

COVER LETTER



September 26, 2025

Amy Augustine, City Planner
City of Angels
P.O. Box 667
200 Monte Verda Street, Suite B
Angels Camp, CA 95222

Subject: Environmental Documentation for a Draft Greenhouse Gas Reduction Plan, City of Angels

Dear Ms. Augustine:

CSG Consultants (CSG) is pleased to submit this proposal to the City of Angels for the Draft Greenhouse Gas Reduction Plan environmental review. **It is our understanding that the proposed project involves environmental review for the Draft Greenhouse Gas Reduction Plan to be consistent with Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines. The attached scope of work, budget, and schedule assumes the preparation of an Initial Study, resulting in a Negative Declaration (IS/ND), in accordance with the CEQA Guidelines and requirements set forth by the City.**

CSG is an employee-owned company and works solely for public agencies, serving as a seamless extension of municipal staff. We currently furnish 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.

Through our many years of service to our public agency clients, we have learned that key attributes a consultant can offer a client are expertise, experience, responsiveness, flexibility, and a solid understanding of community concerns. In addition to acting on these service principles, CSG has as a main objective – to focus on ensuring integrity and excellence in our analyses and processes, culminating in mutually beneficial solutions and the successful review of projects.

Our team for the assignment is led by Mr. Glenn Lajoie, AICP, Principal and Director of CSG's Environmental Planning Services. Mr. Lajoie has attained over 35 years of experience in the practice of environmental/CEQA review throughout California. Mr. Lajoie's background is wide ranging and includes development, infrastructure, and policy programs subject to both CEQA and NEPA clearances. Additional support is provided by Kathleen Gallagher, Principal and Senior Sustainability Manager of CSG's Sustainability Services, who has 30 years of experience in the practice of developing and implementing sustainability programs, including greenhouse gas inventories, climate action plans (CAPs), and CAP implementation and monitoring programs.

Our approach outlines a collaborative process, resulting in thorough, complete, and legally defensible documentation and processing. We are proud of our history of working closely with agency staff to effectively navigate the environmental compliance process, while being flexible and responsive. CSG's environmental services team has extensive experience with the public input process for environmental review pursuant to CEQA.

Thank you for the opportunity to submit our proposal for the Draft Greenhouse Gas Reduction Plan environmental review. We would welcome the opportunity to once again be of service to Angels Camp. CSG has previously provided Planning Staff Augmentation Services to the community, and it is further noted that CSG is currently an Environmental Planning on-call consultant for the Calaveras County Planning Department. Please do not hesitate to contact **Glenn Lajoie** if you have any questions or need clarification regarding the content of this proposal at **(714) 815-8124**, or via email at glennl@csgengr.com. As President, I am an official authorized to bind the firm to the commitments made in this proposal. We look forward to providing the City of Angels with environmental review services for this important project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cyrus Kianpour', written over a blue horizontal line.

Cyrus Kianpour, PE, PLS

President, CSG Consultants, Inc.

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B. Project Understanding and Approach

Introduction

CSG Consultants (CSG) is pleased to submit this proposal to the City of Angels to prepare an Initial Study/Negative Declaration and provide environmental review services in accordance with the California Environmental Quality Act (CEQA) for the proposed Draft Greenhouse Reduction Plan Project. Our team will work closely with City staff, from contract execution and project inception, through to public hearings and completion of the CEQA review process. The documentation and processing will be in accordance with CEQA, Public Resources Code 21000-21177, the State CEQA Guidelines (California Code Regulations, Title 14, Division 6, Chapter 3, Section 15000-15387), the City of Angels regulations, and requirements and procedures of any other responsible Public Agency with jurisdiction by law.

Project Understanding

CSG understands that the proposed project consists of the Draft Greenhouse Gas Reduction Plan (GHGRP). The intention of the environmental review for this project is to determine the GHGRP is adequate for CEQA tiering as a 'qualified plan'. A qualified plan allows a lead agency to analyze and mitigate potential environmental impacts related to greenhouse gas emissions at a programmatic level. Future projects can tier from the plan analysis, which allows for streamlined CEQA review of greenhouse gas emissions impacts for future public and private projects.

