OPGW, and modifications to the existing Lugo, Mohave, and Eldorado Substations. In this role, Ms. Willis reviewed the Proponents Environmental Assessment and Technical Reports and identified a critical flaw in the multi-state air quality assessment. Because of her technical expertise that covers a wide range of environmental resources, she developed an air-quality assessment methodology that qualified the project for a CEQA Mitigated Negative Declaration and a NEPA Environmental Assessment and avoided preparation of an EIR and an EIS. She also facilitated agency coordination to ensure the timely issuance of a Permit to Construct from the California Public Utilities Commission, a Utility Environmental Protection Act permit from the Nevada Public Utility Commission, a Right of Way Grant from the Bureau of Land Management (BLM) and a Special Use Permit from the National Park Service. She is currently assisting with obtaining a Section 10A permit for desert tortoise in Nevada.

Desert Valley Monofill Expansion EIR, Brawley, California

For the Imperial County Planning and Development Services Department, Ms. Willis was the Project Manager for preparing an Environmental Impact Report for the Desert Valley Company Monofill Expansion Cell 4 Project under CEQA. The Desert Valley Company Monofill Facility is located at 3301 West State Route 86 in Brawley, California. The site consists of a 653-acre parcel in Imperial County, and is currently developed with an approximately 180-acre active Class 2 Solid Waste Management Facility (SWMF). The Monofill accepts geothermal non-hazardous waste and byproducts generated by CalEnergy's geothermal power plants in Imperial County. CalEnergy (the Applicant) is requesting an amendment to CUP No. 05-0020, a General Plan Amendment, a Zone Change, and water well CUP to facilitate expansion of the existing Desert Valley Company Monofill for construction, operation, closure and post-closure of a new waste storage cell (Cell 4). The project would expand the existing Monofill by approximately 80 acres and would provide an additional 2.6 million cubic yards of disposal capacity and thereby extend operations an additional 50 years.



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

Cell 4 was proposed to be constructed and operated in two phases to transition operations from Cell 3. Phase 1 (Cell 4A) would be constructed and operable by 2024 to allow for the transition of disposal activities to occur prior to the estimated closure of Cell 3 in January 2025. Phase 2 (Cell 4B) would be constructed as additional capacity is needed. The EIR evaluated the full suite of environmental resources impacts of granting a General Plan Amendment; a Zone Change; an amended Conditional Use Permit; and new water well CUP to support the construction, operation, closure and post-closure of a new waste storage cell.

In addition to preparation of the EIR, Ms. Willis conducted peer reviews of all applicant prepared technical reports and provided AB-52 and SB-18 Consultation support for the County's government-to-government consultations with Native American Tribes. Ms. Christina Willis also prepared all CEQA Notices, prepared the CEQA Findings of Fact and provided scoping meeting and public hearing support for the Planning Commission and Board of Supervisor hearings.

California Valley Solar Ranch EA*, San Luis Obispo and Kern Counties, California, SunPower Corporation

As a first-party consultant for SunPower Corporation, Christina was the project manager for the applicant-prepared NEPA EA for the California Valley Solar Ranch (CVSR) project. Now in operation in San Luis Obispo, at 250 MW on 4,700 acres of land, it is **one of the world's largest operating solar PV power plants**.

The project included construction, operation and maintenance of the CVSR solar generating facility, and reconductoring (upgrading) of a 35-mile segment of PG&E's Morro Bay-Midway 230-kv, transmission line spanning Kern and San Luis Obispo Counties. She prepared the EA to qualify for a loan guarantee through the Dept. of Energy (DOE) in record time, assessing such controversial topics as water resources, conversion of Prime Farmland, and biological impacts on San Joaquin kit fox and giant kangaroo rat. Her rapid turnaround enabled the client to meet federal requirements and secure a loan guarantee before the program deadline.

Not only did the CVSR project receive scrutiny in the media, it even became the subject of a political attack ad during the 2012 election season. In spite of this scrutiny, the project received high praise from the DOE who remarked that the document, and in particular, the Administrative Record, was one of the best that they had ever seen.

Lucerne Valley Solar Project EIS*, San Bernardino County, California, Bureau of Land Management

Christina managed the preparation of the third-party EIS for Chevron Energy Solutions' Lucerne Valley Solar Project, **the first solar project on public land in BLM history**. It was also the first project approved under BLM's "Fast Track" process created for the American Recovery and Reinvestment Act (ARRA) of 2009. The project consisted of a 49-MW solar PV power plant on 422 acres of land. Prepared for BLM, the EIS addressed environmental impacts arising from five months of construction followed by operation of the solar field, control and maintenance building, and substation. In addition to an EIS, the project required an amendment to the California Desert Conservation Area Plan.

