

# TERRA LAND GROUP, LLC

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July 17, 2017

VIA EMAIL

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337  
MayorCouncilClerk@mantecagov.com  
lblackmon@ci.manteca.ca.us

**Re: Letter B: July 18, 2017 Manteca City Council Meeting Agenda Item G.1: (1) Receive update on the Transportation Public Facilities Implementation Plan (PFIP) and provide direction on methodology; (2) Adopt a resolution approving an appropriation and amend the PFIP Update (CIP 12041) as outlined in the Fiscal Impact Section; and (3) Approve an amendment to the Professional Services Agreement with NorthStar Engineering for a new contract total of \$200,000 with all work to be complete by September 30, 2017, and authorize the Mayor to sign.**

Dear Council Members,

My name is Martin Harris and I am an authorized representative for Terra Land Group, LLC ("TLG"). TLG owns approximately 230 acres with almonds currently being farmed west of Airport Way and south of Woodward Avenue.

The TLG farm property is further described as consisting of one legal parcel with assessor's tax computation parcel numbers identified as:

1. **APN 241-330-32 (203.33 acres)**
  2. **APN 241-330-33 (17.14 acres)**
  3. **APN 241-320-60 (10.13 acres)**
- Total Acreage 230 acres (approx.)**

TLG would like to state that TLG is not opposed to economic development provided that (i) adequate infrastructure and public services are put in place; and (ii) appropriate mitigation measures are installed to offset any negative impacts created.

With this in mind, TLG believes that any action by the Manteca City Council in regards to any City of Manteca Transportation Public Facilities Implementation Plan needs to consider public concerns as

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presented in a letter from TLG to the Manteca City Council on July 3, 2017 Re: Manteca City Council 07/05/2017 Meeting Agenda Item C.1. **(See Enclosure)**

In brief, the July 3, 2017 letter from TLG to the Manteca City Council contains a series of enclosed letters from TLG to various agencies involved in flood control in the RD17 and Manteca/Lathrop region. These letters provide supporting evidence while building an overall context and framework for TLG's and other members of the public's concerns regarding any current and/or future flood projects potentially affecting the urban and rural areas both north and south of the existing RD17 cross levee located in south Manteca. The significant details contained in the July 3, 2017 enclosed letters offer a framework which leads TLG to believe that the complex nature of the potential flood issues involved may be too difficult for the public to adequately understand without the benefit of a CEQA Environmental Review and Analysis.

This is especially important when you consider that for some time now, various projects appear to be working their way through the entitlement/development process without adequate design specifications being completed to clearly identify the various types of infrastructure supporting many of the projects located south of Highway 120.

In addition, the potential for impacts associated with project approvals becomes more concerning as more and more projects are brought forward to the city for consideration and it is realized that the number of options for placement of the various types of currently unapproved and/or undefined infrastructure supporting future development may have been reduced in relation to the total options remaining available.

This is particularly true when considering the placement of (i) levees; and (ii) roadways; and (iii) stormwater collection/retention/treatment/drainage facilities; and more.

TLG also believes that it is important to add that certain environmental conditions such as the Manteca vicinity sandy soil and high water table are also important to consider.

For this reason, TLG urges the Council to promote a full and complete public environmental review process in conjunction with any City of Manteca Transportation Public Facilities Implementation Plan being considered. In this way, the Manteca City Council can promote a process that serves the best interests of every member of our community by providing a high level of flood protection for any City of Manteca Transportation Public Facilities Implementation Plan being considered while allowing appropriate mitigation measures to be put in place promoting the reduction of any associated impacts to less than significant levels for any and all developing and non-developing urban and rural properties that may be affected.

Thank you for your attention to this very important matter.

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Yours truly,



Martin Harris  
for Terra Land Group, LLC.

MH/cm

Enclosure:

1. 07/03/2017 Letter from TLG to Manteca City Council Re: 07/05/2017 Meeting Agenda Item C.1, with Exhibit and Enclosures.

cc:

Mark Meissner, City of Manteca Planning Department (mmeissner@ci.manteca.ca.us)  
Mark Houghton, City of Manteca Public Works (mhoughton@ci.manteca.ca.us)  
Greg Showerman, City of Manteca, Acting City Manager (gshowerman@ci.manteca.ca.us)  
J.D. Hightower, City of Manteca Interim Community Development Director  
(jhightower@ci.manteca.ca.us)  
City of Manteca General Plan Advisory Committee, % De Novo Planning Group, Attn: Ben Ritchie  
(britchie@denovoplanning.com)  
City of Manteca General Plan Consultant, % De Novo Planning Group, Attn: Ben Ritchie  
(britchie@denovoplanning.com)  
City of Manteca Fire Department, Administration (fire@mantecafire.org)  
WMD (wills@inreach.com, lee@deldonco.com)  
City of Manteca Planning Commission (planning@ci.manteca.ca.us)  
Regional Transportation Plan and Sustainable Communities Strategy County Outreach  
Spokesperson, Christina Corrales, % San Joaquin Council of Governments (corrales@sjcog.org)

