

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

*Action Petitioned For:* We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4 128 2016	Raymond A. Quaresma	Raymond A. Quaresma	5300 E Perrin Manteca 95337	QUARESMA.RAY@AOL.COM
4 128 2016	Aussma Quaresma	Sue Quaresma	5300 PERRIN Rd Manteca 95337	" "
4 129 2016	Johnny Cardoza	JOHNNY CARDOZA	24421 South AVENUE; MANTECA	
4 130 2016	Delaine Quaresma	Delaine Quaresma	5300 PERRIN Rd Manteca Ca	
5 11 2016	Mike Tenente	Mike Tenente		
5 11 2016	David Machado	David A. Machado	P.O. Box 1096 Ripon CA 95366	26230 S. Union Rd Manteca, CA. 95337
5 11 2016	Frank Teixeira Jr	FRANK TEIXEIRA	22522 S. Airport Way Manteca CA 95337	
5 11 2016	Johnny Teixeira	Johnny Teixeira	1644 Rockford Way, Manteca CA	
1 2016	Katelyn Quaresma	Katelyn Quaresma	5300 PERRIN Rd Manteca Ca 95337	Katelyn.quaresma@gmail.com
1 2016	Carolyn Cardoza	CAROLYN CARDOZA	23595 Oleander Manteca CA 95337	carolyncardoza_homes@yahoo.com
1 2016	Eddy Cardoza	Eddy CARDOZA	23595 OLEANDER MANTECA CA 95337	
1 2016				
1 2016				
1 2016				
1 2016				

# PETITION REQUESTING ADDITIONAL DRYLAND LEEVE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/30 2016		TIFFANY THOMPSON	5203 W. RIFON RD	
4/30 2016		Pearl Meredith	5432 <del>Almondwood</del> Rd./Manteca	
5/1 2016		ALICIA LONG	23319 Oleander manteca CA	
5/1 2016		RANDY LONG	23319 OLEANDER MANTECA, CA.	
5/1 2016		Jamie Huffman	23319 Oleander Manteca, CA	
5/1 2016		Justan meredith	21375 Union Manteca, Ca	
5/1 2016		Jamie Meredith	21375 Union Manteca Ca	
5/1 2016		Justan meredith	21375 Union Manteca, Ca	
5/12 2016		<del>SAUL GARCIA</del>	<del>23747</del> W. Ripon Rd.	
5/12 2016		SAUL GARCIA 23747 OLEANDER	SAUL GARCIA	
5/12 2016		MATT WISE	23319 OLEANDER MANTICA	
/ 2016				
/ 2016				
/ 2016				
/ 2016				

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

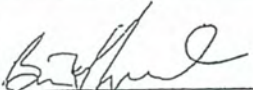
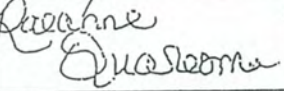

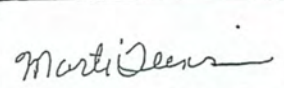
Date	Signature	Printed Name	Address	Email
5/11 2016		Loren Howard	5501 west Ripon Rd	
5/11 2016		Robin Haworth	5501 W Ripon	
5/11 2016		Seth Haworth	5581 W Ripon	
5/11 2016		Austin Haworth	Airportway	
5/11 2016		Kate Haworth	5581 W Ripon	
5/11 2016		Evan Haworth	5480 West Ripon	
5/11 2016		Hannah Tem	5480 West Ripon	
5/11 2016		Danielle French	Airport Way	
1 2016		LARRY MACCRAITH	5870 ALMA ROAD MANORAS	
1 2016				
1 2016				
1 2016				
1 2016				
1 2016				





# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

*Action Petitioned For:* We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
/ 2016		Belan Hatfield	1551 Slayton Ave	Bjacob64@comcast.net
/ 2016		RAEANNE QUARESMA	5306 E PERLIN Manteca	
/ 2016		Sue Teunissen	8283 W. Ripon Rd Manteca, Ca	sue@teunissen.com
/ 2016		Marti Teunisse	2026 Solotium Manteca	martiteunisse@gmail.com
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
/ 2016	<i>Amrita Wayne</i>	WAYNE, Amrita	<del>Support</del> 12/1/16	
/ 2016	<i>Ann Poouahi</i>	Ann Poouahi	Manteca, CA 95220	apoouahi@gmail.com
/ 2016	<i>Gurdeepak K.</i>	Gurdeepak K.	21585 Oleander R.	
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				





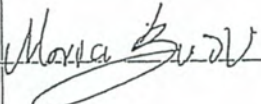
# PETITION REQUESTING ADDITIONAL DRYLAND LEEVE WORKSHOPS


*Action Petitioned For:* We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
04/28 2016	<i>Natalie Swanson</i> (CHILDREN ARE BABYSAT IN SOUTH MANTECA)	Natalie Swanson	5308 LIVERNOCK SALIDA CA	NATALLED5@HOTMAIL
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

*Action Petitioned For:* We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
/ 2016		Maria Zuniga	23195 O'Connell Manteca 95337	Zunigamaria181 @Yahoo.com
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	

**From:** Terra Land Group terralandgroup@gmail.com   
**Subject:** 5/17/16 City Council Meeting Agenda Item A.23 (Approve 5/3/16 Regular Meeting Minutes of the Manteca City Council)  
**Date:** May 17, 2016 at 8:51 AM  
**To:** MayorCouncilClerk@mantecagov.com  
**Cc:** mmeissner@ci.manteca.ca.us, fclark@ci.manteca.ca.us, kmclaughlin@ci.manteca.ca.us, Matt Satow msatow@drakehaglan.com, mhoughton@ci.manteca.ca.us, kjorgensen@ci.manteca.ca.us



Please see attached letter, thank you.



CCF17052016\_2.pdf

Jodi Sabatino for  
Martin Harris  
Terra Land Group

*CONFIDENTIALITY NOTICE: This e-mail message including any attachments of any kind are covered by the Electronic Communications Privacy Act, is confidential and may include legally protected information. If you are not the intended recipient or you have received this e-mail message by mistake, printing, copying, storing or disseminating in any way is prohibited and doing so could subject you to civil and/or criminal action. Please notify the sender if you received this e-mail in error and delete all information contained in and attached to this e-mail.*

# TERRALAND GROUP, LLC

---

May 17, 2016

VIA EMAIL

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

**Re: Manteca City Council 05/17/16 Meeting Agenda Item A.23: Approve May 3, 2016  
Regular Meeting Minutes of the Manteca City Council**

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.

For the record, to clarify TLG's oral and written comments as interpreted and exhibited by city staff in the proposed May 3, 2016 Manteca City Council minutes for the previously approved May 3, 2016 consent calendar Item A.06 with the associated minutes scheduled to be approved as presented as part of tonight's May 17, 2016 Manteca City Council Agenda Item A.23, TLG would like to clarify that TLG is not opposed to the dryland levee workshops continuing under the direction of Drake Haglan; however, at the regularly scheduled Manteca City Council meeting held on May 3, 2016, TLG presented a letter that included a signed petition and stated TLG's belief that the current workshop process should be expanded and additional workshops scheduled to address growing concerns that too much emphasis is being placed on choosing from the five (now six) proposed dryland flood levee alignment options that have been presented without adequate details being provided explaining the impacts associated with each of the alignments offered.