Hudson Ranch II Geothermal Plant/ Simbol Calipatria II Mineral Extraction Plant EIR*, El Centro, California

For Imperial County Planning and Development Services, Christina managed the preparation of a third-party EIR that addressed two separate projects on 100-acres of private land, including the Hudson Ranch II Geothermal Plant (HR-2) and the Simbol Calipatria Plant II (SMCP-2). The HR-2 Project is a 49.9 MW geothermal power plant and wellfield. The SMCP-2 Project is a commercial production plant, adjacent to the HR-2 site, which would process geothermal brine from the HR-2 geothermal plant to produce lithium carbonate, lithium hydroxide, hydrochloric acid, and zinc and manganese products for commercial sale.

Christina led the team that prepared the initial study, coordinated two public scoping meetings, and developed mitigation measures that helped the EIR withstand two legal challenges from both the California Unions for Reliable Energy (CURE) and the Laborers International Union of North America (LIUNA), all on an accelerated schedule. Her project team successfully defended the EIR, and completed the entire CEQA process in six months, despite receiving a last



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

minute comment letter from LIUNA less than ten (10) minutes prior to the start of the Board of Supervisor's hearing on the appeal of the Planning Commission's approval.

Simbol Calipatria I Mineral Extraction Plant EIR*, El Centro, California

For Imperial County Planning and Development Services, Christina was project manager for preparation of a third-party EIR for a commercial lithium carbonate production plant in the Salton Sea Known Geothermal Resource Area. The SMCP-1 facility would process geothermal brine from the existing Hudson Ranch I Geothermal Project (HR-1) to produce lithium carbonate, lithium hydroxide, hydrochloric acid, and zinc and manganese products for commercial sale. The objective of the project was to provide a supplemental domestic source of lithium, which the U.S. Department of Energy designated a "near-critical material". The Final EIR was approved by the Planning Commission, one day after the Board of Supervisor's approval of the HR-2 /SMCP-2 Final EIR.

Wister (Orni 21 LLC) Geothermal EIR*, Niland, California

Managed preparation of a third party EIR for the County of Imperial Planning and Development Services Department Imperial County that addressed the construction, operation and decommissioning of the Wister Geothermal Project (aka ORNI 21, LLC Geothermal Project) for Ormat Nevada, Inc. The project included the construction and operation of a new 49.9 MW binary power plant; a 9,780- acre geothermal well field on private land near Niland California; 50 geothermal projection/injection wells; pipelines to bring the geothermal brine to the geothermal power plant; pipelines to take the cooled brine to injection wells; an electric transmission line to interconnect the power plant to IID's KN transmission line; and, a water pipeline to bring water from the Imperial Irrigation District (IID) East Highline canal to the power plant for cooling water.

West Chocolate Mountains Renewable Energy Project *, Imperial and Riverside Counties, California, Bureau of Land Management

For BLM's California Desert District Office, Ms. Willis prepared the cumulative impact assessment for EIS and California Desert Conservation Area (CDCA) Plan Amendment addressing issuance of solar and wind energy right-of-ways (ROWs) and geothermal leasing within the West Chocolate Mountains Renewable Energy Evaluation Area (the West Chocolate REEA, or the REEA) in Imperial County. The project included public scoping meetings, preparation of a Class I cultural resource report, preparation of interim visual resource management classifications, and preparation of a draft and final EIS and Record of Decision (ROD).

Silver State Solar Project EIS*, Nevada, Bureau of Land Management

Christina was deputy project manager for preparation of the third-party EIS addressing the 400-MW solar development project of First Solar Development, Inc., on 2,900 acres of BLM land. She assisted in the public scoping meetings and collected data, reviewed studies prepared by the proponent on behalf of BLM, collaboratively developed alternatives with BLM management, and analyzed the impacts of the proposal and alternatives. Christina supported the project manager with all aspects of the project. She routinely oversaw project review meetings and addressed other project management responsibilities, including completion of the Final EIS, in absence of the project manager.

San Diego Unified School District Projects

Ms. Willis has prepared or managing preparation of environmental documents for school projects for more than 26 years. From 1992 to 1996, Ms. Willis prepared eight (8) EIRs for new school sites for the SDUSD. Since re-joining BRG in 2015, Ms. Willis has prepared and/or managed 15+ projects for the SDUSD as well as for the Palomar and Southwestern Community College Districts. In June 2018, Ms. Willis completed a two-year effort assisting SDUSD obtain the California Department of Education's approval for acquisition of the Civita Elementary School site. She also prepared the Data Collection Summary Report to assist the District's site selection process for the expansion of Perkins Elementary School.