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July 17, 2017 Letter from Terra Land Group to Manteca City Council

## **Enclosure 1:**

*07/03/2017 Letter from TLG to Manteca City Council Re: 07/05/2017 Meeting Agenda  
Item C.1, with Exhibit and Enclosures.*

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July 03, 2017

VIA EMAIL & HAND DELIVERY

Manteca City Council  
1001 W Center Street  
Manteca, CA 95337  
MayorCouncilClerk@mantecagov.com  
lblackmon@ci.manteca.ca.us

**Re: Manteca City Council Meeting Agenda for July 05, 2017 Agenda Item C.1: Adopt a resolution: 1) Acting as the Local Flood Management Authority, Adopt the 2017 Annual Adequate Progress Report Update for a 200-Year Urban Level of Flood Protection in Reclamation District 17; and 2) Acting as the Land Use Agency, Validate the July 5, 2016, Finding of Adequate Progress.**

Dear Council Members,

My name is Martin Harris and I am an authorized representative for Terra Land Group, LLC ("TLG"). TLG owns approximately 230 acres with almonds currently being farmed west of Airport Way and south of Woodward Avenue.

The TLG farm property is further described as consisting of one legal parcel with assessor's tax computation parcel numbers identified as:

1. **APN 241-330-32 (203.33 acres)**
  2. **APN 241-330-33 (17.14 acres)**
  3. **APN 241-320-60 (10.13 acres)**
- Total Acreage 230 acres (approx.)**

TLG would like to state that TLG is not opposed to economic development provided that (i) adequate infrastructure and public services are put in place; and (ii) appropriate mitigation measures are installed to offset any negative impacts created.

With this in mind, TLG believes that any Manteca City Council approval relating to adequate progress associated with SB5 flood protection compliance needs to consider public concerns as presented in the enclosures attached. **(See Enclosures)**

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5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

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Although many of these enclosures have been presented before in previous letters to the Council and various agencies, TLG is including them here to provide supporting evidence and to build an overall context and framework for our concerns. Through careful study, the enclosures attached to this letter can offer significant details relating to information presented and public concerns expressed during the public hearing processes (as conducted by the City of Manteca), while offering a framework which leads TLG to believe that the complex nature of the potential flood issues involved may be too difficult for the public to adequately understand without the benefit of a CEQA Environmental Review and Analysis.

Most importantly, TLG believes that the public may not fully understand how and when the environmental review process will be conducted in relation to both individual and cumulative project impacts and associated environmental reviews for any and all flood protection projects being considered. **(See Exhibit 1: June 9, 2017 Manteca Bulletin News Article)**

For this reason, TLG urges the Council to promote a full public environmental review process in conjunction with any and all SB5-related modifications to the RD17 levee system to be considered allowing public input for any and all impacts involved. In this way, the city of Manteca can serve the best interests of every member of our community by providing a higher level of flood protection for the city of Manteca while allowing appropriate mitigation measures to be put in place promoting the reduction of any associated impacts for any and all developing and non-developing urban and rural properties that may be affected.

Thank you for your attention to this matter.

Yours truly,



Martin Harris  
for Terra Land Group, LLC.

MH/cm

Exhibit:

1. 06/09/2017 Manteca Bulletin News Article: "200-year flood effort generates lots of questions."

Enclosures:

Due to the volume of referenced material and to avoid repetition for addressees who have already received some of the materials, Enclosures can be found separately via their respective original letters by using the accompanying links in parentheses:

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1. 09/16/2016 letter from TLG to DeNovo Planning Group ([https://www.dropbox.com/s/svg4p81mtpdrqth/20170703-Enc1\\_20160916\\_LTR\\_TLG-DeNovo\\_MantecaGenPlanUpdate\\_MH.pdf?dl=0](https://www.dropbox.com/s/svg4p81mtpdrqth/20170703-Enc1_20160916_LTR_TLG-DeNovo_MantecaGenPlanUpdate_MH.pdf?dl=0)) with Exhibits and Other Enclosures:

Exhibits:

1. Ex. "1": 08/16/2016 Manteca City Council meeting transcription by California Deposition Reporters
2. Ex. "2": 07/07/2015 Email from Neighbors United to Manteca City Council
3. Ex. "3": 08/24/2016 Letter from Michael Babitzke to John Brinton
4. Ex. "4": 09/09/2016 Manteca Bulletin News Article, "Manteca must kill Raymus expressway"

Other Enclosures:

