



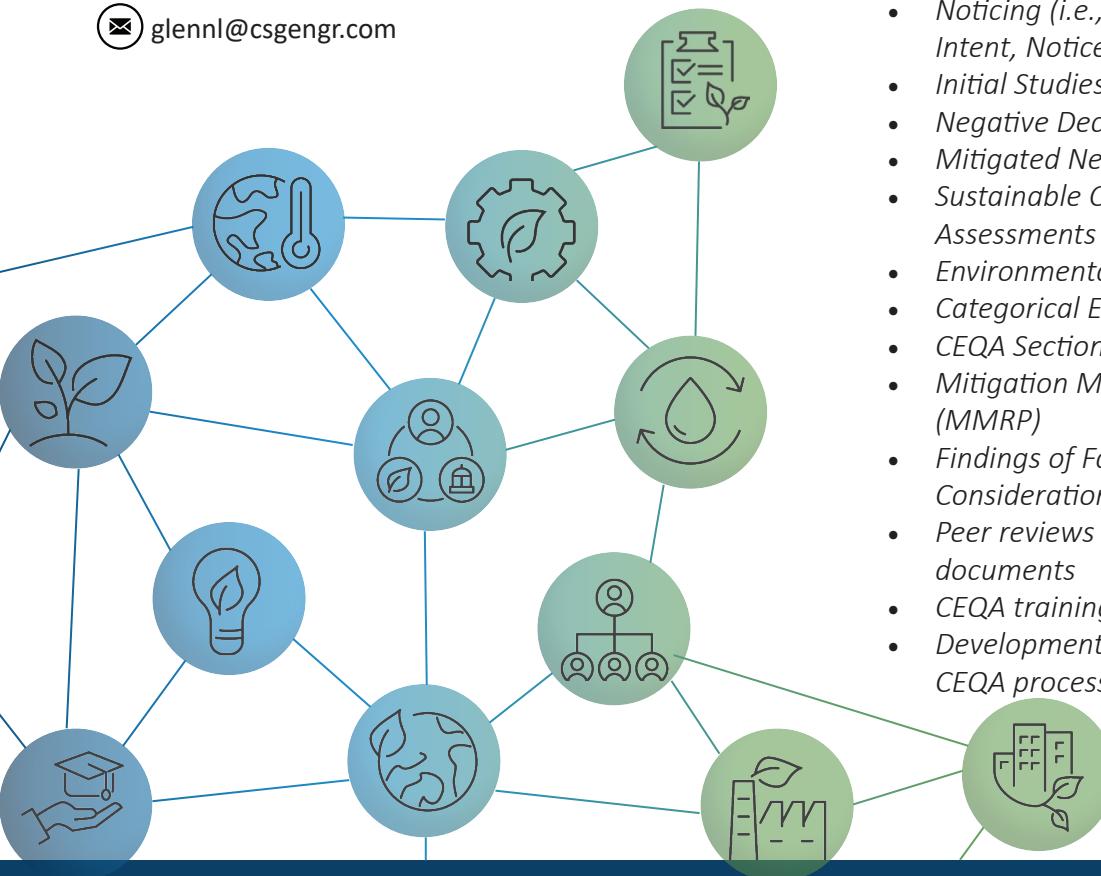
**Employee-Owned**

## WHO WE ARE

**CSG Consultants, Inc.** is an employee-owned California company with its headquarters in Foster City, California. Additional support is available from our other offices in Irvine, Newman, Paso Robles, Pleasanton, Sacramento, and San Jose. CSG currently furnishes planning, environmental, sustainability, building and safety, fire prevention, code enforcement, public works, and a host of additional services to over 250 municipal clients throughout California.

### Primary Contact:

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**HEADQUARTERS:**  
550 Pilgrim Drive, Foster City, CA 94404

[www.csgengr.com](http://www.csgengr.com)

## AREAS OF EXPERTISE

*Well-versed in CEQA Compliance for a variety of project sizes.*

**CSG's Environmental Planning** team provides environmental review and project management services to prepare clear, concise, and legally defensible environmental documents under the California Environmental Quality Act (CEQA) for a variety of project sizes across California. The environmental team is well versed in CEQA compliance and has experience with institutional, industrial, residential, commercial, capital improvement, and planning projects

### Our Services

- *Scoping (i.e., Scoping Meetings)*
- *Noticing (i.e., Notices of Preparation, Notices of Intent, Notices of Availability)*
- *Initial Studies (IS)*
- *Negative Declarations (ND)*
- *Mitigated Negative Declarations (MND)*
- *Sustainable Community Environmental Assessments (SCEA)*
- *Environmental Impact Reports (EIR)*
- *Categorical Exemptions(CE)*
- *CEQA Section 15183 Exemption Checklist*
- *Mitigation Monitoring and Reporting Programs (MMRP)*
- *Findings of Fact and Statements of Overriding Considerations*
- *Peer reviews of technical studies or CEQA documents*
- *CEQA trainings*
- *Development of jurisdictional standards for the CEQA process*

**REGIONAL OFFICES:**  
3240 El Camino Real, STE #190, Irvine, CA 92602  
930 Fresno Street, Newman, CA 95360  
3875 Hopyard Road, Suite 141, Pleasanton, CA 94588  
3150 Almaden Expressway #255, San Jose, CA 95118  
1303 J Street, Suite 270, Sacramento, CA 95814  
806 9th Street, Suite 2A, Paso Robles, CA 93446