TLG further stated its belief that this is particularly true when considering that many of the farmers, businesses, and residents in the area to be affected have shared their desire to receive detailed written information that they can rely on to fully understand the City of Manteca's intentions relating to flood impacts associated with:

- (a) Continued uncertainty and confusion relating to the use or non-use of slurry walls and who makes the final decision; and
- (b) Steps being taken and what can the public rely upon relating to modifying and improving the Paradise Cut drainage canal; and
- (c) A defined written plan to ensure that floodwater elevations will not exceed those levels experienced in 1997.

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

With this in mind, TLG requests that the May 3, 2016 Manteca City Council minutes reflect that TLG is not opposed to the dryland levee workshop process, and supports an expanded and more informative method of conducting the dryland levee workshops currently in progress.

For this reason, TLG requests that the minutes be amended to more accurately reflect the details presented by TLG at the May 3, 2016 Manteca City Council Meeting.


Thank you,



Martin Harris  
for Terra Land Group, LLC.

MH/jas

Cc: Mark Meissner, City of Manteca Planning Department  
Mark Houghton, City of Manteca Public Works  
Karen McLaughlin, Manteca City Manager  
Matt Satow, Drake Haglan & Associates  
Frederic Clark, City of Manteca Community Development Director  
Kevin Jorgensen, Manteca City Engineer

From: **Terra Land Group** terralandgroup@gmail.com   
Subject: 5/17/16 City Council Meeting Agenda Item B.1 (Consider deferral of the proposed Amendment No. 1 to the SSJID Storm Drainage Agreement...)  
Date: May 17, 2016 at 2:11 PM  
To: MayorCouncilClerk@mantecagov.com  
Cc: mmeissner@ci.manteca.ca.us, fclark@ci.manteca.ca.us, kmclaughlin@ci.manteca.ca.us, Matt Satow msatow@drakehaglan.com, mhoughton@ci.manteca.ca.us, kjorgensen@ci.manteca.ca.us

---



Please see attached letter, thank you.



CCF17052016\_4.pdf

*Jodi Sabatino for*  
Martin Harris  
Terra Land Group

*CONFIDENTIALITY NOTICE: This e-mail message including any attachments of any kind are covered by the Electronic Communications Privacy Act, is confidential and may include legally protected information. If you are not the intended recipient or you have received this e-mail message by mistake, printing, copying, storing or disseminating in any way is prohibited and doing so could subject you to civil and/or criminal action. Please notify the sender if you receive a this e-mail in error and delete all information contained in and attached to this e-mail.*

# TERRA LAND GROUP, LLC

---

May 17, 2016

VIA EMAIL

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

**Re: Manteca City Council 05/17/16 Meeting Agenda Item B.1: Consider deferral of the proposed Amendment No. 1 to the South San Joaquin Irrigation District (SSJID) Storm Drainage Agreement and direct staff to continue negotiations with SSJID staff on capacity, maintenance, funding and ownership issues as described in the staff report .**

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.)**

In 2013 and 2014, TLG had several meetings with the South San Joaquin Irrigation District ("SSJID") to explore the possibility of receiving surface irrigation water to the TLG property.

However, uncertainty relating to anticipated but currently undefined SB5, roadway and stormwater public services infrastructure that may impact the TLG property has put that effort on hold.

As a result, TLG and its farm tenant currently rely on two (2) deep irrigation wells to support drip irrigation to the approximately 32,000 trees planted on the TLG property.

Most important, maintaining groundwater elevation levels is critical to support the health of those same 32,000 almond trees planted on the TLG property. As a result, TLG and its farm tenant currently rely on two (2) each deep water irrigation wells to support drip irrigation to the approximately 32,000 trees planted on the TLG property.

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

For this reason, TLG has been active in stating its concerns related to the potential for anticipated municipal and/or public services infrastructure affecting groundwater elevations on the TLG farm property.

With that in mind, the SSJID owns an easement and operates drainage canals (Drain #10 and Drain #11) located along or near the east, south and west TLG property lines.

Further, TLG and/or its farm tenant periodically discharge stormwater into the SSJID Drain #10 and Drain #11 drainage canals.

At this time, TLG requests that any future plans that might involve the City of Manteca utilizing SSJID Drain #10 and Drain #11 to convey stormwater also provide accommodations for: (i) the continuing discharge of TLG's storm waters into the SSJID drainage system; and (ii) maintaining current groundwater elevation levels currently in place; and (iii) any and all other impacts created resulting from the construction of municipal or public services infrastructure based on the terms and conditions set forth in the Amendment No. 1 to the Storm Drainage Agreement between SSJID and the City of Manteca to allow for the continuing farming operations on the TLG property.

Thank you,



Martin Harris  
for Terra Land Group, LLC.

MH/jas

Cc: Mark Meissner, City of Manteca Planning Department  
Mark Houghton, City of Manteca Public Works  
Karen McLaughlin, Manteca City Manager  
Matt Satow, Drake Haglan & Associates  
Frederic Clark, City of Manteca Community Development Director  
Kevin Jorgensen, Manteca City Engineer

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337



# TERRA LAND GROUP, LLC

---

May 3, 2016

VIA HAND DELIVERY

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

**Re: Manteca City Council 05/03/16 Meeting Agenda Item A.6: Approve Amendment No. 1 to the agreement with Drake Haglan and Associates, limiting the scope of work to solely developing a preferred alternative alignment of the dryland levee, reducing the total contract amount not to exceed \$90,002 and authorize the Mayor to sign all necessary documents.**

Dear Council Members,

This letter is presented for the purpose of bringing to the Manteca City Council's attention, several important issues and concerns to consider prior to modifying the Drake Haglan and Associates Dryland Levee consulting contract.

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.)**

The subject 230-acre property is further situated west and adjacent to two each farm parcels that border against Airport Way. The parcels are further described as:

- (a) APN 241-330-05, approximately 70 acres, owned by the Fonseca Family and currently planted with almonds. The Fonseca parcel includes a southern roadway traveling east to west completely through the property to an existing north-south roadway separating the TLG and Fonseca properties; and
- (b) APN 241-330-34, approximately 37 acres, owned by W/L Harris Ranches, LLC. The W/L Harris Ranches property is bordered on the north and west sides of the W/L Harris

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

Ranches property by the South San Joaquin Irrigation District ("SSJID") Irrigation Drain #10 drainage canal.

Several days ago, TLG received permission from Fonseca Farms to utilize the Fonseca Farms property APN 241-330-05, as reasonably necessary, to allow alternative vehicular access to the TLG 230-acre farm property from Airport Way.

In addition, TLG has also received permission from W/L Harris Ranches, LLC to utilize the W/L Harris Ranches property APN 241-330-34, as reasonably necessary, to allow alternative vehicular access to the TLG 230-acre farm property utilizing any and all access easements that W/L Harris Ranches is legally entitled to for access to any and all areas of the W/L Harris Ranches APN 241-330-34 farm property from Airport Way.