1. 08/15/2016 Letter from TLG to Manteca City Council
2. 08/16/2016 Email from Martin Harris to Manteca City Council
3. 08/16/2016 Drake Haglan & Associates presentation
4. 08/15/2016 Letter from W/L Harris Ranches to Manteca City Council
5. 08/08/2016 Website Excerpts from Bureau of Reclamation's Mid-Pacific Region and Don Pedro Recreation Agency
6. 07/19/2016 Letter from TLG to Manteca City Council
7. 07/19/2016 Letter from W/L Harris Ranches to Manteca City Council
8. 07/12/2016 Letter from TLG to City of Manteca Planning Commission
9. 07/12/2016 Email from TLG to Drake Haglan and Associates
10. 07/08/2016 Email from TLG to Drake Haglan and Associates
11. 07/05/2016 Letter from TLG to Manteca City Council
12. 07/05/2016 Letter from Michael Fonseca to Manteca City Council
13. 04/05/2016 Terra Land Group Boundary Map, VVH Consulting Engineers
14. 06/28/2016 Letter from TLG to City of Manteca Planning Commission, with attachments:
  - a. 06/21/16 Letter from TLG to Manteca City Council
  - b. 06/18/16 Email from TLG to Drake Haglan Associates
  - c. 06/17/16 Email from Drake Haglan Associates to TLG
  - d. 06/07/16 Letter from TLG to Manteca City Council
  - e. 06/03/16 Email from TLG to Matt Satow, Drake Haglan Associates
  - f. 05/24/16 Letter from TLG to City of Manteca Planning Commission
  - g. 05/17/2016 Letter from TLG to Manteca City Council
  - h. 05/17/2016 Letter from TLG to Manteca City Council
  - i. 05/03/16 Letter from TLG to Manteca City Council
  - j. 04/05/2016 Letter (delivered 04/06/2016) from TLG to Manteca City Council
  - k. 03/01/2016 Letter from TLG to Manteca City Council
  - l. 02/16/2016 Letter from TLG to Manteca City Council
  - m. 04/08/2015 Letter from Neighbors United to US Army Corps of Engineers, Sacramento District

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- n. 03/31/2015 Letter from John Minney to United to US Army Corps of Engineers, Sacramento District
  15. 02/09/1989 & 01/28/2015 FEMA Elevation Certificates
  16. 12/16/2014 Letter from TLG to Manteca City Council
  17. 11/2013 Levee Repair Photos #1, #2 and #3
  18. 09/30/2013 Letter from Kim Smith to Martin Harris
  19. 05/01/2013 Draft Record Property Lines and Easements Exhibit RD17 Elements VIII through XI, MacKay & Soms
  20. 06/08/2011 Revised Terra Ranch Tentative Subdivision Map Tract No. 3493
  21. Appendix "C", "The Quasi-Judicial Function of Surveyors" Thomas M. Cooley, excerpted from "Evidence and Procedures for Boundary Location, Sixth Edition", by Walter G. Robillard and Donald A. Wilson; copyright 2011 John Wiley & Sons, Inc.
  22. 04/27/1999 Revised San Joaquin County Public Road Map #57
  23. 04/18/1923 Deed
  24. San Joaquin County Assessor's Map 241-32
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2. 11/21/2016 letter from TLG to the Manteca Planning Commission ([https://www.dropbox.com/s/me2vqkjrinnqtx3/20170703-Enc2\\_20161121\\_LTR\\_TLG-MPC\\_MP\\_CAg7.1-7.2-7.3\\_MH.pdf?dl=0](https://www.dropbox.com/s/me2vqkjrinnqtx3/20170703-Enc2_20161121_LTR_TLG-MPC_MP_CAg7.1-7.2-7.3_MH.pdf?dl=0)) with Exhibits and Other Enclosures:  
*Exhibits:*
    1. Ex. "1": 11/21/2016 photos depicting RD17 dryland levee erosion*Other Enclosures:*
    1. 09/16/2016 letter to DeNovo Planning Group from TLG
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3. 12/05/2016 letter from TLG to the Manteca City Council ([https://www.dropbox.com/s/puiig57icm8ml42/20170703-Enc3\\_20161205\\_LTR\\_TLG-MCC\\_AgltA9A10\\_MH.pdf?dl=0](https://www.dropbox.com/s/puiig57icm8ml42/20170703-Enc3_20161205_LTR_TLG-MCC_AgltA9A10_MH.pdf?dl=0)) with Enclosure(s):
    1. 11/21/2016 letter to Manteca Planning Commission from TLG
- 
4. 02/06/2017 letter from TLG to the Manteca City Council ([https://www.dropbox.com/s/9wvfrawss3ute5l/20170703-Enc4\\_20170206\\_LTR\\_TLG-MCC\\_ReAglB3\\_MH.pdf?dl=0](https://www.dropbox.com/s/9wvfrawss3ute5l/20170703-Enc4_20170206_LTR_TLG-MCC_ReAglB3_MH.pdf?dl=0)) with Exhibits:
    1. Ex. "1": 08/15/2016 Letter from TLG to Manteca City Council
    2. Ex. "2": 11/21/2016 Letter from TLG to Manteca Planning Commission
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5. 02/20/2017 letter from TLG to the Manteca City Council ([https://www.dropbox.com/s/8147idtl9nxh8om/20170703-Enc5\\_20170220\\_LTR\\_TLG-MCC\\_AgltA5\\_MH.pdf?dl=0](https://www.dropbox.com/s/8147idtl9nxh8om/20170703-Enc5_20170220_LTR_TLG-MCC_AgltA5_MH.pdf?dl=0)) with Exhibits:
    1. Ex. "1": 02/18/2017 Manteca Bulletin newspaper article "Paradise Cut widening would ease threat"
    2. Ex. "2": 02/18/2017 Manteca Bulletin newspaper article "Levees: Here we go again"