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

Pipelines and Transmission Lines

Tres Amigos Waterline Replacement Project, Vallecitos Water District, San Diego, California

Under contract to NV5, Ms. Willis is preparing an Initial Study/Mitigated Negative Declaration for the Tres Amigos Waterline Replacement Project. This project consists of replacing approximately 10,000 linear feet of the existing Tres Amigos water pipeline within the Vallecitos Water District.

Calnev Pipeline Expansion Project Corridor Analysis*, California and Nevada (Deputy Project Manager), Kinder Moran

Christina was the Human Environment Team Leader and Deputy Project Manager for the corridor analysis along the I-15 corridor to support preparation of an EIS/EIR addressing expansion and construction of 234 miles of petroleum product pipeline for BLM, the US Forest Service, and the San Bernardino County Planning Department (County). This project included the replacement and expansion of Kinder Morgan's refined petroleum pipeline on the existing Calnev system, between the North Colton Terminal in the City of Colton, San Bernardino County, California, to Bracken Junction, near McCarran International Airport (McCarran) in the City of Las Vegas, Nevada. It also included a new pump station, an electric substation and new or modified connections to laterals at George Air Force Base and Edwards Air Force Base, the Barstow terminal, a BNSF rail yard west of Barstow, and to McCarran Airport.

She also facilitated workshops with BLM, the County, and U.S. Forest Service to review impact assessment criteria, resource impact indicators, alternatives and cumulative impacts. These workshops enabled the lead and cooperating agencies to approve the range of alternatives and the analysis approach prior to completion of the administrative draft EIS/EIR, thereby minimizing the review timeline.

Plains & Eastern Clean Line Transmission Project Client: Clean Line Energy Partners*

Christina prepared two (2) traffic technical reports for the Plains & Eastern Clean Line Transmission Project. This project includes a 700- mile, ± 600 kilovolt (kV) high voltage direct current (HVDC) electric transmission system Oklahoma, Texas, Arkansas and Tennessee; an alternating current (AC) collection system; two converter stations in Oklahoma and Tennessee and numerous access roads. The first traffic report evaluated impacts associated with construction, operation, maintenance and decommissioning of the electrical transmission system and associated facilities. The second traffic report evaluated impacts associated with development of 3,500–4,000 MW of wind generation projects to be located within the Oklahoma Panhandle. Both reports, prepared for the United States Department of Energy (DOE) were accepted for use in preparing the EIS for the Project.

Eldorado Valley Utility Corridor Programmatic EA*, Clark County, Nevada (Program Director)

Christina served as Program Director and managed the preparation of the programmatic EA for the Las Vegas Field Office of the Bureau of Land Management (BLM). The Programmatic EA analyzed the potential impacts of permitting Rights-of-Way (ROW) onto or across the federally-administered utility corridors to comply with the Federal Land Policy Management Act (FLPMA) (Pub. Law 94-579).

SCE Eldorado-Ivanpah Transmission Project EIR/EIS*, Nevada, California

For the California Public Utilities Commission (CPUC) and BLM, Christina was a member of the team that prepared the award-winning, joint third-party EIR/EIS under CEQA and NEPA for this 35-mile transmission line and substation project of Southern California Edison (SCE). She prepared the alternatives analysis report and was asked by CPUC to participate in face-to-face meetings with the California Independent Systems Operator (CAISO) to discuss the long-range planning for transmission infrastructure.

Alberhill Substation and Transmission Lines EIR*, Riverside County, California

For CPUC, Christina provided programmatic support for preparation of a third-party EIR for this proposed SCE substation and associated transmission lines. She conducted the senior-level review of the Alternatives Analysis Report as well as the hydrology/water quality section and served as the primary author of the traffic and transportation section.



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

Oil and Gas Projects

Oil and Gas Amendment EIR*, Kern County, California

For the Kern County Planning and Community Development Division, Christina led the team to prepare an EIR to evaluate impacts associated with an amendment to Title 19- Kern County Zoning Ordinance, Focused on Chapter 19.98 (Oil and Gas Production) for Oil and Gas local permitting. The amendment covered future oil and gas exploration, extraction, production, decommissioning and well stimulation activities in Western Kern County. This project-level EIR, certified by the County in 2015, will be used by the Kern County Planning Department to support a new "Oil and Gas Conformity Review" (permit) that will be required for such activities within the 3,700 square mile (2.8 million acre) project area. The EIR will be used by the California Division of Oil, Gas and Geothermal Resources (now CalGEM), in its oversight of subsurface operations of oil, gas and injection wells.

