

Lafferty Communities – Garaventa Hills

environmental analysis/cities



Details

Location: Livermore, CA

Client: The City of Livermore (applicant: Lafferty Communities)

Scope: Environmental Analysis

Project

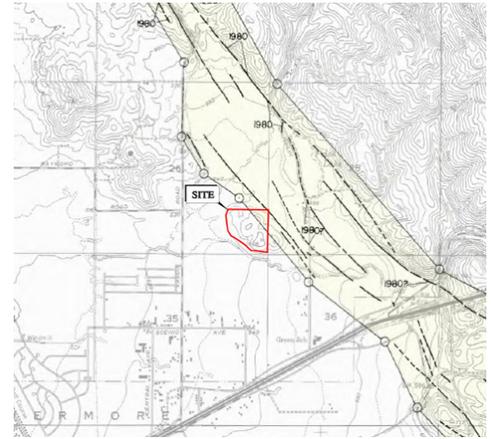
The last remaining undeveloped parcels from the large Maralisa subdivision in the City of Livermore, the Project site was specifically excluded from previous approvals due to challenging situational and environmental issues.



Located on natural knolls that are visually prominent to surrounding flatlands, adjacent to a natural creek and wetland preserves, and proximate to critical habitat, the project proposed low-impact development clustered in the lower-laying loop circumscribing the natural knolls.

While 76 residential units was less than that allowed under the zoning at the time of the Maralisa approvals, the site was subsequently re-designated and would require a General Plan amendment to allow approval of that number of units on the 31.7-acre site.

Due to political pressures, the project was subsequently redesigned to be consistent with the current General Plan unit allowances.



Assignment

Rebecca Gorton, Senior Planner, prepared a Project level EIR for the City of Livermore as Lead Agency. Air quality and greenhouse gas analyses were done in-house. Rebecca managed a large multi-disciplinary team of technical subconsultants with expertise in aesthetics (visual), biology, cultural resources, geology/soils, hydrology, hazardous materials, noise, and traffic.

Value Added

A challenging site from an environmental perspective, Lamphier-Gregory and our team incorporated copious technical studies to ensure potential impacts were characterized and minimized, particularly as related to loss of habitat for sensitive species, change in run-off to adjacent wetlands, and changes in water levels and flooding potential due to the new bridge. Lamphier-Gregory was also asked to help the City negotiate the process of choosing an identified alternative in place of the project at the Final EIR stage.

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