



MEMO

Date: August 8, 2023

To: Paul Bernal, Community Development Director

From: Ernie Escobedo, QK Inc.

Subject: Pratt Family Ranch Specific Plan – Tier III Development

cc: Corine Demetreos; Richelle Carino

Dear Mr. Bernal:

Please accept this memo as our request to develop the Tier III portion of the proposed Pratt Family Ranch Specific Plan area. The Specific Plan has been designed to create a cohesive neighborhood for future homeowners to enjoy. We believe it is necessary to open up the Tier III portion for development to adequately give homeowners the opportunity to experience the Specific Plan's intent of creating a sense of belonging and community at Pratt Family Ranch.

- LU-P-22 states – *“LU-P-22 Allow for City Council approval of master plans, following Planning Commission review and recommendation, for sites under a single ownership or unified control, which may include developable land within both multiple development tiers. Allow for pre-zoning of this master planned land, subject to execution of a development agreement between the City and the land owner conforming to the requirements of Government Code Section 65864 et seq., with the project allowed to annex and develop while the City is still limiting development approvals to land within the Tier I or Tier II designation. An approved master-planned site then could be annexed before development is permitted in Tier II or Tier III under Policy LU-P21. The development agreement would spell out details on overall development, density/ intensity and phasing, infrastructure needs and financing, and what each party would do. This policy will allow large land owners, with Council approval, to have a longer time frame for development and infrastructure planning, consistent with the vision of the General Plan, and also “nail down” the numbers for their financial partners while still maintaining the City's interest in having concentric growth through a phasing plan.”*

Based on LU-P-22, it allows for continuous growth into the next growth tier through a master plan. Pratt Family Ranch is in this unique situation where the community straddles two tiered areas. The Pratt Family Ranch Specific Plan has amenities and connectivity within both Tiers II and III. These features include parks, lighting, signage, and a walking trail system that connects the two tiers. Simply put, the two tiers complement each other with an overall French countryside aesthetic. While the other entitlements including the General Plan Amendment, Pre-Zoning and Annexation include both Tiers, only the Tier II tentative map has been allowed to be submitted for consideration.

We are requesting approval to develop Tier III at Pratt Family Ranch. This is a unique request that would provide a seamless transition of development within both Tiers II and III with its own standalone development standards. Tier II development will also include necessary infrastructure that allows for an incremental implementation of the Tier III portion of the Specific Plan that completes the sidewalks and landscaping. The project area would already be annexed and have all the necessary infrastructure to provide future residents with a complete neighborhood.

Thank you,

Ernie Escobedo
Branch Manager, QK Inc.