Transportation Projects

Heritage Bridge Road Replacement, City of Chula Vista

As Senior Project Manager Ms. Willis was responsible for a \$500,000 budget for preparation of a joint CEQA-NEPA environmental document for replacement of the Heritage Road Bridge over the Otay River. For this project, Ms. Willis coordinated preparation of all technical studies and worked with City of Chula Vista and Caltrans staff to ensure environmental requirements of agencies were met.

State Route 125 (South Bay Express) Project *, San Diego County, California Transportation Ventures

While a Senior Project Manager with Parsons Corporation, Ms. Willis served as the Environmental Compliance Manager during the design phase of the State Route 125 (SR 125) Project (South Bay Express). She was responsible for obtaining and reviewing all Caltrans and FHWA environmental documents to identify all mitigation measures, commitments, regulatory permits and land/easement acquisitions and areas along the alignment where updated land use, biological and cultural resource information was required. She worked with the environmental compliance team and resource agency representatives to obtain an Army Corps of Engineer 404 Permit and 401 Water Quality Certification to fill approximately 11 acres of 'waters of the United States'. Ms. Willis worked with City of San Diego staff to ensure the environmental commitments and permits would satisfy permitting requirements related to impacts to Quino Checkerspot butterfly, California gnat catcher habitat, spreading navarretia, the San Diego fairy shrimp, and the Otay Mesa Mint - all of which are covered under the San Diego Multiple Species Habitat Conservation Plan. Ms. Willis also developed the construction monitoring and reporting schedule to 1) ensure availability of appropriate monitors and 2) comply with requirements of the previous environmental documents. She also assisted Caltrans and CVT with public meetings in Bonita and Otay to provide environmental compliance expertise.

Caltrans Highway Improvements Projects*, California, Caltrans, Districts 6, 11 and 12

Christina was the primary author of the EIS for the State Route (SR) 180 Route Adoption Study in Fresno for Caltrans District 6. SR 180 is an approximately 25-mile, west-to-east, rural, two-lane highway extending between SR 33 in Kerman and SR 99 in Fresno. She also prepared the Community Impact Assessment for the I-5/Ortega Highway Interchange Improvement Project, in San Juan Capistrano, for Caltrans District 12 as well as a Negative Declaration, EA, and FONSI for modifications to the I- 8/Imperial Avenue interchange in El Centro for Caltrans District 11.

Wastewater Treatment

Wastewater Treatment Plant Supplemental EIS*, San Diego, California (Deputy Project Manager and Principal Investigator); United States Section of the International Boundary and Water Commission (USIBWC)

Christina was deputy Project Manager and Principal Investigator for a Supplemental EIS addressing Clean Water Act compliance at the South Bay International Wastewater Treatment Plant (SBIWTP). The SBIWTP is a 25 million-gallon



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

per day wastewater treatment plant located in San Diego County, California, about two miles west of the San Ysidro Port of Entry. It treats sewage originating in Tijuana, Mexico and discharges it to the Pacific Ocean through the South Bay Ocean Outfall (SBOO), a four and one-half mile long 11-foot diameter pipe.

Constructed as an “advanced primary plant”, it was in violation of federal and state water quality legislation upon opening for failure to treat the effluent to secondary standards, required by the NPDES permit originally issued to the facility. The SEIS evaluated six treatment and disposal options/alternatives to cease violations of the NPDES permit, including the provision of secondary treatment facilities either at the plant itself or in eastern Tijuana, with discharge to the SBOO. Ms. Willis also facilitated the public outreach program for the SEIS, making numerous presentations to the community. Upon completion of the Final SEIS, the first environmental document prepared for the plant that was not challenged in court, Ms. Willis’ involvement continued with preparation of the Coastal Consistency Analysis for the project.

Clean Water Program, San Diego, California.