Approach

With authorization to proceed, we view the project kick-off meeting as a key component for setting up a successful project review. This meeting will serve as an opportunity to discuss expectations, responsibilities, and communications procedures. The initiation of the Initial Study process will involve a review of issues, constraints, project goals/objectives, as well as the overall schedule. Based on available project information, CSG will draft the Project Description for review.

The Initial Study will be prepared in accordance with Sections 15060 to 15065 of the CEQA Guidelines and Appendix G of the Guidelines, which address the topical areas of study. The Initial Study will include an Executive Summary, Introduction, and Project Description. The environmental analysis section will identify the existing conditions baseline for each topic, short-term and long-term potential environmental impacts, and conclude the level of significance for those impacts.

Once the Administrative Draft Initial Study is completed, CSG will schedule a call/meeting to review the findings of the Initial Study and to confirm the Negative Declaration CEQA clearance for the project. The Public Review Draft Initial Study/Negative Declaration will be circulated for a 30-day review period and will be followed by the Final Initial Study/Negative Declaration documentation. CSG will attend the public hearings to present the findings to the City's decision makers to consider and take action on the CEQA determination.

1.0 Kick-Off and Project Description

1.1 Kick-Off Meeting

The work program will be initiated with a kick-off meeting with City representatives and stakeholders to discuss the scope of the environmental review in greater detail. This initial meeting will be used to confirm the parameters of the analysis, information needs, scheduling, and overall communications. Prior to the kick-off, CSG will distribute an agenda and information needs memorandum. Upon completion of the kick-off meeting, CSG will prepare meeting minutes that detail action items for the CSG team, City staff, and stakeholders. With the receipt of detailed project information and feedback from the kick-off meeting, CSG will draft the preliminary Project Description (Task 1.3) and provide any updates to the master schedule for review and approval by City staff.

1.2 Data Collection

Following the kick-off meeting, CSG will prepare and submit a data request to obtain any further information needs. CSG will also obtain and review existing documents available from the City, including City Ordinances, the 2020 General Plan, the Zoning Code, the 2021 Greenhouse Gas Inventory, the Draft GHGRP, and other relevant documents required for the environmental analysis.

1.3 Project Description

The Project Description will detail the proposed project characteristics and agreements/approvals that are required, based on available information. This section will include a summary of the local environmental setting, existing General Plan, GHGRP, and Zoning. CSG will submit the draft Project Description to the City for review and approval. It is assumed the City will provide one set of consolidated, vetted comments to the CSG team. CSG will revise the Project Description to address comments provided and once finalized, the Project Description will be distributed and used by the CSG team. CSG assumes that once finalized, no significant modifications will occur to the Project Description.

2.0 Initial Study/Negative Declaration

2.1 Administrative Draft IS/ND

CSG will prepare an IS/ND in accordance with the CEQA Guidelines. The IS/ND will include detailed explanations of all checklist determinations and discussions of potential environmental impacts. The analysis shall be prepared in accordance with Public Resources Code Section 21080(c) and CEQA Guidelines Section 15060 to 15065 and Appendix G of the Guidelines. Each Environmental Topical Area of Study will consider applicable regulatory requirements and guidelines as appropriate, including the General Plan, General Plan EIR, the Municipal Code, and all applicable State and federal laws. The IS/ND will include an Introduction, the Project Description, and review for the following topical areas of Appendix G:

- | | |
|--------------------------------------|--------------------------------------|
| ○ Aesthetics | ○ Land Use and Planning |
| ○ Agriculture and Forestry Resources | ○ Mineral Resources |
| ○ Air Quality | ○ Noise |
| ○ Biological Resources | ○ Population and Housing |
| ○ Cultural Resources | ○ Public Services and Recreation |
| ○ Energy | ○ Transportation |
| ○ Geology and Soils | ○ Tribal Cultural Resources |
| ○ Greenhouse Gas Emissions | ○ Utilities and Service Systems |
| ○ Hazards and Hazardous Materials | ○ Wildfire |
| ○ Hydrology and Water Quality | ○ Mandatory Findings of Significance |

