

FCS Contact Information

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Areas of Expertise

Founded and incorporated in the State of California in 1982, FCS is a California Corporation that has provided hundreds of municipalities with on-call and contract environmental services. In addition to environmental planning services, we also provide technical analysis for air quality and greenhouse gas (GHG) emissions analysis, energy analysis, noise analysis, and biological, cultural and tribal cultural, historic, and visualization services. FCS serves clients in the Western United States with more than 120 staff members located throughout California, including Fresno, Sacramento, Walnut Creek, San Bernardino, and Irvine (HQ). Below are FCS's broad-based environmental services that are relevant to the needs of the City:

- CEQA/National Environmental Policy Act Documentation
- Air Quality and GHG Emissions Analyses
- Archaeological Surveys, Testing, and Salvage
- Biological Surveys and Assessments
- Cultural Resources Evaluations (Section 106)
- Development Applications and Entitlements Processing/Review
- Energy Analyses
- Fugitive Dust Control and Construction Mitigation Plans
- GIS Mapping and Analyses
- Grant Writing and Management
- Hazardous Materials Risk Analyses
- Health Risk Assessments
- Historic Property Survey Reports
- Legislative and Policy Analyses
- Mitigation Monitoring and Reporting Plans
- Municipal Ordinance Updates
- Native American Consultation
- Noise and Vibration Analyses
- Paleontological Surveys and Salvage
- Permit Processing (Clean Water Act [CWA] 404, CWA 401, Fish and Game Code 1600, Endangered Species Act Section 7)
- Phase I Environmental Site Assessments (ESAs)
- Regulatory Compliance Assistance
- Renewable Energy Site Assessments
- Special-status Species Surveys
- Specific Plans
- Sustainable Community Analyses
- Visual Simulations/Visualization Services
- Wetlands Delineation and Permitting
- Zoning Compliance and Permits



We have prepared a full range of environmental documentation for the following industries:

- Residential Communities
- Affordable housing Communities
- Planned communities
- Commercial
- Retail
- Industrial
- Mixed-use
- Educational facilities
- Golf courses
- Parks and trails
- Transportation facilities
- Waste treatment facilities
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Project Highlights

Please click on the following links to review samples of our recently completed environmental documentation:

Project	Website
Fresno Southeast Development Area Specific Plan Project Program Environmental Impact Report (EIR) and Recirculated Program EIR, City of Fresno, CA	https://ceqanet.opr.ca.gov/2022020486/2
Central Southeast Planning Area Specific Plan and Subsequent Mitigated Negative Declaration (MND), City of Fresno, CA	https://ceqanet.opr.ca.gov/2023020138
City of Pleasanton 2023–2031 (6th Cycle) Housing Element Update Program EIR, City of Pleasanton, CA	https://ceqanet.opr.ca.gov/2022040091/3
Walnut Creek-Mixed Use Special District Project Supplemental EIR, City of Walnut Creek, CA	https://ceqanet.opr.ca.gov/2021060184/2

FCS 2025 Hourly Rates

Compensation is based on the following fee schedule and charges.

FCS Personnel	Hourly Labor Rate (\$)
President	\$320–\$340
Director/Vice President	\$290–\$320
Legal Counsel	\$220–\$290
Associate Director/Senior Team Leader	\$220–\$290
Senior Project Manager/Senior Scientist/Senior Regulatory Scientist	\$200–\$275
Project Manager/Scientist/Regulatory Scientist	\$170–\$200
Assistant Project Manager/Assistant Scientist/Assistant Regulatory Scientist	\$130–\$170
Environmental Analyst/Technical Analyst/Regulatory Analyst	\$90–\$130
Senior Graphic Designer/GIS Manager	\$150–\$210
Graphic Designer/GIS/Computer-aided Design and Drafting Specialist	\$110–\$150
Publications Coordinator/Technical Editor	\$110–\$175
Word Processor	\$95–\$145
Archaeological/Paleontological Monitor I/II	\$80–\$130

FCS Personnel	Hourly Labor Rate (\$)
Archaeological/Paleontological Monitor III	\$130–\$160
Biological Monitor I/II	\$95–\$130
Biological Monitor III	\$130–\$160
Reprographics Assistant/Intern	\$70–\$110
Administrative Assistant/Accounting/Clerical	\$70–\$125

Terms

Compensation and direct expenses are invoiced monthly and payable upon receipt or as codified in project-specific contract.

Summary of Products and Range of Costs

The range of fees listed below are representative of the services that FCS provides. Please note that FCS will provide a specific cost estimate tailored for each project based on the project's scope, size and complexity, and required documentation to satisfy regulatory and public disclosure requirements.

Task	Estimated Range of Hours	Cost Range
EIRs¹	800–1500	\$110,000–\$200,000
Negative Declarations¹	80–100	\$15,000–\$30,000
MNDs¹	200–400	\$45,000–\$90,000
Environmental Assessments/Findings of No Significant Impact¹	400–600	\$85,000–\$120,000
Environmental Impact Statements¹	900–1600	\$110,000–\$200,000
Categorical Exemption¹	10–30	\$1,000–\$5,000
Technical Reports/Studies		
Air Quality Studies	30–80	\$6,800–\$13,900
GHG Emissions/Energy Analyses	20–70	\$2,200–\$10,200
Biological Surveys and Reports	Varies	\$4,200–\$12,400
Biological Analyses/Permit Applications for CDFW, USFWS, US Army Corps of Engineers, Regional Water Quality Control Board, etc.	Varies	\$10,500–\$24,900
Cultural Resources Studies	Varies	\$5,000–\$8,600
Aesthetics Studies (depends on number of simulations)	Varies	\$7,000–\$13,000
Phase I ESA	Varies	\$4,500–\$8,300
Geotechnical Reports	Varies	\$8,000–\$15,000
Hydrology/Water Quality Analyses	Varies	\$9,000–\$19,000
Traffic Impact Analyses/Vehicle Miles Traveled	Varies	\$15,000–\$45,000

Notes:

¹Not including technical studies