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6. 03/07/2017 letter from TLG to the Manteca City Council ([https://www.dropbox.com/s/cyykofnjvju7yc/20170703-Enc6\\_20170307\\_LTR\\_TLG-MCC\\_AglTFPublicComments\\_MH.pdf?dl=0](https://www.dropbox.com/s/cyykofnjvju7yc/20170703-Enc6_20170307_LTR_TLG-MCC_AglTFPublicComments_MH.pdf?dl=0)) with Enclosures:
  1. 02/22/2017 Manteca Bulletin News Article “The levee is breaking”
  2. 02/21/2017 Manteca Bulletin News Article “Emergency evacuation”
  
7. 03/14/2017 letter from TLG to the California State Water Resources Control Board ([https://www.dropbox.com/s/332icm6qits36t5/20170703-Enc7\\_20170314\\_LTR\\_TLG-CASWRC\\_B\\_FlowIncreasesStanTuolMercedRivers\\_MH.pdf?dl=0](https://www.dropbox.com/s/332icm6qits36t5/20170703-Enc7_20170314_LTR_TLG-CASWRC_B_FlowIncreasesStanTuolMercedRivers_MH.pdf?dl=0)) with Enclosure(s):
  1. 09/16/2016 Letter from TLG to DeNovo Planning Group, with Exhibits and Other Enclosures
  
8. 03/14/2017 letter from TLG to the Manteca Planning Commission ([https://www.dropbox.com/s/uz7ju5xrd52yr28/20170703-Enc8\\_20170314\\_LTR\\_TLG-MPC\\_WkshpGPEIR\\_MH.pdf?dl=0](https://www.dropbox.com/s/uz7ju5xrd52yr28/20170703-Enc8_20170314_LTR_TLG-MPC_WkshpGPEIR_MH.pdf?dl=0))
  
9. 03/14/2017 letter from TLG to the San Joaquin County Planning Commission ([https://www.dropbox.com/s/pxd3qud5owx5jpi/20170703-Enc9\\_20170314\\_LTR\\_TLG-SJCPC\\_MantecaGenPlanUpdate\\_MH.pdf?dl=0](https://www.dropbox.com/s/pxd3qud5owx5jpi/20170703-Enc9_20170314_LTR_TLG-SJCPC_MantecaGenPlanUpdate_MH.pdf?dl=0)) with Enclosure(s):
  1. 09/16/2016 Letter from TLG to DeNovo Planning Group, with Exhibits and Other Enclosures
  
10. 03/27/2017 letter from Michael Babitzke to the Manteca Planning Commission ([https://www.dropbox.com/s/waoz9yi1w2wctxj/20170703-Enc10\\_20170327\\_LTR\\_MBabitzke-MPC\\_20170328MtgAgl7-1\\_MB.pdf?dl=0](https://www.dropbox.com/s/waoz9yi1w2wctxj/20170703-Enc10_20170327_LTR_MBabitzke-MPC_20170328MtgAgl7-1_MB.pdf?dl=0)) with Enclosures:
  1. Feb. 21, 2017 MB Article “Emergency Evacuation”
  2. March 22, 2017 MB Article “Manteca Ignored its flood policies”
  
11. 03/28/2017 letter from TLG to the Manteca Planning Commission ([https://www.dropbox.com/s/q4i4hkbqgk1v2hu/20170703-Enc11\\_20170328\\_LTR\\_TLG-MPC\\_Agl7.1PlngCmsnGP\\_MH.pdf?dl=0](https://www.dropbox.com/s/q4i4hkbqgk1v2hu/20170703-Enc11_20170328_LTR_TLG-MPC_Agl7.1PlngCmsnGP_MH.pdf?dl=0)) with Enclosures:
  1. March 13, 2017 MB Article “How Manteca Can be a good neighbor”
  2. March 22, 2017 MB Article “Manteca Ignored its flood policies”
  
12. 04/04/2017 letter from TLG to the Manteca City Council ([https://www.dropbox.com/s/f80i97o88mzetnk/20170703-Enc12\\_20170404\\_LTR\\_TLG-MCC\\_AglC1GPAdvisoryCommittee\\_MH.pdf?dl=0](https://www.dropbox.com/s/f80i97o88mzetnk/20170703-Enc12_20170404_LTR_TLG-MCC_AglC1GPAdvisoryCommittee_MH.pdf?dl=0)) with Exhibits:
  1. Ex. “1”: Petition submitted to the Manteca Planning Commission by Marian Rawlins on 03/28/2017 as part of Agenda Item 7.1
  2. Ex. “2”: Ex. “1” Petition supplemented with additional signatures through 03/31/17