2.2 Preliminary Draft IS/ND

This scope of work assumes that the City will provide one set of consolidated, vetted comments (with tracked changes in the Word file) on the Administrative Draft IS/ND. CSG will revise the document and provide the Preliminary Draft IS/ND as a Word file, with all changes presented in track changes to assist with the final check of the document. A PDF of the Preliminary Draft IS/ND will also be provided, including all exhibits.

2.3 Public Review Draft IS/ND

Following the review of the Preliminary Draft IS/ND, CSG will revise the document and prepare the Public Review Draft IS/ND for distribution. This task assumes that all substantive comments will have been raised as part of Task 2.2 above. Should hours spent on this task exceed costs identified within this scope of work, CSG will coordinate with City staff regarding the need for additional funds to incorporate all comments.

CSG will prepare the Public Review Draft IS/ND for a 30-day public review period. This scope of work assumes that CSG will provide the Public Review Draft IS/ND electronically for local distribution. CSG will prepare the Notice of Intent (NOI) and provide an electronic copy to the City. CSG will post the Public Review Draft IS/ND on the State Clearinghouse's online

portal, CEQAnet, and file the NOI, Summary Form, and Notice of Completion (NOC) to formally commence the 30-day review period.

This scope of work assumes the City will prepare and distribute the document to any identified responsible and trustee agencies and any other agencies that may be appropriate. This scope of work assumes the City is responsible for local distribution, including radius mailing, site postings, and newspaper noticing required for the project, including filing the NOI with the County Clerk's office.

2.4 Responses to Comments

Section 21091(d) of the CEQA Guidelines states that a Lead Agency must consider comments received on an IS/ND during the public review period. Although not required, CSG will respond to environmental review comments received during the 30-day public review period for the IS/ND. CSG will prepare thorough, reasoned, and sensitive responses to relevant environmental issues. The draft responses to comments will be prepared for review by City staff. CSG will address one complete set of comments and will provide revisions in track changes for ease of review.

The extent of public and agency comments that will result from the public review process is unknown at this time. Should the extent of responses to comments exceed the budget estimate, additional funding may be required. The scope of work does not assume any further supplemental technical studies or extensive analysis will be required for the response to comments. If it is determined that supplemental technical analysis is required, CSG will work with the City to determine the associated scope of work and additional funding required.

2.5 Final IS/ND

The Final IS/ND will consist of the Response to Comments and revisions to the IS/ND text, as determined necessary. To facilitate the review, CSG will format the Final IS/ND with underline text for any new or modified text, and "strike out" any deleted text. A "check copy" Final IS/ND will be provided for review and confirmation that the Final IS/ND is complete.

CSG will prepare the Notice of Determination (NOD) and file it with the SCH. This scope of work assumes City staff will prepare public notices for newspaper publishing and mailing as required and the City will file the NOD with the County Clerk's office within 5 days following final action. This scope of work assumes the City will be responsible for paying the County Clerk Processing fee.

3.0 Project Management and Meetings

3.1 Project Management

The CSG Project Manager, Mr. Glenn Lajoie, AICP will be responsible for the management and supervision of the Project Team. Mr. Lajoie will direct the preparation of the CEQA document, ensuring compliance with CEQA requirements, guidelines, and the City's CEQA procedures. Documentation will be prepared in a City-approved format and will undergo internal review to ensure that it is of high quality, per industry standards, and is legally defensible. Mr. Lajoie will coordinate with the City and/or other stakeholder representatives as well as internal support staff and word processing team members to achieve the timely completion of the CEQA document. Throughout the work program, the CSG team will serve as an extension of City staff and as a resource on CEQA and environmental review matters.