Further, TLG has initiated discussions with the South San Joaquin Irrigation District to discuss additional access options and operational issues relating to the District's #10 Drainage Canal.

Most important, it appears that the City of Manteca has finally begun the process of identifying planned infrastructure to serve the area to be developed in southwest Manteca. This planned infrastructure will include currently unidentified levees, roadways, stormwater conveyance and more.

This causes TLG to believe that other TLG property access options will be identified over the next few months allowing other alternative options for access to the TLG property.

At this time, it is TLG's intent to proceed with the necessary steps to eventually allow for the abandonment of TLG's current truck/trailer access from Woodward Avenue to the north. Certain preliminary steps to eventually abandon TLG's current access are already in progress and will continue to proceed immediately following this letter. It is TLG's expectation to continue to utilize the Woodward Avenue access to the TLG property until replacement access is approved, constructed and ready for use.

Most important, information received as part of conversations occurring over the last few days between TLG and various farmers and rural property owners south of Manteca have raised serious concerns as to the potential for unidentified and/or increased and/or unmitigated flood impacts relating to various proposed dryland levee alignment options associated with the SB5 Dryland Levee approval process currently underway in the City of Manteca.

Those concerns are presented in the form of petitions signed by various farmers, residents, employees, property owners and other concerned members of our community and are included as an attachment with this letter. (See Exhibit "1")

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

The petitions are presented to make the City of Manteca aware that there is a great deal of dissatisfaction with the workshops as currently being conducted and to request scheduling additional workshops.

In addition, many local farmers, residents, employees and property owners in the area to be affected by the extension and possible relocation of the dryland levee believe that too much emphasis is being placed on choosing from the five proposed dryland flood levee alignment options presented without adequate details being provided explaining the impacts associated with each of the alignments offered.

Most important, many of the farmers, businesses, and residents in the area to be affected have shared their desire to receive detailed written information that they can rely on to fully understand the City of Manteca's intentions relating to flood impacts associated with:

- (a) Continued uncertainty and confusion relating to the use or non-use of slurry walls and who makes the final decision (See Exhibit "2"); and
- (b) Steps being taken and what can the public rely upon relating to modifying and improving the Paradise Cut drainage canal. (See Exhibit "3"); and
- (c) A defined written plan to ensure that floodwater elevations will not exceed those levels experienced in 1997.

With this in mind, TLG is very concerned about the current SB5 dryland levee approval process and the potential for greater flood impacts to occur than may be expected by the public.

Further, TLG would like to remind the City that for some time now, TLG has supported the use of the 230-acre farm property to allow the McKinley/Antone Raymus Expressway to run through its property as provided for in the Terra Ranch Tentative Map approved by the Manteca City Council on June 21, 2011. (See Exhibit "4")

However, upon receiving a copy of the *San Joaquin River Basin Lower San Joaquin River, CA DRAFT Integrated Interim Feasibility Report/Environmental Impact Statement/Environmental Impact Report dated February 2015 ("Feasibility Study")*, and the *Final Environmental Impact Report for the Phase 3 RD17 Levee Seepage Repair Project dated March 2015*, TLG has been active in ensuring that flood impacts relating to relocating the levee are properly addressed and mitigated for.

Upon reviewing the current SB5 dryland levee alignment workshop process, TLG has lost trust that the current City of Manteca SB5 dryland levee alignment workshop process will be properly conducted to identify and adequately mitigate against the potential flood impacts involved.

For this reason, TLG is putting forth its best effort to secure alternative access so as to allow the City of Manteca SB5 dryland levee decision making process to proceed **without any need for the City of Manteca to consider or require any potential southern movement of the current position of the**

# TERRA LAND GROUP, LLC

---

**Reclamation District No. 17 dryland levee to accommodate TLG's current vehicular access from Woodward Avenue south to the TLG property.**

In this way, the SB5 dryland levee alignment decision making process can proceed while allowing the City of Manteca to evaluate any and all available levee placement options being considered including keeping the current levee at its existing location.

In closing, TLG would like to add that for over one and one-half (1 ½) years now, TLG has been informed by southwest Manteca developing interests that the levee bordering the TLG property would remain at its current position and was not moving.

This appears to be in direct conflict with representations made in the form of a map included as part of the Army Corps of Engineers Feasibility Study dated February 2015. (See Exhibit "5")

Adding to TLG's concerns and uncertainty, in June 2015, TLG received notice of a Post-Construction Stormwater Standards Manual<sup>1</sup> that Brent Swain, representing the City of Manteca Public Works Department, directed TLG representative Martin Harris to as being available online.

The Post-Construction Stormwater Standards Manual described impacts relating to unidentified stormwater infrastructure that TLG interpreted (as a result of the City of Manteca's effort to provide notice) as meaning that some future stormwater or floodwater drainage municipal or public services infrastructure would be placed on or impact the TLG property. (See Exhibit "6")

For this reason, TLG has felt compelled to put forth every effort to protect the current almond farming operation currently existing on the TLG property from any and all impacts created relating to currently unidentified municipal or public services infrastructure that may be intended for construction on the TLG property.

TLG would like to add that TLG's greatest fear is that the TLG 230-acre almond property would end up unusable in the same way that many properties sit idle in Lathrop in the area along and west of Interstate 5.

With that in mind, TLG looks to the City of Manteca to ensure that any future City approval of public or municipal services infrastructure allow for and protect TLG's continuing right to farm as well as TLG's right to access the TLG property.

---

<sup>1</sup> No one representing the City of Manteca has ever identified to TLG what the term "Post-Construction Stormwater Standards Manual" represents. TLG believes that the intent of the manual allows City of Manteca development projects to be approved with stormwater or floodwater drainage facilities to be identified at a later time once the SB5 levee locations are determined.

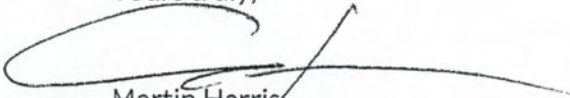
# TERRA LAND GROUP, LLC

---

Finally and most important, TLG requests that the City of Manteca make it a top priority to consider any and all flood impacts to the surrounding rural community before any consideration is made to allow development south of the current position of the RD17 Element IX levee system.

Thank you for your attention to this very important matter.

Yours truly,



Martin Harris  
for Terra Land Group, LLC.

MH/jas

Enclosures:

1. Ex. "1": 04/16 Excerpt from Drake Haglan & Associates workshop presentation
2. Ex. "2": 03/22/16 Manteca Bulletin News Article, "Paradise Cut work nears"
3. Ex. "3": 04/16 & 05/16 Signed Petitions Requesting Additional Dryland Levee Workshops
4. Ex. "4": 06/08/11 RLC Associates Revised Terra Ranch Tentative Subdivision Map Tract No. 3493
5. Ex. "5": 02/15 US Army Corps of Engineers Sacramento District San Joaquin River Basin Lower San Joaquin River, CA Interim Feasibility Study, Page 2-6
6. Ex. "6": 07/07/15 Email from Terra Land Group, LLC to the Manteca City Council, Re: "Response to Post-Construction Stormwater Standards Manual (Revised Draft)"

Cc: Mark Meissner, City of Manteca Planning Department  
Mark Houghton, City of Manteca Public Works  
Karen McLaughlin, Manteca City Manager  
Matt Satow, Drake Haglan & Associates  
Frederic Clark, City of Manteca Community Development Director  
Kevin Jorgensen, Manteca City Engineer

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

TERRA LAND GROUP, LLC

---

Ex. "1":

04/16 & 05/16 Signed Petitions Requesting Additional Dryland Levee  
Workshops

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

A growing number of south Manteca rural residents are expressing concern with the City of Manteca's SB5 Drylands Levee alignment approval process. Beginning with the first workshop meeting, several concerned residents stated that the process appeared to pit neighbor against neighbor. Most important, this process does not appear to have adequately addressed the potential floodwater impacts involved.

