

City of Lafayette Memorandum

To: City Council, Planning Commission, Design Review Commission

From: Christine Sinnette, Senior Planner

Date: May 11, 2005

Subject: TR6569 – Soldier Field Partners LLC (Lucas Ranch Estates)
Voluntary Site Visit to View Proposed Building Sites/Story Pole Installation

Purpose

Story pole installation to provide data for an environmental impact report for a proposed eight-lot subdivision at the end of Lucas Drive.

Project Description

The proposed project would subdivide the 87.9-acre project site into eight residential lots and a remainder parcel (Parcel A). Parcel A consists of 59.62 acres of open space and the .8-acre site containing the existing telecommunications facility. The residential lots would cover approximately 28 acres and would range in size from 1.5 acres to 5 acres with an average lot size of 3.5 acres. Lots 1 through 7 would be located at the southern end of the project site and would be accessible via Lucas Drive. An eighth lot would have access from the eastern extension of Lucas Circle, an existing public road.

Background

On January 28, 2005, Planning Division staff completed an environmental checklist evaluating potential effects of the current proposal. On the basis of that evaluation, staff determined that the project may have a significant effect on the environment and that an environmental impact report (EIR) is required. On February 3, 2005, the Planning Commission held a public hearing and reviewed the environmental checklist. The Planning Commission agreed with the conclusions presented in the environmental checklist and directed staff to move forward with the preparation of an EIR and to provide an opportunity for the Planning Commission to conduct a site visit when the story poles are erected.

In April 2005, the City entered into a contract with RBF Consulting to prepare the environmental impact report. The EIR will contain a visual and aesthetic analysis of the project. To provide data for this analysis, story poles are being erected at the eight proposed housing sites (see attached site map). The story poles are expected to be in place by Thursday, May 12, 2005 and will remain in place until at least May 20, 2005. The Lucas Ranch master plan identifies a prototype house for the subdivision. However, since this will be a custom-lot subdivision, and each house will be designed based on the topography and orientation of the individual lot, the general bulk and mass of a 6,000 square foot, two-story home will be staked and flagged. Orange netting will be placed at the top of the second story, just below the roofline. Colored pennants will mark the height and shape of the primary roof elements.