Monthly invoices will include the beginning and ending dates of the billing period, serial identification of progress bills, total contract amount, all costs (by task) incurred to date (actual and percentage), estimated completion percentage for each task, and financial information for each task for that billing period.

3.2 Project Meetings

Close coordination with staff is essential. CSG will participate in progress/project conference calls and/or meetings. CSG will confirm assumptions before finalizing the agreement for consultant services.

The following meetings are assumed:

- Kick-off meeting with City staff and stakeholder representatives (included in Task 1.1)

- Planning Commission and/or City Council meeting(s) (budgeting for one public hearing)
- Periodic project update calls and virtual meetings with City staff and other agencies, as applicable. This scope of work assumes 3, 30-minute long coordination meetings.

As part of this task, CSG will prepare meeting agendas and minutes for City review. Should the City determine that additional meetings beyond the meetings outlined above are necessary, this scope of work can be modified accordingly.

Deliverables

For budgetary purposes, the following is a breakdown of all product deliverables. This listing assumes all deliverables will be provided electronically. CSG can also provide a cost per document and can provide billing on a time and material basis, as requested.

Project Description

- *One electronic copy (in PDF and Word) of the draft project description*
- *One electronic copy (in PDF) of the project description*

Initial Study/Negative Declaration

- *One electronic copy (in PDF and Word) of the Administrative Draft IS/ND*
- *One electronic copy (in PDF and Word) of the Preliminary Draft IS/ND*
- *One electronic copy (in PDF) of the Public Review Draft IS/ND*
- *One electronic copy of the NOI*
- *SCH submittal package, including Public Draft IS/ND, NOA/NOI, summary form, and NOC to the SCH via CEQAnet*

Final Initial Study/Negative Declaration

- *One electronic copy (in PDF and Word) of the administrative draft Responses to Comments*
- *One electronic copy (in PDF) of the Responses to Comments*
- *One electronic copy (in PDF and Word) of the administrative draft Errata*
- *One electronic copy (in PDF) of the Errata*
- *One electronic copy (in PDF) of the “check copy” Final IS/ND (consisting of the Response to Comments and Errata)*
- *One electronic copy (in PDF) of the Final IS/ND (consisting of the Response to Comments and Errata)*
- *One electronic copy of the NOD*
- *SCH submittal package, including Final IS/ND and the NOD*

C. Project Experience

Our record of success with our clients is outstanding. CSG prides itself on completing projects on time and within budget, including those listed below. The following is a small sampling of CSG's Environmental Consulting Services projects and clients.

Planning Staff Augmentation and Environmental Review Services | City of Sonora, California

2021-Ongoing

CSG provides day-to-day planning services to the City of Sonora. CSG is currently working with the City of Sonora to update the sixth cycle of the Housing Element Update and continues to make updates to the zoning ordinance to assure compliance with State requirements. In addition, CSG is leading the City's efforts to develop a long-term strategic plan for growth in the community, which is to be centered on a comprehensive General Plan Update, including extensive outreach, consideration of Sphere of Influence opportunity areas and economic development strategies along major corridors in the City. The work program includes a Program EIR, Zoning Code Update and Climate Action Plan. Recent environmental review assistance has included CEQA review for the proposed Subaru dealership and policy documents and supporting CEQA review for the Housing Element Update and Safety Element Update.

2024-2029 Housing Element Update and Safety Element Update IS/ND | City of Sonora, California

CSG is preparing an IS/ND for the City's 2024-2029 Housing Element Update and Safety Element Update. The environmental review is ongoing.

On-Call Environmental Services | Calaveras County, California

2022-Ongoing

CSG serves as the County's on-call CEQA consultant for various development and infrastructure projects, including the Copper Valley Master Plan community's residential proposals in Copperopolis, as well as infill projects near San Andreas and Angels Camp.