## Making the Calls...

Can the affected public really count on a relief cut in the event of a future flood event to be made to the Turtle Beach levee in a timely manner to relieve floodwaters accumulating against the floodwater side of the levee. Who makes that call,

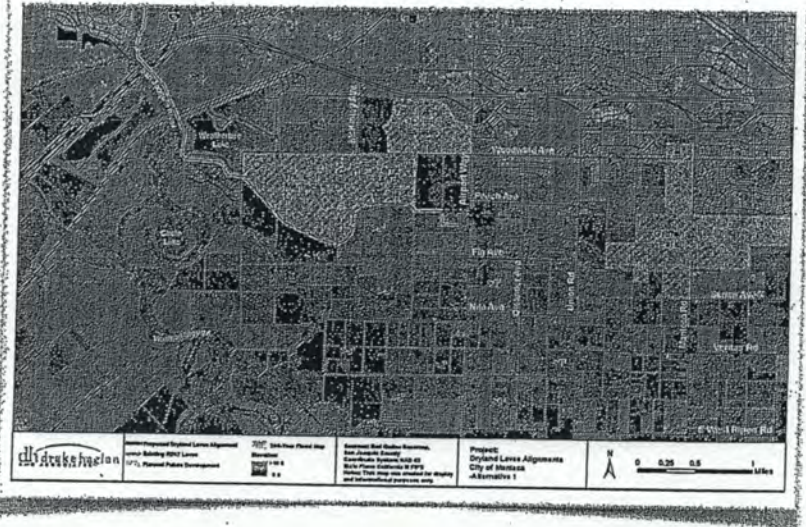
Army Corps of Engineers?  
RD17?

Department of Water  
Resources?

San Joaquin County Council  
of Governments?

## Identifying the Needs...

Why should anyone vote for a Dryland Levee alignment option that does not adequately identify the difference in floodwater impacts on each of the different Dryland flood alignments offered, especially when the vast majority of residents, businesses and property owners whose land will be directly affected do not want any alignment at all?

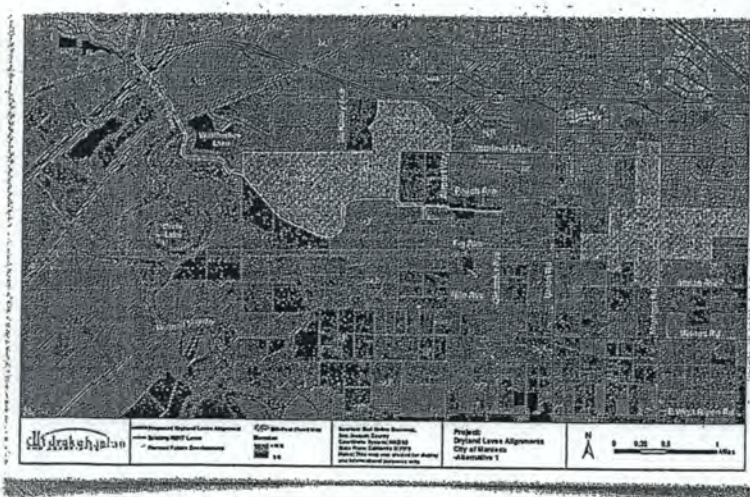


## Suggested Actions to Address & Improve the Process:

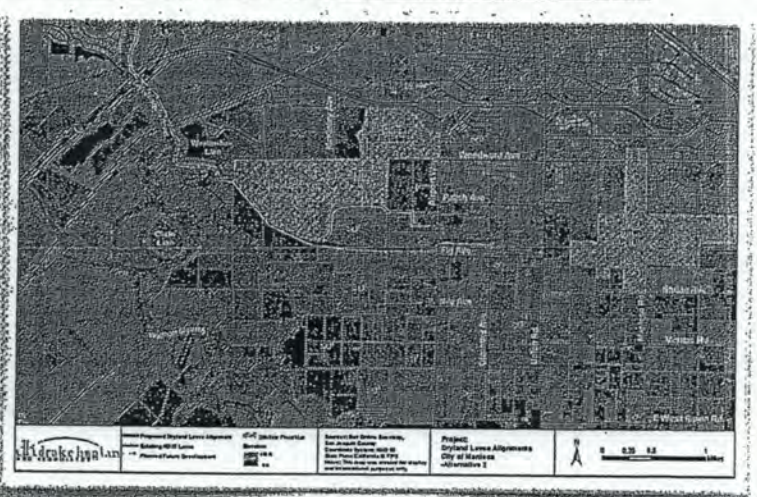
- Receiving reliable information that the public can rely on concerning the use or non-use of slurry walls (cement walls 12" to 18" in width that can go as deep as 85 ft. to 120 ft. in depth) and each alternative affect on groundwater elevation and recharge; and
- Adequate and timely floodwater drainage with a defined plan (or flood gates) that the affected public can rely on to limit and control potential floodwater elevation impacts created; and
- Expanding the Paradise Cut drainage channel to facilitate floodwater drainage (this is extremely important and it would reduce concerns if more information was presented)

There appears to be a number of land owners who are unaware and who have yet to receive notification from the City of Manteca concerning levee alignment workshop meetings. As a result, more and more affected members of the public are expressing concern and believe additional workshops should be scheduled.

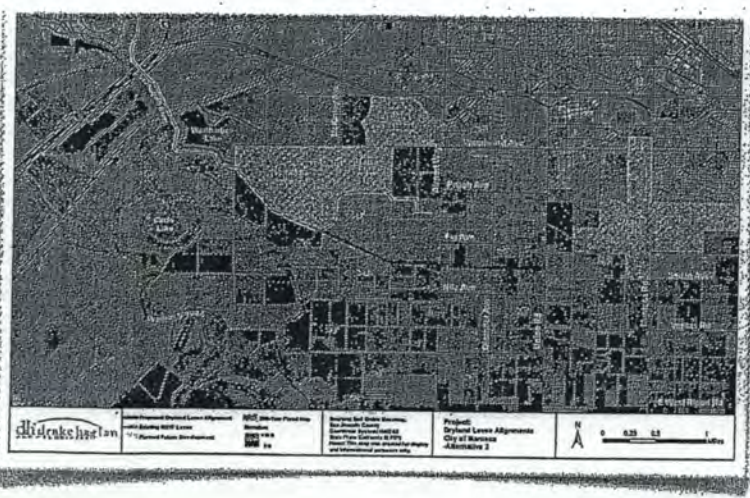
# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS



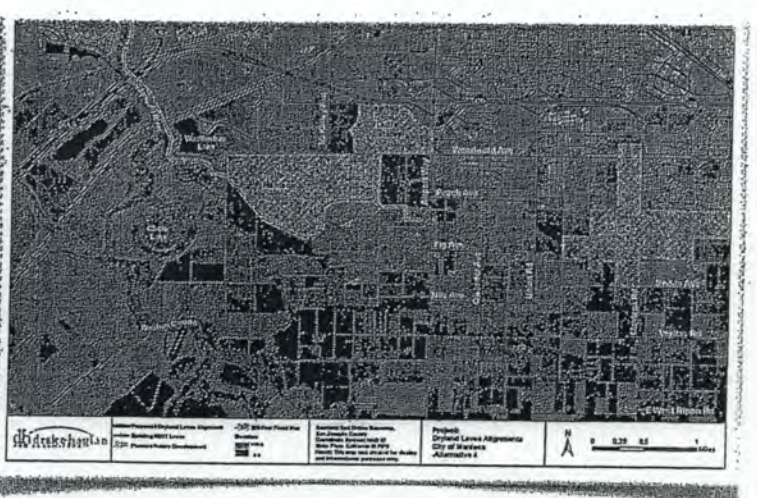
I



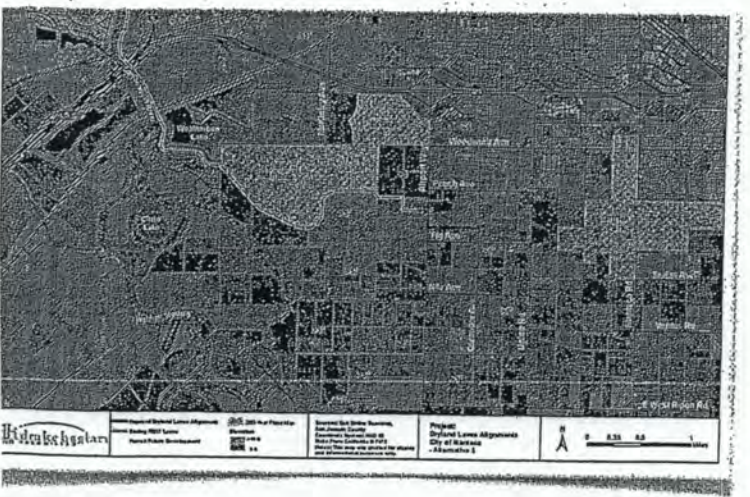
2



3



4



5



# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016		LOYD MACKEY	5451 E. FIG MANTECA	1104DMACKEY@GMAIL.COM
1/2016		EDNA FREITAS	6833 E. Veneta Manteca	
1/2016		ALBERT FREITAS	6833 E Veneta Manteca	
1/2016		ANGIE CLAUSEN	1070 SUESS CT MANTECA 95337	
1/2016		GEORGIANN ROSE	2114 WOODBINE MANTECA 95337	
1/2016		MARSHA A. SEARS	1132 PESTANA AV MANTECA 95336	MASCO@S@30@FATTO
1/2016		BOB SEAKS	1132 PESTANA AVE MANTECA, CA	
1/2016		Albert Hansen	768 TAHOE MANTECA CA	
1/2016			849 Fishbroke Manteca. Ca.	
1/2016		Vernon Gebhardt	1034 Plumac Manteca Ca	vernongebhardt@comcast.net
1/2016		HOWARD HOLTSMAN	15181 PRESCOTT MANTECA CA	hholtzman@comcast.net
1/2016		RICHARD PHILLIPS	1227 S. UNION ST MANTECA, CA 95326	
1/2016		Nance Velarde	124 So. Washington Dr. Manteca 95366	
1/2016		838 MARIFON		
1/2016		MIKE JACOBS	137 Raylow Manteca	

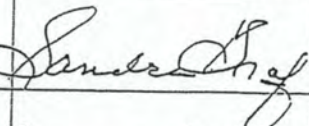
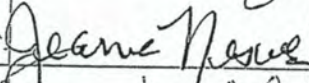
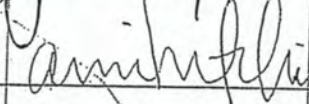

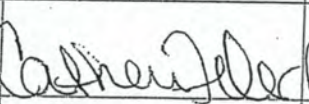
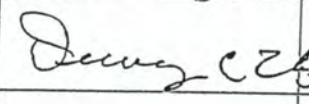
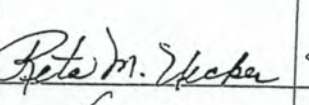
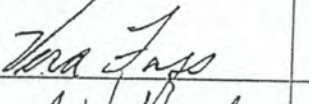
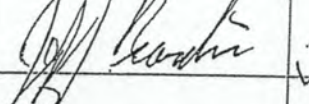

