



November 27, 2018

Rochelle Henson, Senior Planner
Community Development Department
City of Manteca
1001 W. Center St.
Manteca, CA 95337

Re: Manteca 2030 General Plan Update

Dear Ms. Henson:

As you may know, Richland Planned Communities, Inc. recently submitted an application for a Preliminary Staff Review of a 703 single family lot conceptual site plan for the Hat Ranch property. The low-density Hat Ranch plan includes an 18-acre K-8 school site, 14 acres of park and makes key connections of currently-planned City infrastructure. A copy of the site plan is enclosed with this letter.

It is our understanding the City of Manteca and its General Plan Update Advisory Committee are currently analyzing three alternative land use plans, one of which will be adopted as the City's Land Use Map, which will become the primary component for shaping the City's future growth. Of the three alternative land use plans within the Manteca GPAC Land Use Alternatives Report dated November 2018, only Alternatives A and B include the Hat Ranch property as Low Density Residential. The Alternative C plan shows the Hat Ranch property as Urban Reserve-Low Density. Richland Communities respectfully requests the Hat Ranch property be shown as Low Density Residential in all three of the land use alternatives, given that is what our current application requests, and that is the density that will allow a school to be cited in our development.

In that vein, Richland Communities has been diligently working with the Ripon School District over the past six months. The District has indicated its conceptual approval of the size and location of the new K-8 school site within the Hat Ranch site plan. In October of this year we met with City representatives from the Planning, Parks and Engineering departments to discuss the key elements of the Hat Ranch land plan. In conjunction with the Ripon School District, it is our goal to start community outreach meetings after the first of the year.

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I look forward to receiving Staff's comments on the attached conceptual site plan, and having a discussion regarding revisions to Alternative C in the General Plan Update Land Use Alternatives.

Thank you for your anticipated assistance with this matter.

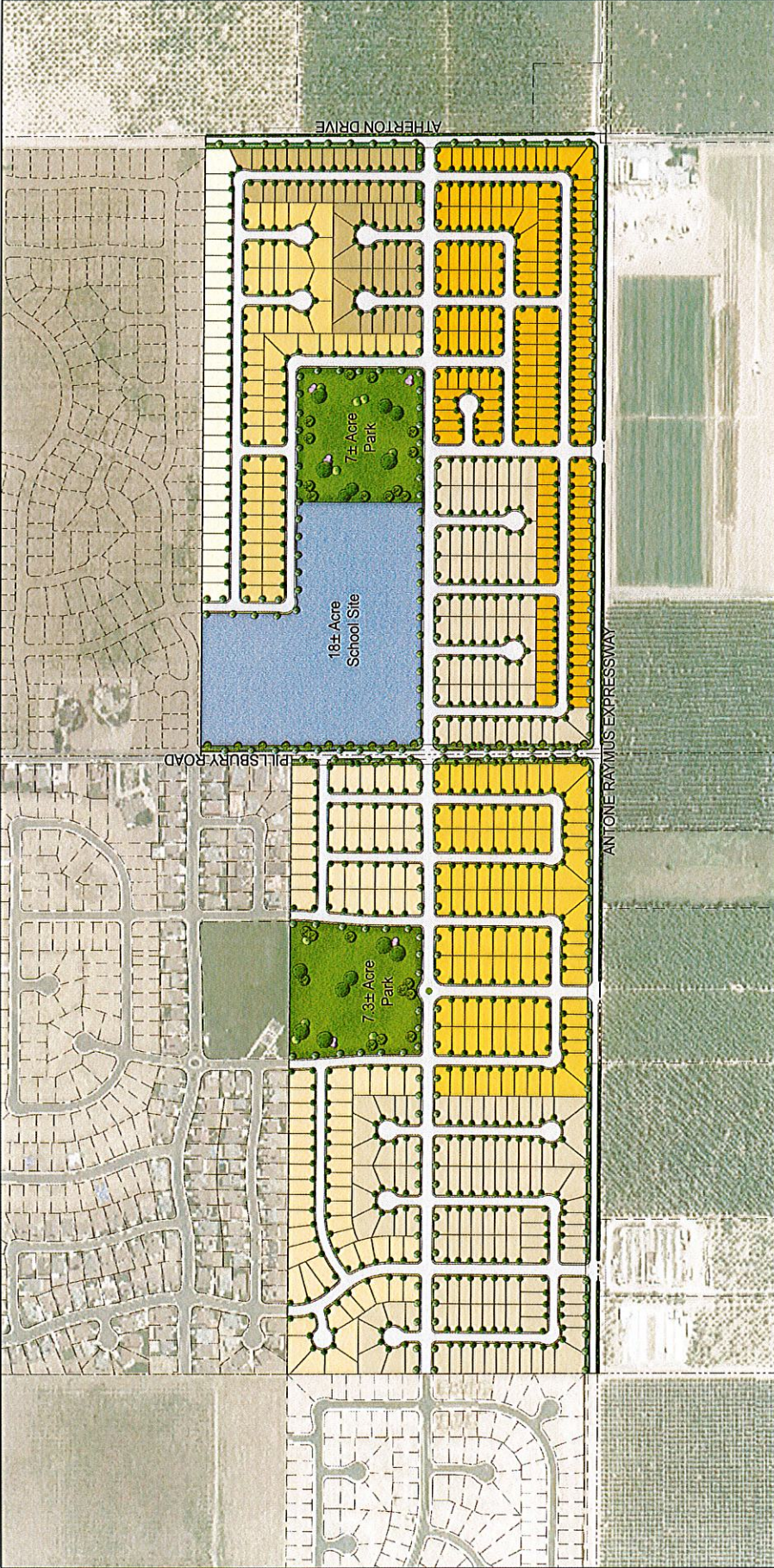
Sincerely,



Kyle Masters
Director-Land Entitlement

Enclosure: Conceptual Site Plan

cc: *(Sent by E-mail and U.S. Mail)*
Mayor Stephen DeBrum
Mayor-Elect Ben Cantu
Vice Mayor Debby Moorhead
Councilmember Mike Morowit
Councilmember Rich Silverman
Councilmember Gary Singh
J.D. Hightower, Planning Manager
General Plan Update Advisory Committee Members



SITE SUMMARY

HAT RANCH-WEST	HAT RANCH-EAST
60'x100' LOTS (MIN): 86	70'x100' LOTS (MIN): 27
55'x100' LOTS (MIN): 103	60'x90' LOTS (MIN): 62
50'x100' LOTS (MIN): 116	50'x100' LOTS (MIN): 55
TOTAL: 305 LOTS	50'x 90' LOTS (MIN):76
	45x100' LOTS (MIN): 178
	TOTAL: 398 LOTS
TOTAL: 703 LOTS	

CONCEPTUAL SITE PLAN
HAT RANCH
MANTECA, CA
 2018.08.30