## PROJECT HIGHLIGHTS

### Janss Hotel EIR

#### City of Thousand Oaks

CSG prepared an EIR to evaluate the potential environmental impacts of the development of a hotel at 225 North Moorpark Road in the City of Thousand Oaks. The proposed project includes demolition of the current two-story retail building, to be replaced by a 133,000 square foot, five-story dual hotel and retail pad; the creation of a map to designate airspace rights; and a Zone Change to the footprint of the hotel to increase the building's height limitation. The City of Thousand Oaks received a public comment letter from the Mitchell M. Tsai Law Firm on behalf of the Southwest Regional Council of Carpenters against the project two days prior to the public hearing. CSG prepared responses to these comments in preparation for the Thousand Oaks City Council hearing. The Thousand Oaks City Council approved the project and certified the EIR on December 5, 2023.

### Downtown Thousand Oaks EIR

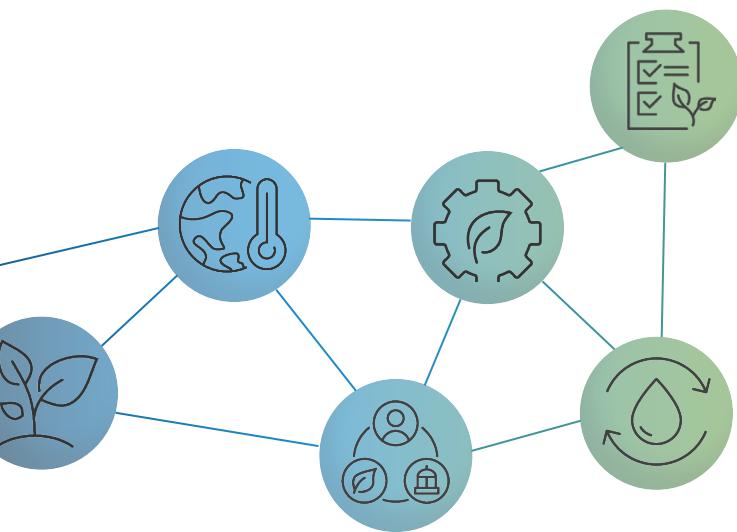
#### City of Thousand Oaks

CSG was selected to prepare the Downtown Thousand Oaks EIR; the proposed project includes the redevelopment of a 14-acre site owned by the City of Thousand Oaks. The proposed project includes adaptive reuse of the existing City Hall offices, ground-floor food and beverage, ancillary uses, and new City Hall offices. Development on the west side of the property would include mixed uses and an approximately 140-150 room hotel. The maximum number of residential units would be 215. A new town plaza would be built at the northeast corner of the project site. A General Plan Amendment is required, and a new Specific Plan would be created for the site. The proposed project includes both programmatic-level and project-level analysis pursuant to CEQA, and the environmental review for this project is ongoing.

### 1890 Pacific Coast Highway IS/MND

#### City of Laguna Beach

CSG is preparing an IS/MND for a proposed mixed-use, two-story retail and residential structure and subterranean garage adjacent to South Coast Highway (i.e., Pacific Coast Highway) in the City of Laguna Beach. The proposed project includes the demolition of an existing car wash facility and the construction of a new 8,204 square-foot mixed-use retail and residential structure with 5,221 square-feet of deck area, over a subterranean garage. One of the key issues is community concerns over aesthetics, including views of the Pacific Ocean. The environmental review for this project is ongoing.



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## PROJECT HIGHLIGHTS

### 930 Commercial Street IS/MND

#### City of San Carlos

CSG is preparing an IS/MND for a proposed new commercial automobile and vehicle repair facility at 930 and 940 Commercial Street in the City of San Carlos. The proposed project includes the removal of the two (2) existing single-story industrial buildings and asphalt parking lots, in order to construct a new one-story, 48,370-square-foot automobile repair facility with associated surface parking and landscaping improvements. The facility would be designed to service and maintain a fleet of corporate gasoline-powered, light-duty vehicles, featuring a variety of amenities and spaces geared towards the industrial use. The environmental review for this project is ongoing.

### Valley of the Sacred Heart Academy IS/MND

#### City of Dixon

CSG is preparing an IS/MND for a proposed educational center building at 209-231 East A Street in the City of Dixon. The proposed project includes the removal of a concrete access driveway, along with mesh wire fencing and posts, in order to construct a two-story, 18,340-square-foot educational center building with associated surface parking and landscaping improvements. The proposed educational center building would feature a variety of amenities and spaces geared towards the institutional use. The environmental review for this project is ongoing.

## CURRENT RATES

PERSONNEL / ROLE	HOURLY RATE
Principal-in-Charge	\$250
Environmental Planning Director	\$250
Senior Environmental Planner	\$200
Environmental Project Manager	\$165
Associate Environmental Planner	\$160
Assistant Environmental Planner	\$130
Planning Director	\$220
Planning Manager	\$210
Principal Planner	\$205
Senior Planner	\$180
Associate Planner	\$145
Assistant Planner	\$125
Planning Technician	\$70
GIS Analyst	\$90
GIS Technician	\$70
GIS Manager	\$130
Document Publications Specialist	\$95

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