Planning and Environmental Services | City of Plymouth, California

2023-Ongoing

CSG is currently assisting the City with contract planning and environmental services. Work includes support with entitlement process of moderate and major projects including Conditional Use Permits and a commercial center in Downtown District including its environmental process (IS/MND), in addition to processing a major 160-acre 234 residential, RV resort and open space project and its EIR peer review. CSG is also assisting with City's Housing Element Update process.

ARCO Commercial Center and Car Wash Project IS/MND | City of Plymouth, California

CSG prepared an IS/MND to evaluate the potential environmental impacts of the development of an ARCO fueling facility gas station, AM/PM retail facility, and car wash at 18725 State Route 49 in the City of Plymouth. The proposed project includes a lot line adjustment such that the existing retail businesses remain. The public review draft was published in February 2024, and the environmental review is ongoing.

Planning Services | City of Jackson, California

2022-2024

The City of Jackson contracted CSG to provide support for their Current and Long-Range Planning needs. The Current Planning duties include project reviews, acting as liaison between applicant and other City departments, processing and presenting projects for the City's Design Review Committee, Planning Commission and City Council's determinations, and reviewing CEQA exemptions and IS/MNDs prepared for public and private projects in the City. Long Range planning duties included assisting with the City's General Plan Update and Housing Element Update.

D. Cost

CSG's proposed budget for the IS/ND is provided below.

IS/ND – Budget

Task	Description	Cost
1.0 Kick-Off and Project Description		
1.1	Kick-Off Meeting	\$800
1.2	Data Collection	\$500
1.3	Project Description	\$1,000
Task 1.0 Subtotal		\$2,300
2.0 Initial Study/Negative Declaration		
2.1	Administrative Draft IS/ND	\$18,000
2.2	Preliminary Draft IS/ND	\$2,500
2.3	Public Review Draft IS/ND	\$1,600
2.4	Responses to Comments	\$600
2.5	Final IS/ND	\$2,000
Task 2.0 Subtotal		\$24,700
3.0 Project Management and Meetings		
3.1	Project Management	\$2,200
3.2	Project Meetings	\$2,400
Task 4.0 Subtotal		\$4,600
Direct Costs		\$700
TOTAL		\$32,300

Invoice Billing

Invoices will be submitted monthly and will identify project progress on a percent complete basis.

E. Timeline

CSG's proposed schedule for the IS/ND is provided below. CSG is committed to maintaining agreed upon schedules and will complete the IS/ND within the established timeframe.

Tasks	Week(s)
Task 1.0 Kick-Off Meeting and Project Description	1-2
1.1 Kick-Off Meeting	1
1.2 Data Collection	1
1.3 Project Description	1
City review of Draft Project Description	2
Task 2.0 Initial Study/Negative Declaration	3-14
2.1 Administrative Draft IS/ND	6
2.2 Preliminary Draft IS/ND	8 ¹
2.3 Public Review Draft IS/ND	9-13 ²
2.4 Responses to Comments	13 ³
2.5 Final IS/ND	14
Task 3.0 Project Management and Meetings	Ongoing
3.1 Project Management	Ongoing
3.2 Project Meetings	Ongoing
Hearing(s)	To Be Determined

Note:

¹ Assumes one week for City review of the Administrative Draft IS/ND.

² Assumes 30-day public review period.

³ Assumes one week for City review of Responses to Comments.

Appendix A

Resumes

Glenn Lajoie, AICP

PRINCIPAL, DIRECTOR OF ENVIRONMENTAL PLANNING

Mr. Lajoie has over 35 years of experience in the practice of CEQA/NEPA environmental review and Community Planning for clients and agencies throughout California. His range of environmental review studies has included policy, land development and infrastructure projects. Along with an extensive background in CEQA/NEPA, his practices have also encompassed policy planning programs, such as General Plans, Specific Plans, neighborhood studies and due diligence analysis. Mr. Lajoie's skill set includes project and budget management, quality assurance, meeting facilitation, agency staff service assistance, and third party/peer review verification of analysis and findings. His primary objective as a professional planner has always focused on assuring integrity, quality and legal defensibility of analysis and processes, culminating in win-win solutions for clients and communities.