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3. Ex. "3": 03/07/2017 Letter from TLG to the California Department of Water Resources
  4. Ex. "4": 2011 San Joaquin County Office of Emergency Services Flood Map
13. 04/10/2017 letter from TLG to the San Joaquin County Board of Supervisors ([https://www.dropbox.com/s/vudfxmvz8g0dwpd/20170703-Enc13\\_20170410\\_LTR\\_TLG-SJCBS\\_GPAmdendment\\_MH.pdf?dl=0](https://www.dropbox.com/s/vudfxmvz8g0dwpd/20170703-Enc13_20170410_LTR_TLG-SJCBS_GPAmdendment_MH.pdf?dl=0)) with References:
1. 03/14/2017 Letter from TLG to the San Joaquin County Planning Commission, Via Electronic FileShare:  
[https://www.dropbox.com/s/7t46crnmebg10a0/2017-03-14\\_LTR\\_SJCPC\\_MantecaGenPlanUpdate\\_MH\\_wEnc.pdf?dl=0](https://www.dropbox.com/s/7t46crnmebg10a0/2017-03-14_LTR_SJCPC_MantecaGenPlanUpdate_MH_wEnc.pdf?dl=0)
  2. 03/14/2017 Letter from TLG to the State Water Resources Control Board, Via Electronic FileShare:  
[https://www.dropbox.com/s/x5o0aoinb392hqx/2017-03-14\\_LTR\\_CASWRCB\\_FlowIncreasesStanTuolMercedRivers\\_MH\\_wEnc.pdf?dl=0](https://www.dropbox.com/s/x5o0aoinb392hqx/2017-03-14_LTR_CASWRCB_FlowIncreasesStanTuolMercedRivers_MH_wEnc.pdf?dl=0)
14. 04/18/2017 letter from TLG to the Manteca City Council ([https://www.dropbox.com/s/z1eyh8khsx56f8e/20170703-Enc14\\_20170418\\_LTR\\_TLG-MCC\\_AglT2TerraRMap\\_MH.pdf?dl=0](https://www.dropbox.com/s/z1eyh8khsx56f8e/20170703-Enc14_20170418_LTR_TLG-MCC_AglT2TerraRMap_MH.pdf?dl=0)) with References:
1. 03/11/2017 Modesto Bee News Article 'River flow debate has turned on how best to help fish'
  2. 03/14/2017 Letter from TLG to the State Water Resources Control Board Re: Comments on proposed flow increases for Stanislaus, Tuolumne and Merced Rivers
  3. 04/2017 Petition Requesting Levee Access Rights for Inspection
  4. 04/18/2017 City of Manteca Community Development Department Tentative Subdivision Map (SDJ-09-75-02) Terra Ranch Subdivision REVISED Conditions of Approval (SDX-17-03)
  5. March 2011 Environmental Impact Report, Terra Ranch Subdivision, Letter #7
  6. Pages 4-5, 4-6 and 4-8 of the February 2015 San Joaquin River Basin Lower San Joaquin River, CA DRAFT Integrated Interim Feasibility Report/Environmental Impact Statement/Environmental Impact Report Prepared By the U.S. Army Corps of Engineers, Sacramento District
  7. Exhibit "25" from a November 25, 2014 Letter from TLG to the City of Manteca's Community Development Director
  8. Exhibit "26" from a November 25, 2014 Letter from TLG to the City of Manteca's Community Development Director
15. 04/20/2017 letter from TLG to San Joaquin County Board of Supervisors ([https://www.dropbox.com/s/wqmo5wf495wjzq/20170703-Enc15\\_20170420\\_LTR\\_TLG-SJCBS\\_20170425MtgPubComm\\_MH.pdf?dl=0](https://www.dropbox.com/s/wqmo5wf495wjzq/20170703-Enc15_20170420_LTR_TLG-SJCBS_20170425MtgPubComm_MH.pdf?dl=0))