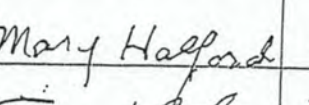
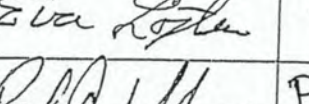
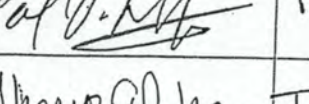
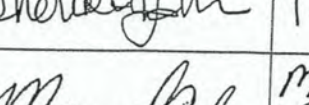
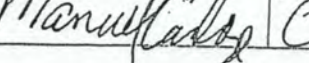
# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
05 / 02 2016		Kathleen Bautista	Manteca	
5 / 12 2016		KYLE WANG	MANTECA	
/ 2016		Liliana Calderon	Manteca	
/ 2016		LETICIA RUSSO	MANTECA	
/ 2016		Terry Bill	manteca	
/ 2016		SEAN Elch	Peack Ave Manteca	
/ 2016		TRAVIS RIVAS DR MANTENA	Rivas Valley Dr	
/ 2016		Donna Corbett	1005 Thousand CAMP	
2016		Mirna Bowman	Manteca ca	
/ 2016		Ken Neswick	Manteca CA	
/ 2016		ERIK BOWMAN	Manteca ca	
/ 2016		Cinderella Bowman	Manteca ca	
/ 2016		Shawn Fraser	Manteca CA	
/ 2016		Alisha Fraser	Manteca CA	
/ 2016		JOHN Becken	Manteca CA 1607 TOWN RD	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016		SANDRA GRAF	1184 YORKTOWN LN	SORAF531 @VERIZON.NET
1/2016		Jeanne Neswick	200 Dan MTCA	
1/2016		Jamie Hutcheson	1033 SUNFISH	
1/2016		MIKE FULLER	420 EVA DR Manteca CA	
1/2016		CATHERINE FULLER	420 EVA DR Manteca, Ca.	
1/2016		Reta M. Vecker	359 Roosevelt Manteca	
1/2016		Reta M. Vecker	359 Roosevelt Manteca, Ca.	
1/2016		Vera Fass	1819 Carnation Manteca, Ca.	
1/2016		JEFF RIORDAN	MANTECA, CA.	
1/2016		K. MORAN	TRACY, CA	
1/2016		MARY HALFORD	TRACY	
1/2016		EVA LOFTUS	MANTeca	
1/2016		Paul Dobkowitz	Manteca	
1/2016		Therese A Johnson	1133 May Ave Manteca 95306	
1/2016		Manuel CARDOZA	4450 PERRIN Manteca, Ca	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
/ 2016	<i>Nelson Morgado</i>	NELSON MORGADO	4961 FIG AVE.	209-470-8884 239-4448
/ 2016	<i>Pitmanee Attiya</i>	PITMANEE ATTIYA	920 Kirkwood	209-603-0474
/ 2016	<i>Sandra Attker</i>	Sandra Attker	217 Espana	209 2768548
/ 2016	<i>Judy Shellman</i>	Judy Shellman	270 WATSON	209 824-1771
/ 2016	<i>Michelle Le</i>	CHAU (Michelle) LE	1716 Home town Lane	408-600-0613
/ 2016	<i>Jessica Vaughn</i>	Jessica Vaughn	1453 murola Manteca	604-5525 603-56
/ 2016	<i>Melissa Mays</i>	Melissa Mays	1484 Blush St. Manteca, CA 95336	209-604-8078
/ 2016	<i>Raquel Hall</i>	Raquel Hall	176 Treveno Ave Apt 284 Manteca CA 95337	209-481-4557
/ 2016	<i>Barbara Becker</i>	Barbara Becker	1607 Tinnin Rd Manteca Ca	209-647-2939
/ 2016	<i>Christene Adams</i>	Christene Adams	12484 S. Union Manteca CA	209-456-4976
/ 2016	<i>Debbie Mahaffey</i>	Debbie Mahaffey	4920 Fig	209-4846999
/ 2016	<i>William Dunham</i>	William Dunham	1958 Northgate Dr Manteca	N/A
/ 2016	<i>Bill W. Mahaffey</i>	Bill W. MAHAFFEY	4920 FIG AVE. MANTOCA	823-4864
/ 2016	<i>Faye E. Adams</i>	Faye E. Adams	12484 Union Rd Manteca	858-2684
/ 2016	<i>Nadine Venwick</i>		1354 Monterey Ave Mtca	N/A

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016	<i>Arnold Rothlin</i>	ARNOLD J. ROTHLIN	23400 S. Airport Way Manteca	
1/2016	<i>M.K. Hildebrand</i>	MARY K. HILDEBRAND	23455 HAYS RD	hildfarm@gmail.com
1/2016	<i>Lucy Bettencourt</i>	Lucy Bettencourt	23675 S. Airport Way	ALYBET87@aol.com
1/2016	<i>Ed Bettencourt</i>	Ed Bettencourt	23675 S. Airport Way	edbettencourt@aol.com
1/2016	<i>Arlene McCracken</i>	ARLENE MACCRACKEN	4919 W. RYON RD	Arlene McCracken @ yahoo.com
1/2016	<i>Red McCracken</i>	RED MACCRACKEN SR.	4919 W. RYON RD	Red McCracken @ 4 mail.com
1/2016	<i>Scott Long</i>	SCOTT LONG	5203 W. RYON RD MANTECA	trancheinreach.co
1/2016	<i>Susan Dawn</i>	SUSAN DAWN	5490 Almondwood Manteca	
1/2016	<i>Edward Hoogveen</i>	Edward Hoogveen	22690 S. Airport Way Manteca	Edwardcobie036@mail.com
1/2016	<i>Cobie Hoogveen</i>	Cobie Hoogveen	22690 S. Airport Way Manteca, CA 95337	
1/2016	<i>Whisper Gray</i>	Whisper Gray	5040 Almondwood Manteca CA 95337	
1/2016	<i>Brian Gray</i>	Brian Gray	5040 Almondwood Manteca CA 95337	
1/2016	<i>Laura Rothlin</i>	Laura Rothlin	23400 S. Airport Way Manteca 95337	
1/2016	<i>Sanford Hedegard</i>	Sanford Hedegard	1065 So Union	
1/2016	<i>Julie Hedegard</i>	Julie Hedegard	1065 So Union Rd	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

*Action Petitioned For:* We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/28 2016		Alma R Guerra- 02102	500 Tannehill drive Manteca, CA 95337	Emp @ 5151 East Almondwood Manteca, CA 95337
4/28 2016		Arnida Aguirre	1624 S. Hwy 99, Spc 37 Manteca, CA 95336	Emp at 5151 E Almondwood Manteca, CA 95337
4/28 2016		Yvonne Williams	1664 Bermuda Lane Manteca, CA 95337	Tuff Boy Employee
1 2016		Debbie Bryant	1307 Daniels St Manteca, CA 95337	TUFFBOY EMPLOYEE
4/28 2016		Margarit Newton	323 Mylar Ave Manteca, CA 95336	Emp at 5151 East Almondwood Manteca, CA 95336
1 2016		MARYANNE Smith	686 Agate Ave Manteca, CA 95336	Emp. @ 5151 ALMONDWOOD Manteca, CA
1 2016		BOBBIE DURAN	1752 NATTERHORNSI MANTECA, CA 95337	EMPLOYED AT TUFF BOY
4/28 2016			5151 E. Almondwood Rd MANTECA, CA 95337	
4/28 2016		Jonathan Velazquez	5151 E Almondwood Rd Manteca, CA 95337	
4/28 2016		Jodi Sabatino	515 Ruess Rd Piper 95366	Emp @ 5151 Almondwood Manteca CA
4/28 2016		SHANE ALLEN	22902 Oleander Ave. Manteca, 95337	
4/28 2016		Maryjane Brocchini	23080 Oleander Ave Manteca, CA 95337	mbrocchini@aol.com
4/28 2016		Samantha Hein	2348 Mumbert Dr. Manteca, CA 95337	shein108@aol.com
4/28 2016		Lois Davis	22263 Oleander Mntca 95337	
1 2016		Marcos	23195 Oleander Manteca 95337	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016	<i>Laffranchini Elizabeth</i>	Elizabeth Laffranchini	23400 So. Manteca Airport Way	
1/2016	<i>John Mendosa</i>	John Mendosa	23400 So. Manteca Airport Way	
1/2016	<i>Antoinette Laffranchini</i>	Antoinette Laffranchini	23400 So. Manteca Airport Way	
1/2016	<i>Billy B. Betts</i>	Billy B. Betts	2075 S. Artin Rd	Manteca
1/2016	<i>Jane Lewis</i>	JANE LEWIS	1825 S. Union Manteca	95337 MANTECA, CA
1/2016	<i>Paula Sanchez</i>	PAULA SANCHEZ	6546 W. Brooks Manteca CA	
1/2016	<i>John Kiss</i>	John Kiss	921 Country Club Cir Ripon	kisstairy@aol.com
1/2016	<i>Janet Swanson</i>	Janet Swanson	6357 W Ripon Rd Manteca	
1/2016	<i>Jason Swanson</i>	Jason Swanson	6357 West Ripon Rd Manteca CA	
1/2016	<i>John Canara</i>	JOHN CANARA	6588 W Ripon Rd	
1/2016	<i>Shirley Sadler</i>	SHIRLEY SADLER	5353 Peach Ave Manteca, CA 95337	
1/2016	<i>Bill L. Sadler</i>	BILL L. SADLER	5353 PEACH AVE MANTECA, CA 95337	
1/2016	<i>Marjorie Moorman</i>	MARJORIE MOORMAN	8008 West Ripon Rd. Manteca, CA 95337	
1/2016	<i>James Moorman</i>	JAMES MOORMAN	8008 West Ripon Rd. Manteca, CA 95337	
1/2016	<i>Margie Selig</i>	Margie Selig	22188 S. Airport Way Manteca CA	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016	<i>Phyllis Rocha</i>	Phyllis Rocha	23623 South Union Rd	jewel-0984@verizon.net
1/2016	<i>Sarah Olin</i>	Sarah Olin	23848 S Union Manteca	SarahOlin@gmail.com
1/2016	<i>Ruth Erwin</i>	Ruth Erwin	23848 S Union Manteca	
1/2016	<i>Jaques Olin</i>	Jaques Olin	23848 S Union	VFE95@verizon.net
1/2016	<i>Joe Cragg</i>	JOE CRAGG	Manteca	
1/2016	<i>Robert Cardoza</i>	ROBERT CARDOZA	617 Lupton St Manteca	CARDOZAMNTCA@HOTMAIL.COM
1/2016	<i>Lisa Rogers</i>	Lisa Rogers	Same as above	Same.
1/2016	<i>Evelyn J. Potts</i>	EVELYN J. POTTS	340 FRANCES MANTeca	
1/2016	<i>Michael Hogle</i>	Michael Hogle	337 Birchwood Manteca	
1/2016	<i>Martin Kaslin</i>	Martin Kaslin	9611 E. Lathrop Rd Manteca 95336	
1/2016	<i>Luis Brizuela</i>	LUIS BRIZUELA	5220 ALMOND WOOD RD	
1/2016	<i>Juanita Brizuela</i>	JUANITA BRIZUELA	5220 ALMOND WOOD RD	
1/2016	<i>Adriana Brizuela</i>	ADRIANA BRIZUELA	5220 ALMOND WOOD RD	
1/2016	<i>Angela Smith</i>	Angela Smith	23400 S. Airport way 19982 N. Ripon Rd.	Angdogg77@aol.com
1/2016	<i>Chris Smith</i>	Chris Smith	23400 S. Airport way 19982 N. Ripon Rd.	



# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016	Don Freitas	Don Freitas	6968 Veritas Manteca, Ca 95337	don.freitas@yahoo.com
1/2016	Marie Freitas	Marie Freitas	6968 Veritas Manteca, Ca 95337	
1/2016	Beatrice Liu	Beatrice Liu	5922 Nile, Manteca, CA 95337	
1/2016	Scott Whiteley	SCOTT WHITELEY	21676 S. AIRPORT WAY Manteca Ca 95337	
1/2016	Lizabeth Whiteley	LIZABETH WHITELEY	21676 AIRPORT WAY	
1/2016	Randy Branscum	Randy BRANSCUM	25913 S. Airport Way	
1/2016	Terry Lee DeRuyter	TERRY LEE DE RUYTER	6625 AVE. D MANTECA CA 95337	
1/2016	Corneil De Ruyter	Corneil De Ruyter	6625 Ave D Manteca CA 95337	
1/2016	Rodney Frey	Rodney Frey	Manteca 3347 Perrin Rd	
1/2016	Ginger Frey	Ginger Frey	Manteca 3347 Perrin Rd	
1/2016	Joe Machado	Joe MACHADO	3951 Perrin	
1/2016	Leo Omlin	LEO OMLIN	23420 S. UNION RD MANTECA CA 95337	
1/2016	Jose Silva	JOSE SILVA	Manteca	
1/2016	Frank Machado	FRANK MACHADO	Manteca	
1/2016	Janet R. Owen	JANET OWEN	5741 Nile Road Manteca, CA 95337	janz65@msn.com

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/30 2016		Steve Carroll	5700 Almondwood Manteca CA	PTSSCARROLL@Yahoo.com
1/ 2016		DAVID KONIECNY	2285 S. UNION B MANTeca CA 95337	dkonieczny@norcalmau
1/ 2016		Roni Isola	22773 S. Union Manteca, CA 95337	
1/ 2016		Robert E. Agdona	22523 S. Union Rd Manteca, CA 95337	ragdona@AOL.com
1/ 2016		Evelyn Agdona	22523 S Union Rd Manteca, CA 95337	
1/ 2016		CARL JOAQUIN	5828 Nile Ave MANTECA, CA 95337	
1/ 2016		BERNY M. JOAQUIN	5828 E. NILE AVE MANTECA, CA 95337	
1/ 2016		FRANK CASTRO	5200 NILE RD Manteca 95337	
1/ 2016		JOANNE LYONS	21579 S. Union Manteca 95337	
1/ 2016		MIKE LYONS	21579 S. Union Rd Manteca, Ca 95337	
1/ 2016		BERNON DANLEY	5180 Nile Rd Manteca, CA	<del>Bernon Danley</del> Bernon31@hotmail
1/ 2016		DONNA DANLEY	5180 Nile Rd Manteca Ca	ddanley@hotmail.com
1/ 2016		DOUG HARNDEN	4780 NILE RD. Manteca, CA	
1/ 2016		JENNIFER HARNDEN	4780 Nile Rd Manteca CA	
1/ 2016		SCOTT W. OWEN	5741 Nile Rd Manteca	ScottW.Owen@msn.com