Mr. Lajoie has an extensive background with local and regional agencies throughout California. The geographic context is wide ranging including: resort and destination projects in the Town of Mammoth Lakes; numerous infrastructure and water availability/desalination project reviews in the Community of Cambria; city center and neighborhood revitalization opportunities in Lancaster: over two million square feet of expansion for the Raytheon Corporate facility in El Segundo; Long Point (Terranea Resort) in Rancho Palos Verdes; downtown high rise and mixed-use proposals in Long Beach; The 2035 General Plan Update for Buena Park; buildout of the Cypress Business Park Master Plan in Cypress.

Education

*Master's Degree in Public Policy and Administration,
California State University,
Long Beach, California*

*Bachelor of Arts, Geography/
Urban Studies,
California State University,
Long Beach, California*

Professional Affiliations

*American Planning Association
(APA)*

*Association of Environmental
Professionals (AEP)*

Relevant Project Experience

- Amazon Delivery Station IS/MND, West Covina
- Beverly Hills Gardens and Montage Hotel Mixed Use Project EIR
- Brookhurst/Adams Intersection Improvements EIR, Huntington Beach
- Dana Point Town Center IS/MND, Dana Point
- Downtown Fairfield Justice Center Campus IS/MND, Solano County
- Historic Downtown Upland Specific Plan/EIR, Upland
- Hyundai North American Corporate Campus EIR, Fountain Valley
- In-house CEQA Training, Laguna Beach
- Janss Marketplace Hotel EIR, Thousand Oaks
- Lincoln (Nelles) Specific Plan EIR, Whittier
- Mammoth Yosemite Airport Regional Air Service IS/MND, Mammoth Lakes
- Manteca Marketplace Section 15183 CEQA Consistency Checklist, Manteca
- Oasis Road Specific Plan Master EIR, Redding
- On-call Environmental Planning Service, Calaveras County
- Palmdale Transit Village Specific Plan/EIR, Palmdale
- Piercy Road Industrial Warehouse IS/MND, San Jose
- Robinson Ranch North EIR, Yucaipa
- South Pasadena Downtown Revitalization Project EIR, South Pasadena
- South San Francisco 2040 General Plan Update EIR
- Southeast Development Area Specific Plan Program EIR, Fresno

Kathleen Gallagher

SENIOR SUSTAINABILITY MANAGER, PRINCIPAL

Ms. Gallagher has a successful track record of developing and implementing cost-effective sustainability programs to meet compliance targets in Climate Action Plans, SB 1383 Compliance Plans and Zero Waste Plans. Ms. Gallagher has 29 years of experience as a collaborative leader who can implement a wide range of sustainability projects for client cities to achieve their goals.

Recent projects include developing new franchise agreements, managing negotiations process for cities' compliance with SB 1383; initiating and managing grants and approval for 3 new solar projects, expanding electric vehicle charging infrastructure with grant funding, community engagement project development, and implementing electrification projects to meet greenhouse gas reduction targets. Ms. Gallagher served in the public sector for over 11 years for a joint powers authority of 12 member cities, managing all aspects of diversion compliance. Her public sector experience gives her excellent insight and understanding of the unique challenges that city staff face which inform her successful solutions to meeting sustainability targets.

Recent Project Experience

Integrated Waste Management Manager | South Bay Joint Powers Authority

Ms. Gallagher managed all aspects of the Joint Powers Authority including:

- Developed new franchise agreement, Request for Proposal (RFP) to improve commercial/organics diversion and performance requirements. Results: diversion rate doubled with minimal rate impact.
- Presented to elected officials, task forces, community groups
- Managed Proposition 218 notification process
- Developed CALGreen compliance program
- Managed landfill agreement compliance, provided technical expertise regarding negative impacts of landfill expansion
- Initiated Green Business Certification program
- Completed CalRecycle compliance reporting, on-site audits