Ms. Willis’ experience with wastewater infrastructure projects stretches back to 1989, and includes completion of environmental analyses for the following City of San Diego Clean Water Program facilities:

- Point Loma Accelerated Sludge Pipeline to transport sludge from the Point Loma WWTP to sludge drying beds on Fiesta Island in Mission Bay Park;
- Fiesta Island Facilities Replacement Project/Northern Sludge Processing Facilities EIR;
- North City Water Reclamation Project EIR (1991);
- Regional Sludge Management Facilities Joint EIR/EIS for the City of San Diego CWP and the EPA;
- Miramar Programmatic EIR/EIS Support Tasks 1 and 2, consisting of a summary of previous environmental documents for the Fiesta Island Facilities Replacement Project/Northern Sludge Processing Facility for the CWP and United States Navy;

Kern County Biosolids Ordinance EIR*, Kern County, California (Deputy Project Manager)

Christina was the Deputy Project Manager and Task Leader for preparation of an EIR addressing an amendment to Kern County’s highly controversial ordinance for the land application of biosolids (treated sewage sludge) to agricultural lands within its jurisdiction. Publicly owned treatment works in Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Luis Obispo, and Ventura use land application in Kern County to manage all or part of their biosolids at 14 non-contiguous sites in the unincorporated area.

The EIR provided a complete analysis of two options for the land application of biosolids. These included a “total ban” (Option A); or allowing continued land application of only those biosolids that met EPA’s highest treatment standards combined with increased monitoring and reporting requirements (Option B). The EIR evaluated the potential “direct, indirect and cumulative” impacts of the proposed amendment, as well as seven (7) alternatives ranging from additional regulation to alternative disposal options.

In addition to her project management duties, Christina was also a core writer responsible for development of the overall CEQA compliance and mitigation strategies, the project description, land use and planning, cumulative impacts, growth inducement and the alternatives analyses.

Urban Planning/In-Fill Development /Construction Monitoring

La Maestra Housing For Hope Project, San Diego, California

Ms. Willis is assisting LMA Consulting Group to obtain the necessary land use and environmental entitlements for La Maestra “Housing For Hope Project” within in the City Height Community. Her duties include coordinating with the client and other team members to complete the City of San Diego’s land use entitlement process to obtain a Conditional Use Permit (CUP), including the preparation of California Environmental Quality Act (CEQA) documentation.



Christina J. Willis (Cont.)

President/Senior Project Manager/Founder

La Maestra Family Clinic was awarded a grant from the County-City Behavioral Health Impact Fund to provide transitional housing and behavioral health/substance abuse services to homeless San Diegans (Project). The 0.11 acre project site consists of a single lot at 4135 within the City of San Diego in the “Teralta East” Neighborhood of the Mid City: City Heights Community. The Project demolishing three (3) structures and replacing them with a 15,000 SF, 4-story structure that will house 21 transitional housing units for very low income persons. “Transitional Housing” for seven (7) or more persons requires a CUP with a public hearing and recommendation from the Planning Commission and an approval from the City Council.

Imperial Market Place and Valencia Palms Business Park*

During her tenure as the Planning Director for the Southeastern Economic Development Corporation (SEDC), Christina was the Project Manager for the Imperial Marketplace Commercial Project a 300,000 SF commercial development on a 42-acre site in Southeastern San Diego, anchored by Home Depo, and associated public improvements. She also served as Project Manager for the 15-acre Valencia Palms Business Park, home to the first post office in Southeastern San Diego in 30 years.

For these projects, her assignment included:

- Managing preparation of the Tentative Map, EIR, land entitlements and resource permits including an US Army Corps of Engineers (ACOE) 404 permit; a 401 Water Quality Certification(RWQCB – Region 9) and a California Department of Fish and Wildlife (DFW) 1601 Stream Alteration Agreement. These permits were required to elevate both sites out of the floodplain, install creek improvements and facilitate creation of on-site wetlands.
- Obtaining easements required for utilities and/or drainage facilities;
- Managing the construction contracting process for the public improvements;
- Ensuring implementation of mitigation measures and permit requirements, including construction monitoring;
- Providing construction monitoring and coordination of all mitigation monitoring efforts for the preconstruction, demolition, and construction-related activities for the public improvements;
- Interacting on a weekly basis with project engineers, construction crew, and City of San Diego, and regulatory personnel to ensure implementation of resource protection measures, including biological, cultural and paleontological resources) protection measures;
- Coordinating activities to secure a total of \$12.5 million in HUD Section 106 and TransNet Funding for the public improvements; and
- Developing and implementing the project’s public outreach and communication program.

San Diego Convention Center Expansion*, San Diego, California, San Diego Unified Port District

Christina managed the preparation of the EIR addressing expansion of the San Diego Convention Center. Located along the San Diego Bay waterfront, the expansion doubled the size of the convention center to 2.6 million square feet and also required an amendment to the Port’s Master Plan as well as a Coastal Development Permit.



THIS PAGE INTENTIONALLY LEFT BLANK



WILLIS ENVIRONMENTAL PLANNING

Christina J. Willis | President

619.925.2836

christina@willisenvironmentalplanning.com

www.willisenvironmentalplanning.com

