



ENVIRONMENTAL REVIEW

M-Group provides a thorough range of *Environmental Review* services that enable our clients' projects to withstand critical examination during the public review process.

Our team has extensive experience working on environmental review projects of varying size, scope, and complexity throughout the San Francisco Bay Area and beyond. Our past projects include typical community development and infrastructure projects; large scale residential and commercial developments; and comprehensive long range planning documents. Our expertise in environmental, policy, design, and preservation disciplines allows us to provide evidence-based and technically sound documents that meet CEQA provisions.

M-Group offers the full range of CEQA services from Exemption Justifications to EIRs and Initial Studies. We believe in a future where urban development and natural systems coexist. Accordingly, we work diligently through the CEQA process to ensure that development occurs in the most responsible and sustainable manner.

38 DEGREES NORTH IS/MND | CITY OF SANTA ROSA

M-Group provided environmental review services to the City of Santa Rosa, including the development of technical studies, peer review of applicant prepared studies, preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), and submittal of documents to the State Clearinghouse for distribution to public agencies. Services also included identifying and resolving issues of concern, managing a team of technical specialists, and ongoing coordination with the project team.



The project consists of the development of 172 residential apartments, a 2.54-acre open space preserve, and reservation of a 1.04-acre site for the future development of an approximately 21,000-square-foot community shopping center on an approximately 10.9-acre parcel located at 2660 Petaluma Hill Road in the City of Santa Rosa. The open space preserve, located in the center portion of the site, contains seasonal wetlands and an ephemeral creek, and separates the site into north and south development areas. A pedestrian crossing over the creek would provide connectivity between the north and southern portions of the site.



MAIN STREET IMPROVEMENTS | CITY OF ST. HELENA

M-Group provides on-call environmental services to the City of St. Helena and completed the streetscape improvement project in downtown St. Helena along Main Street/Highway 29, which is with a Caltrans facility. M-Group managed the environmental review process, overseeing preparation of environmental documentation, and coordinating with a team of experts. The focus of environmental review relates to the historic character of downtown St. Helena and protection of biological resources including the riparian corridor of Sulfur Creek. M-Group provided interagency coordination and worked on behalf of the City of St. Helena to secure environmental clearance through Caltrans for CEQA/NEPA purposes.



VERANDA AT INDIAN SPRINGS | CITY OF CALISTOGA

M-Group evaluated the environmental impacts for the development of a 96-room hotel proposed for downtown Calistoga. The project involved the demolition of seven existing single-story structures that were subject to a historic resource evaluation. M-Group's team of subconsultants prepared a traffic impact analysis to evaluate VMT, an air quality/greenhouse gas emissions report, and a biological resources assessment. M-Group assisted the City with preparing and filing all CEQA forms and notices and, working collaboratively with the City and the applicant team, published a Final IS/MND and mitigation monitoring and reporting program. The Project was approved by the City Council in 2020.