Sustainability Program Manager | San Mateo County Jurisdiction

Ms. Gallagher manages all aspects of sustainability for city including:

- Developed Climate Action Plan to meet the greenhouse gas reduction (GHG) targets
- Implemented high impact GHG reductions programs: energy efficiency programs, solar projects, water efficiency projects
- Developed Ordinances & Policies with implementation assistance
- Developed new organics/recycling programs for franchise agreement with diversion performance standards
- Trained staff for CalRecycle reporting/compliance
- Implemented Climate Action Planning Workshops
- Presentations to elected officials, task forces, community groups
- Awarded Beacon for Best Sustainability Program Implementation

Education

University of Michigan

Ann Arbor, MI

Political Science/Environmental Resources

Financial Consultant Certification

Professional

Certifications/Affiliations

- Sustainability Management Certification
- Regional Climate Action Planning Task Force
- California Resource Recovery Association (CRRRA)
- Local Governments for Sustainability/ICLEI

Skills

Implement High Impact Sustainability Programs

Develop Climate Action Plans

Energy Efficiency/Solar Project Development

SB 1383 Compliance

CalGreen Compliance

CalRecycle Compliance Reporting

Public Education & Outreach Development

Environmental Preferable

Purchasing Policy Development

Presentations to Elected Officials, Community Groups

Grant Writing/Grant Management

Awards

Beacon Award Winner

Sustainability Program

Implementation & Greenhouse Gas Emission Reductions-Silver Level

Kelli Allen

ENVIRONMENTAL PROJECT MANAGER

Ms. Allen serves as an Environmental Project Manager for CSG Consultants and is currently providing staff support to CSG clients. Ms. Allen has experience in the preparation of CEQA and NEPA documents, including EIRs, IS/(M)NDs, Categorical Exclusions, and safety elements. Ms. Allen has completed CEQA documentation for mixed-use developments, residential, commercial, retail, and industrial projects, and has conducted peer reviews of EIRs and IS/MNDs for commercial and residential development projects. Ms. Allen has experience drafting presentations and writing administrative CEQA documents, including Project Descriptions, Notices of Availability, Preparation, and Determination, and OPR summary documents.

Relevant Project Experience

Janss Marketplace Hotel Project EIR | City of Thousand Oaks, CA. Ms. Allen assisted in the preparation of an EIR to evaluate the potential environmental impacts of the development of a hotel at 225 North Moorpark Road in Thousand Oaks. The proposed project includes demolition of the current two-story retail building, to be replaced by a five-story dual hotel and retail pad, the creation of a map to designate airspace rights, and a zoning change to the footprint of the hotel to increase the building's height limitation.

ARCO Commercial Center and Car Wash Project IS/MND | City of Plymouth, CA. Ms. Allen assisted in the preparation of an IS/MND to evaluate the potential environmental impacts of the development of a commercial store, gas station, and car wash at 18725 CA 49 in Plymouth. The proposed project includes development of the currently vegetated site to construct a fuel canopy, car wash, convenience store, and parking lot, a general plan amendment, and a zoning change to accommodate the high-traffic commercial use in the downtown area.

1890 South Coast Highway IS/MND | City of Laguna Beach, CA. Ms. Allen is assisting in the preparation of an IS/MND to evaluate the potential environmental impacts of the development of a mixed-use retail and residential project at 1890 South Coast Highway in Laguna Beach. The proposed project involves the demolition of an existing car wash facility to be replaced by a mixed-use retail and residential complex with a subterranean garage and approximately 5,200 square feet of deck area.

Safety Element Update | City of Sonora, CA. Ms. Allen assisted in the preparation of a safety element update for the City of Sonora. The element evaluates the future hazard risks associated with fire, flood, seismic and geologic conditions, hazardous materials/wastes, emergency operations, human-caused hazards, critical facilities and infrastructure, evacuation, and climate change in Sonora. Ms. Allen also assisted in the preparation of the 2024-2029 Housing Element Update and Safety Element Update IS/ND.