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16. 04/25/2017 letter from TLG to the Manteca Unified School District  
([https://www.dropbox.com/s/bsbfjrxsf0cymmp/20170703-Enc16\\_20170425\\_LTR\\_TLG-MUSD\\_05092017BoardMtg\\_MH.pdf?dl=0](https://www.dropbox.com/s/bsbfjrxsf0cymmp/20170703-Enc16_20170425_LTR_TLG-MUSD_05092017BoardMtg_MH.pdf?dl=0)) with Enclosures:
1. 09/16/2016 Letter from TLG to DeNovo Planning Group
  2. 04/04/2017 Letter from TLG to Manteca City Council
  3. 04/10/2017 Letter from TLG to San Joaquin County Board of Supervisors
  4. 04/18/2017 Letter from TLG to Manteca City Council
  5. 04/20/2017 Letter from TLG to San Joaquin County Board of Supervisors
  6. 04/22/2017 *Manteca Bulletin* News Article "Where will elementary classroom capacity go? The \$45M decision."
  7. 05/09/2016 *Manteca Bulletin* News Article "Will 'line' seal their fate? Rural residents, farmers not happy with pending dry levee alignment decision."
  8. 12/21/2016 *Manteca Bulletin* News Article "MUSD opposes new homes."
  9. 02/18/2014 *Manteca Bulletin* News Article "Former school sites proposed for 58 homes."
  10. 03/07/2014 *Manteca Bulletin* News Article "Manteca on track for big home year."
  11. 10/09/2013 *Manteca Bulletin* News Article "More study for land swap"
17. 05/08/2017 letter from TLG to the San Joaquin County Board of Supervisors  
([https://www.dropbox.com/s/r4dqqkukpbn7z1w/20170703-Enc17\\_20170508\\_LTR\\_TLG-SJCBS\\_AgIt10\\_MH.pdf?dl=0](https://www.dropbox.com/s/r4dqqkukpbn7z1w/20170703-Enc17_20170508_LTR_TLG-SJCBS_AgIt10_MH.pdf?dl=0)) with Enclosures:
1. 04/26/2017 Email from TLG to San Joaquin County Board of Supervisors, with Attachment
  2. 04/27/2017 Email from John Maguire, Senior Civil Engineer, San Joaquin County Flood Control and Water Conservation District, to TLG, with Attachment
  3. 05/01/2017 Interoffice email from Joshua Harris to Martin Harris % Jonathan Velazquez
18. 05/12/2017 letter from TLG to John Maguire  
([https://www.dropbox.com/s/222px8nojba7zz3/20170703-Enc18\\_20170512\\_LTR\\_TLG-JMaguire\\_MH.pdf?dl=0](https://www.dropbox.com/s/222px8nojba7zz3/20170703-Enc18_20170512_LTR_TLG-JMaguire_MH.pdf?dl=0)) with Enclosures:
1. 05/08/2017 Letter from TLG to San Joaquin County Board of Supervisors, with enclosures
  2. 04/02/2015 Presentation by Jeff Shields, SSJID: "California Water Drought of 2012-20?"
  3. 02/15/2017 *Manteca Bulletin* News Article: "Keeping eye on Don Pedro"
19. 05/15/2017 letter from TLG to the Manteca City Council Re: Agenda Item C.2  
([https://www.dropbox.com/s/dia1nnvlktny8u0/20170703-Enc19\\_20170515\\_LTR\\_TLG-MCC\\_AgItC2\\_MH.pdf?dl=0](https://www.dropbox.com/s/dia1nnvlktny8u0/20170703-Enc19_20170515_LTR_TLG-MCC_AgItC2_MH.pdf?dl=0)) with Enclosures:
1. May 11, 2017 *Manteca Bulletin* newspaper article, "Flooding: Not out of the woods yet"
  2. April 20, 2017 letter from TLG to the San Joaquin County Board of Supervisors
  3. May 12, 2017 letter from TLG to John Maguire, Senior Civil Engineer, San Joaquin County Flood Control and Water Conservation District

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20. 05/16/2017 letter from TLG to the Manteca City Council Re: Agenda Item A.11 ([https://www.dropbox.com/s/ok0x2xby4g4d2lr/20170703-Enc20\\_20170516\\_LTR\\_TLG-MCC\\_AgltA11\\_MH.pdf?dl=0](https://www.dropbox.com/s/ok0x2xby4g4d2lr/20170703-Enc20_20170516_LTR_TLG-MCC_AgltA11_MH.pdf?dl=0)) with Enclosures:
1. May 11, 2017 Manteca Bulletin newspaper article, "Flooding: Not out of the woods yet"
  2. April 4, 2017 letter from TLG to the Manteca City Council
  3. May 12, 2017 letter from TLG to John Maguire, Senior Civil Engineer, San Joaquin County Flood Control and Water Conservation District
  4. April 20, 2017 letter from TLG to the San Joaquin County Board of Supervisors
21. 05/16/2017 letter from TLG to the Manteca City Council Re: Agenda Item C.1 ([https://www.dropbox.com/s/0v8h9azxetgkuso/20170703-Enc21\\_20170516\\_LTR\\_MCC\\_ReAglC1\\_MHjs.pdf?dl=0](https://www.dropbox.com/s/0v8h9azxetgkuso/20170703-Enc21_20170516_LTR_MCC_ReAglC1_MHjs.pdf?dl=0)) with Enclosures:
1. May 11, 2017 Manteca Bulletin newspaper article, "Flooding: Not out of the woods yet"
  2. April 4, 2017 letter from TLG to the Manteca City Council
  3. May 12, 2017 letter from TLG to John Maguire, Senior Civil Engineer, San Joaquin County Flood Control and Water Conservation District
  4. April 20, 2017 letter from TLG to the San Joaquin County Board of Supervisors
22. 05/19/2017 letter from TLG to the Oakdale Irrigation District ([https://www.dropbox.com/s/hgadca4e8z976p9/20170703-Enc22\\_20170519\\_LTR\\_TLG-OIDThorburn\\_05152017MCCLTR\\_MH.pdf?dl=0](https://www.dropbox.com/s/hgadca4e8z976p9/20170703-Enc22_20170519_LTR_TLG-OIDThorburn_05152017MCCLTR_MH.pdf?dl=0)) with Enclosure(s):
1. 05/15/2017 Letter from TLG to Manteca City Council with enclosures
23. 05/23/2017 letter from TLG to the Manteca Planning Commission ([https://www.dropbox.com/s/lyw93p52e1uuue1/20170703-Enc23\\_20170523\\_LTR\\_TLG-MPC\\_Agl7-1\\_MH.pdf?dl=0](https://www.dropbox.com/s/lyw93p52e1uuue1/20170703-Enc23_20170523_LTR_TLG-MPC_Agl7-1_MH.pdf?dl=0)) with Enclosures:
1. 05/16/2017 Manteca City Council Meeting Consent Calendar Item A.11 (17-242), Attachment 2 - City of Manteca California 2017 Federal Legislative Agenda, page 7
  2. 05/16/2017 Letter from TLG to Manteca City Council Re: Agenda Item C.1, with enclosures
24. 05/25/2017 letter from TLG to the Manteca Planning Commission ([https://www.dropbox.com/s/dbisxzcns10mml/20170703-Enc24\\_20170525\\_LTR\\_TLG-MPC\\_20170523MtgAgl4FollowUp\\_MH.pdf?dl=0](https://www.dropbox.com/s/dbisxzcns10mml/20170703-Enc24_20170525_LTR_TLG-MPC_20170523MtgAgl4FollowUp_MH.pdf?dl=0)) with Enclosure(s):
1. City of Manteca California 2017 Federal Legislative Agenda, Page 7
25. 05/31/2017 letter from TLG to John Maguire ([https://www.dropbox.com/s/czmjr4n38w5xrvy/20170703-Enc25\\_20170531\\_LTR\\_TLG-JMaguire\\_PublicInvolvement\\_MHcm.pdf?dl=0](https://www.dropbox.com/s/czmjr4n38w5xrvy/20170703-Enc25_20170531_LTR_TLG-JMaguire_PublicInvolvement_MHcm.pdf?dl=0)) with Enclosures:
1. 05/25/2017 Letter from TLG to the Manteca Planning Commission, with enclosure

