

TERRA LAND GROUP, LLC

June 20, 2017

VIA EMAIL

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

Re: June 20, 2017 Manteca City Council Meeting Agenda Item B.1: Public Hearings: 1) Adopt a resolution approving the operating transfers and the City of Manteca Annual Budget for Fiscal Year 2017-18 and the City of Manteca Capital Improvement Plan (CIP) for Fiscal Years 2017-2022, incorporating the following recommended Council and staff-directed modifications as detailed in the fiscal impact section, and 2) approve the revised Personnel and Financial Summaries.

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.

However, for some time now, TLG and other members of the public have written letters, attended public meetings, and signed petitions for the purposes of expressing public concerns relating to potential flood

TERRA LAND GROUP, LLC

issues and related impacts that many believe may affect the developing and non-developing urban and rural areas in and around the City of Manteca.

For this reason, TLG believes that any Manteca City Council approval of the 2017-2022 Capital Improvement Plan in conjunction with the 2017-18 Annual Budget and associated Capital appropriations (as included in Item 6 of the resolution being considered) should allow for consideration of public flood hazard concerns as previously presented by TLG in the following letters:

- i. February 6, 2017 to the Manteca City Council Re: February 7, 2017 Manteca City Council Meeting Agenda Item B.3 (**See Exhibit**); and
- ii. February 20, 2017 to the Manteca City Council Re: February 21, 2017 Manteca City Council Meeting Agenda Item A.5 (**See Enclosures**); and
- iii. June 13, 2017 to the Manteca Planning Commission Re: June 13, 2017 Manteca Planning Commission Meeting Agenda Item 2.1 (**See Enclosures**).

The February 6, 2017 letter, as you may recall, outlines TLG's concerns regarding potential budget insufficiencies for SB5 modifications and any associated impacts.

The February 20, 2017 letter supports and reiterates TLG's concerns previously expressed in TLG's February 6, 2017 letter regarding potential budget insufficiencies associated with SB5 modifications and related impacts to any and all developing and non-developing urban and rural properties that may be affected.

The June 13, 2017 letter with Enclosures offers a context for potential short-term and long-range flood impacts that TLG believes should be considered as part of any SB5 flood protection plan submitted to governing authorities for environmental review and/or approval.

Most importantly, it is TLG's belief that for over two years now, TLG has put forth an effort in good faith to make the City of Manteca aware of the potential for significant flood hazards that may currently exist as well as other flood hazards and associated impacts that may be created in association with any SB5 compliance RD17 levee modifications being considered.

With this in mind, TLG believes that adequate floodwater protection levee improvement and drainage funding should be secured to allow for sufficient capital funding to be put in place to mitigate any and all impacts created.

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 to ensure that any short-term and long-range impacts are reduced to less than significant levels for any and all developing and non-developing urban and rural properties that may be affected.

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Thank you for your attention to this very important matter.

Yours truly,



Martin Harris
for Terra Land Group, LLC.

MH/cm

Please Note: Due to the volume of referenced material and to increase ease of access, the following Exhibit and Enclosures have been separated and individualized here. Please access the full letters with all their accompanying Exhibits and Enclosures via the Dropbox links provided in parenthesis.

Exhibit:

1. 02/06/2017 Letter from TLG to Manteca City Council, with enclosures:
(https://www.dropbox.com/s/kobsancu7oq6pzg/20170206_TLG_MCC_Ltr_ReAgtB3_MH.pdf?dl=0)

Enclosures:

1. 02/20/2017 Letter from TLG to Manteca City Council, with exhibits:
(https://www.dropbox.com/s/g9h83s5mqw74b8m/2017-02-20_LTR_TLG-MCC_AgtA5_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_Agt2-1_MHcm.pdf?dl=0)

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