Valley of the Sacred Heart Academy IS/MND | City of Dixon, CA. Ms. Allen is assisting in the preparation of an IS/MND to evaluate the potential environmental impacts of the development of an educational facility in the City of Dixon. The proposed project involves the development of a two-story, 11,539 square-foot educational center building with associated surface parking and landscaping improvements in the City's downtown area.

Education

*Bachelor of Arts Degree,
Geography/Environmental Studies
and Political Science with
International Relations
Concentration,
University of California,
Los Angeles*

*Minor in Global Studies,
University of California,
Los Angeles*

*Wildlands Studies Belize Program
Concentration in Environmental
Conservation*

*Environmental Wildlands Studies
Environmental Field Survey
Wildlands Environment and
Culture,*

Western Washington University

Professional Affiliations

*Association of Environmental
Professionals Member*

Oscar Escobar

ENVIRONMENTAL PROJECT MANAGER

Mr. Escobar serves as an Environmental Project Manager for CSG Consultants and is currently providing support to CSG clients. As a member of the Environmental Planning team, he specializes in the preparation of California Environmental Quality Act (CEQA) environmental documentation, including categorical exemptions (CEs), initial studies (IS), negative declarations (ND)/mitigated negative declarations (MND), environmental impact reports (EIRs), and environmental assessments, and technical studies, including Phase I Initial/Environmental Site Assessments (ISA/ESA), Shade/Shadow Studies, and Visual Impact Assessments (VIA) for various environmental planning projects located throughout California.

Relevant Project Experience

Valley of the Sacred Heart Academy Project IS/MND | City of Dixon, CA.

Mr. Escobar is assisting in the preparation of an IS/MND to evaluate the potential environmental impacts of the development of an educational facility in the City of Dixon. The proposed project involves the development of a two-story, 11,539 square-foot educational center building with associated surface parking and landscaping improvements in the City's downtown area.

Messick Bridge Replacement Project IS/MND | County of San Joaquin, CA.

Mr. Escobar assisted in the preparation of an IS/MND to evaluate the potential environmental impacts of the Messick Bridge Replacement Project. The proposed project would include the demolition of the existing Messick Road Bridge and construction of a new bridge over Mosher Creek. The replacement bridge structure would be 55 feet and 4 inches long and 29 feet and 6 inches wide, including 10-foot lanes and three-foot shoulders in each direction. The number of spans associated with the bridge would be reduced from the current three-span configuration to a single span. The proposed structure would be supported by abutments at each bank of the creek founded on Cast in Steel Shell (CISS) or Cast in Drilled Hole (CIDH) piles. Wing walls would be constructed adjacent to the abutments and rock slope protection would be placed along the exterior of each wing wall.

Chick-fil-A Silver Creek and Capitol Project IS/MND | City of San Jose, CA. Mr. Escobar assisted in the preparation of an IS/MND to evaluate the potential environmental impacts of the Chick-fil-A Silver Creek and Capitol Project. The proposed project would demolish an existing former O'Reilly Auto Parts retail building and construct a new Chick-fil-A restaurant with a dual drive-thru lane and associated surface parking. The Chick-fil-A restaurant would be a 3,565-square-foot, one-story building with 38 interior dining seats and 28 outdoor dining seats. The dual lane drive-thru would have a 21-vehicle stacking que capacity.

930 Commercial Street Project IS/MND | City of San Carlos, CA. Mr. Escobar is assisting in the preparation of an IS/MND to evaluate the potential environmental impacts of the 930 Commercial Street Project. The proposed project includes the removal of the two 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.

Education

Master of Urban and Regional Planning (MURP), California Polytechnic State University, Pomona

Bachelor of Science in Environmental Management and Protection, California Polytechnic State University, San Luis Obispo

Professional Affiliations

Association of Environmental Professionals (AEP), Co-Vice President of Programs

American Planning Association (APA), Member