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26. 05/31/2017 email from John Maguire to TLG  
([https://www.dropbox.com/s/8jOrmt7gctcm8to/20170703-Enc26\\_20170531\\_EML\\_JMaguire-MH.pdf?dl=0](https://www.dropbox.com/s/8jOrmt7gctcm8to/20170703-Enc26_20170531_EML_JMaguire-MH.pdf?dl=0))
27. 06/05/2017 letter from TLG to the Lathrop City Council  
([https://www.dropbox.com/s/vhr10ci6mo1y5lf/20170703-Enc27\\_20170605\\_LTR\\_TLG-LCC\\_Aglt4.12\\_MHcm.pdf?dl=0](https://www.dropbox.com/s/vhr10ci6mo1y5lf/20170703-Enc27_20170605_LTR_TLG-LCC_Aglt4.12_MHcm.pdf?dl=0)) with Enclosures:
1. 05/31/2017 Email from John Maguire to TLG
  2. 05/31/2017 Letter from TLG to John Maguire
  3. 05/23/2017 Letter from TLG to the Manteca Planning Commission, with enclosures
28. 06/09/2017 letter from TLG to the San Joaquin County Board of Supervisors  
([https://www.dropbox.com/s/ne9cooc2ekdg8ie/20170703-Enc28\\_20170609\\_LTR\\_TLG-SJCBS\\_Item8\\_MH.pdf?dl=0](https://www.dropbox.com/s/ne9cooc2ekdg8ie/20170703-Enc28_20170609_LTR_TLG-SJCBS_Item8_MH.pdf?dl=0)) with Enclosures:
1. 06/09/2017 Emails from Josh Harris to Charlene Mossman Re: Reservoir and Flow Information
  2. 05/19/2017 Letter from TLG to Eric Thorburn, Oakdale Irrigation District, with enclosures
  3. 06/02/2017 Letter from Eric Thorburn, Oakdale Irrigation District to TLG
  4. 06/06/2017 Letter from TLG to Drew Lessard, Bureau of Reclamation
29. 06/13/2017 letter from TLG to the Manteca Planning Commission  
([https://www.dropbox.com/s/9qw4jzy4bw0tcqs/20170703-Enc29\\_20170613\\_LTR\\_TLG-MPC\\_Aglt2-1\\_MH.pdf?dl=0](https://www.dropbox.com/s/9qw4jzy4bw0tcqs/20170703-Enc29_20170613_LTR_TLG-MPC_Aglt2-1_MH.pdf?dl=0)) with Enclosures:
1. San Joaquin River Basin Lower San Joaquin River CA Draft Integrated Interim Feasibility Report/Environmental Impact Statement/Environmental Impact Report; USACE, pages 3-56 and 3-57.
  2. 05/23/2017 Letter from TLG to Manteca Planning Commission, with enclosures
  3. 05/25/2017 Letter from TLG to Manteca Planning Commission, with enclosure
  4. 02/20/2017 Letter from TLG to Manteca City Council, with exhibits
  5. 06/18/2016 Email from Matt Satow, Drake Haglan & Associates, to TLG
30. 06/20/2017 letter from TLG to the Manteca City Council  
([https://www.dropbox.com/s/veikkko98wlmly4/20170703-Enc30\\_20170620\\_LTR\\_MCC\\_AgltB.1\\_MHcm.pdf?dl=0](https://www.dropbox.com/s/veikkko98wlmly4/20170703-Enc30_20170620_LTR_MCC_AgltB.1_MHcm.pdf?dl=0)) with Exhibit and Enclosures included via Dropbox hyperlinks:
- Exhibit:
1. 02/06/2017 Letter from TLG to Manteca City Council, with enclosures:  
([https://www.dropbox.com/s/kobsancu7oq6pzig/20170206\\_TLG\\_MCC\\_Ltr\\_ReAgltB3\\_MH.pdf?dl=0](https://www.dropbox.com/s/kobsancu7oq6pzig/20170206_TLG_MCC_Ltr_ReAgltB3_MH.pdf?dl=0))
- Enclosures:
1. 02/20/2017 Letter from TLG to Manteca City Council, with exhibits:

