

PRECISION CIVIL ENGINEERING, INC.

Your Local CEQA Expert



● ABOUT US

PCE was founded in Fresno in 2002 and today we are an established, full-service firm with over 50 employees and a history of providing comprehensive solutions on a wide range of complex projects and issues. Our planners specialize in accelerating development success by strategically navigating the complexities of CEQA. For developers, the CEQA process is often the single greatest point of risk and delay. We can help transform this regulatory hurdle into a clear, predictable path to project approval.

WHY CHOOSE US

LOCAL REGULATORY INSIGHT

With a former City of Fresno planning leader on our team, Precision offers unmatched insight into agency processes, allowing us to anticipate needs early and accelerate project approvals

WE'RE YOUR LOCAL PLANNING PARTNER

Our planners live and work in Fresno, and our office is steps away from City Hall. We bring deep local insight, offering responsive support and direct accessibility throughout Fresno.

● CORE SERVICES

Our Planning Division possesses a strong foundation in environmental planning principles and practices. Our team is proficient in performing environmental analyses in compliance with CEQA.

- Project Scope and Description Development
- Project Initiation, Coordination, Management
- Early Consultation (NAHC, CHRIS, Tribal)
- Technical Study Management and Coordination
- CEQA/NEPA Document Preparation (Exemptions / MNDs / EIRs / Addendum)
- CEQA/NEPA Notices and Filings
- Public Meetings and Adoption Hearings

● EXPERTISE

- Development Projects (Residential / Mixed-Use / Commercial / Office / Industrial)
- General Plans, Specific Plans, Master Plans, and Area Plans
- Land Use and Zoning Amendments (Land Use / Zoning / Text Amendments)
- Annexations and Prezones

WORK SAMPLES

- [City of Fresno General Plan Amendment/Rezone Application No. P22-04389 and Development Permit Application No. P22-02376](#) - IS/MND
- [City of Fresno Senior Center \(P24-00678\) and Affordable Housing Project \(P24-00214\)](#) - IS/MND
- [City of Fresno Development Permit Application No. P23-00961](#) - Exemption
- [City of Fresno Development Permit Application No. P21-06100](#) - IS/MND
- [City of Porterville South of the Tule River Master Plan](#) - EIR
- [City of Kerman Crown-Schaad Residential Subdivision](#) - IS/MND
- [City of Kerman Whispering Falls Single- and Multi-Family Subdivision](#) - IS/MND
- [City of Atwater Sunset Apartments](#) - IS/MND

CURRENT RATE SHEET

Service Category	Description	Typical Cost
Exemption	Initiation, Document Preparation	\$5,000 - \$7,000
Initial Study (IS) & ND/MND	Initiation, Document Preparation, Hearings	\$15,000 - \$20,000
Environmental Impact Report (EIR)	Initiation, Scoping Meeting/Early Consultation, Document Preparation, Hearings	\$50,000 - \$70,000
Miscellaneous/Time & Materials	Additional Meetings, Non-standard Requests	\$150 - \$200/hour

* Costs do not include technical studies, which could be required depending on the Project.

CONTACT US

Bonique Emerson, MAUP, AICP

VP of Planning Division | Senior Project Manager

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Bonique Emerson has over 22 years of planning experience, specializing in complex CEQA compliance and entitlement processing. A significant portion of her career was spent within the City of Fresno Current Planning Division, where she advanced to Division Manager. In this leadership role, she was directly responsible for overseeing CEQA documentation for hundreds of development projects, including the management of multiple EIRs for large-scale projects. At PCE, Bonique leads the Planning Division, leveraging her unique insight into the Fresno regulatory process.

Jenna Chilingirian, MCRP, AICP

Senior Planner

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Jenna Chilingirian brings more than 12 years of experience in planning, community and economic development, and program management in the nonprofit, public, and private sectors. At PCE, Jenna provides CEQA services for public and private sector projects, on-call planning and environmental services for local agencies, and development and entitlement services for private sector clients.