

NAPA OAKS SUBDIVISION EIR

City of Napa

THE PROJECT:

Davidon Homes wanted to build 83 luxury homes on an 80-acre hilltop site within the City of Napa’s Urban Limit Line. Despite the potential economic advantages that such an “upscale” project could provide, the project required a change to the City’s new General Plan that triggered significant controversy and opposition by many neighborhood and citizen groups.

LAMPHIER-GREGORY’S ROLE:

Lamphier-Gregory assessed a wide variety of environmental constraints at the site including seismic faults and landslide potential, wetlands and loss of oak woodland habitat. We also prepared a detailed assessment of the proposed project with the City’s adopted Hillside Development Guidelines. Based on our assessment, Lamphier-Gregory prepared a creative “mitigated alternative” to demonstrate how a different development plan for the site would be feasible with substantially less hillside grading and associated environmental impacts.

THE OUTCOME:

Davidon Homes was prepared to accept Lamphier-Gregory’s compromise “mitigated alternative” development plan. Although the City also agreed that the “mitigated alternative” would be a desirable way to reconcile the conflicts between economic and environmental interests, they ultimately determined that the property would be best reserved for open space, consistent with the General Plan. Although the project was ultimately denied, both the City and Davidon Homes agreed that our analysis was fair, objective and informative in the process.