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[https://www.dropbox.com/s/g9h83s5mqw74b8m/2017-02-20\\_LTR\\_TLG-MCC\\_AgltA5\\_MH.pdf?dl=0](https://www.dropbox.com/s/g9h83s5mqw74b8m/2017-02-20_LTR_TLG-MCC_AgltA5_MH.pdf?dl=0)

2. 06/13/2017 Letter from TLG to Manteca Planning Commission, with enclosures:  
[https://www.dropbox.com/s/nwam91ul0wh7crz/2017-06-13\\_LTR\\_MPC\\_Aglt2-1\\_MHcm.pdf?dl=0](https://www.dropbox.com/s/nwam91ul0wh7crz/2017-06-13_LTR_MPC_Aglt2-1_MHcm.pdf?dl=0)

cc:

Mark Meissner, City of Manteca Planning Department (mmeissner@ci.manteca.ca.us)

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De Novo Planning Group, Attn: Ben Ritchie (britchie@denovoplanning.com)

City of Manteca Fire Department, Administration (fire@mantecafire.org)

WMD (wills@inreach.com, lee@deldonco.com)

City of Manteca Planning Commission VIA US MAIL: 1001 W Center Street, Manteca, CA 95337

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July 03, 2017 Letter from Terra Land Group to Manteca City Council

## **Exhibit “1:”**

June 9, 2017 *Manteca Bulletin* News Article: “200-year flood effort generates lots of questions.”

## 200-year flood effort generates lots of questions

Jason Campbell  
jcampbell@mantecabulletin.com  
209-249-3544  
June 9, 2017

To say that compliance with SB5 – the state mandate that requires an urban level of flood protection capable of withstanding a 200-year flood – is complex would be an understatement.

But one thing was clear Monday night when the Lathrop City Council okayed the push for an annual progress check with the agencies who oversee the push towards flood protection – it's confusing for just about everybody.

Manteca rancher and businessman Marty Harris, representing the Terra Land Group, spoke to the council to try and get questions answered that have evaded him for some time – things like who is the agency in charge of the effort, and who is spearheading the push at the local level.

Harris, whose family owns more than 200 acres in an area primed for development, wanted to know who would be able to answer some of the questions he has as he prepares to navigate the tangled web of acronyms and agencies that hold all of the cards in the process.

And some of those questions are also being sought by the City of Lathrop as well. According to City Manager Steve Salvatore, Lathrop has many of the same questions that Harris proposed to the council and reiterated that it's simply too early in the process to get some of those answered at this time. Locally the City of Lathrop has been the driving force behind SB5 compliance along the levees of Reclamation District 17. Together with the City of Manteca and with the backing of local development interests that would be adversely affected if development within the areas west of I-5 were to halt – no new commercial or residential development can occur unless certain strategic steps are undertaken on the way to full compliance and a \$150 million overhaul of the levees that protect Manteca, Lathrop, Stockton an unincorporated San Joaquin County. Efforts are also underway to create a unified coalition of San Joaquin County agencies that have struggled to unite under the banner of compliance because of differing levels of necessity. While the City of Stockton and the county are both affected by the possible moratorium, neither have plans to develop within the areas that would be off-limits, placing the financial burden onto cities like Lathrop and Manteca.

Monday's approval allows the council to serve as the Local Flood Management Authority and adopt an annual progress report for the work that has been done since the monumental "finding of adequate progress" was achieved last June. The authority was then able to certify that finding of adequate progress.

Salvatore said that the city does have a fiscal plan on how to pay for the massive overhaul, and is currently working with other agencies on how best to tackle an issue that will require yearly status check-ins until the actual work is complete. Because Lathrop has already overseen some work on RD-17 levees, including the recent work to



6/14/2017

install seepage berms, the city met one of its requirements for approval during this progress period.

To contact reporter Jason Campbell email [jcampbell@mantecabulletin.com](mailto:jcampbell@mantecabulletin.com) or call 209.249.3544.

<http://www.mantecabulletin.com/section/1/article/144225/>