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016	<i>Shirley Hodson</i>	SHIRLEY HODSON		
1/2016	<i>Larry King</i>	LARRY KING	211 W. NORTH ST MANTICA CA	
1/2016	<i>Scott Weeks</i>	SCOTT WEEKS	5440 FIG AVE., MANTECA	SVWEEKS@ LIVE.COM
1/2016	<i>Vanessa Weeks</i>	VANESSA WEEKS	5440 E FIG AVE MANTECA, CA.	SVWeeks@ LIVE.COM
1/2016	<i>Barbara Hall</i>	BARBARA HALL	2443 Buile Clate Manteca 95331	
1/2016	<i>Ann K. Mills</i>	ANN K. MILLS	418 Monticello Road Manteca CA 95331	
1/2016	<i>Troy Barger</i>	TROY BARGER	13790 S Hwy 99 MANTECA	
1/2016	<i>Joe Machado</i>	JOE MACHADO	11500 E Fresh Camp Rd Manteca 95336	
1/2016	<i>Don Putz</i>	DON PUTZ	11441 Jameson RD, manteca 95336	
1/2016	<i>William E. Wohbe</i>	WILLIAM E. WOHBE	5705 Southview Dr Manteca, Ca. 95336	
1/2016	<i>Josie Franza</i>	JOSIE FRANZA	9120 COUNTRY CLUB RD W 95266	
1/2016	<i>John J. Vieira</i>	JOHN J. VIEIRA	5350 E Fig Manteca 95337	
1/2016	<i>Eleanor Vieira</i>	ELEANOR VIEIRA	5350 E Fig Manteca 95337	
1/2016	<i>Sally Holden</i>	SALLY HOLDEN	5391 Fig Ave Manteca	
1/2016	<i>Gary Holden</i>	GARY HOLDEN	5391 Fig Ave Manteca	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
1/2016		Carol Campbell	22445 S Union MTECA	CACampbell146@ VER.
1/2016		JERRY CAMPBELL	22445 S Union MTECA	
1/2016		Brenda Franklin	1460 Spindrift Mteca 95337	
1/2016		Beatrice Bowlby	633 Stewart #11 Manteca, CA 95336	
1/2016		SHAWN NUSSBAUMER	1552 Sephus MANTECA 95337	
1/2016		FRANK R. MENDES	18401 S OAKHURST MANTECA, CA 95337	
1/2016		LARRY HENRIKSEN	1416 Stearns Pleas. - Manteca	
1/2016		BOB HALL	2443 Bell Glade Manteca, 95336	
1/2016		Gail Wilhite	1130 Aldwina Manteca, Ca 95336	Aldwina @ COMCAST.net
1/2016		JOHN M INDUBITZING	13742 S AUSTIN RD MANTTECA CA 95336	
1/2016		Robert Bandoni	14183 Prescott Rd Manteca Calif 95336	
1/2016		Herb Marian RAWLINS	5880 E Fig Manteca CA	marianrawlins @yahoo.com
1/2016		Herbert Rawlins	5880 E Fig Manteca CA	marianrawlins @yahoo.com
1/2016		Bob NUNES	20405 Austin rd MTECA	
1/2016		ANDRE FOGGA	20405 Austin Rd MTECA	

# PETITION REQUESTING ADDITIONAL DRYLAND LEEVE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/28 2016		Patricia D. Uecker	4988 Nile Manteca 95337	pguecker@gmail.com
4/28 2016		Gary L. Uecker	4988 Nile Manteca Calif	pguecker@gmail.com
4/28 2016		Jennifer Gomes	4856 Nile Manteca CA	Jenluv3brats@yahoo.com
4/28 2016		GLEN MUELLER	4868 NILE MANTECA CA	WESTCOAST HARDWARE Yahoo
4/28 2016		RODNEY GOMES	4856 NILE MANTECA 95337	Rodneyalan2006@yahoo.com
/ 2016		Richard V. Uecker	1419 Ironwood Manteca Ca	My interest is because I have cows on my rd.
/ 2016		GARY MUELLER	4898 E Nile Manteca 95337	Gmuellerhome@gmail.com
/ 2016		Marjellen Mueller	4898 E Nile Manteca 95337	"
/ 2016		MELISSA MUELLER	4898 E Nile Rd Manteca 95337	
/ 2016		MARJEAN A. UECKER	327 S. Powers Manteca, Ca. 95336	I am interested because my son & wife live on rd.
/ 2016		Wayne A. Uecker	758 Oliver Way Manteca, CA 95336	
/ 2016		Bryan Uecker	771 JOAQUIN MANTECA, CA	PARENTS LIVE THERE
/ 2016		Regina Bianoff	771 JOAQUIN ST. manteca ca. 95337	This is my father in-law who I'm extremely concerned!!
/ 2016		Betty J. Mueller	759 JOAQUIN ST 227 MANTECA, CA 95337	I care because my daughter & 2 sons & their spouses live there
/ 2016		Ronald Mueller	825 Dudley Rd. French Camp, CA. 95231	RonMueller@juno.com

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/28 2016	<i>John Van Zwolwenburg</i>	John Van Zwalsenburg	22079 Oleander Mtc. Ca 95337	
/ 2016	<i>Sharon Van Zwalsenburg</i>	Sharon Van Zwalsenburg	22079 Oleander Monteca CA 95337	
/ 2016	<i>Jason Frisk</i>	Jason Frisk	22137 Oleander Monteca 95337	
/ 2016	<i>Rebecca Frisk</i>	Rebecca Frisk	22137 Oleander Monteca 95337	
/ 2016	<i>Vernon Reynolds</i>	Vernon Reynolds	21963 Oleander Mtc. Ca 95337	
/ 2016	<i>Kirsten Thomson</i>	KIRSTEN THOMSON	22031 Oleander H Monteca 95337	
/ 2016	<i>Daniel Monte</i>	DANIEL MONTE	21915 OLEANDER MTC. CA 95337	
/ 2016	<i>John Mendes</i>	<del>John</del> John Mendes	21881 Oleander Mtc Ca 95337	
/ 2016	<i>Jeff Hammond</i>	JEFF HAMMOND	21735 Oleander MTC, CA 95337	
/ 2016	<i>Rebecca Hammond</i>	Rebecca Hammond	21735 Oleander MTC CA 95337	
/ 2016	<i>Laurie Clark</i>	Laurie Clark	21759 Oleander	
/ 2016	<i>Richard King</i>	Richard King	Mtc Ca 95337 22082 Oleander	
/ 2016	<i>Dorothy King</i>	Dorothy King	MTC. 95337 22082 Oleander	
/ 2016	<i>Rachel Berg</i>	RACHEL BERG	22295 Oleander Manteca CA 95337	
/ 2016	<i>David Berg</i>	DAVID BERG	22295 OLEANDER RD MANTECA, CA 95337	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/18/2016		Michael Fonseca	P.O. Box 4208 Manteca, CA 95337	Fonsecafarmsince@aol.com
4/12/2016		Joanna Fonseca		
4/12/2016		Fred Rich	22695 S. Airport Manteca CA 95337	fonsecafarmsinc@aol.com
4/12/2016		Kathy Rich		
5/12/2016		Richard Fonseca	21164 S. Airport way manteca, CA 95337	fonseca2484@gmail.com
5/12/2016		Joanna Fonseca	21104 S. Airport way Manteca, CA 95337	Fonseca.2333@gmail.com
5/12/2016		Andrea Cambra	21103 S. Airport Manteca 95337	acambrafarm@yahoo.com
5/12/2016		William Cambra	21107 S. Airport Manteca CA 95337	
5/12/2016		Kathy Cambra Pfeiffer	21165 S. Airport way Manteca CA 95337	JKSGdPfeiffer@gmail.com
5/12/2016		Joel Pfeiffer	21165 S. Airport way Manteca CA 95337	JKSGdPfeiffer@gmail.com
5/12/2016		Judy A. CAMBRA	21153 S. Airport MANTTECA, CA 95337	jcambra209@gmail.com
5/12/2016		Charles Cambra JR	21153 S. Airport MANTTECA, CA 95337	jcambra209@gmail.com
5/12/2016		C. Richard CAMBRA III	21153 S. Airport MANTTECA, CA 95337	rcambra3@gmail.com
5/12/2016				
1/2016				

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/28 2016		Kern Visser	350 Diamond Ripon CA	onthemcowa@veloc... n
4/28 2016		Steven De Freitas	24851 S. Mehler Rd	stevende912@yahoo... ca
5/02 2016		Luis de la HERRA	26290 S. Omban Manteca, CA	
5/02 2016		Carol Moberly	6191 Perrin Rd Manteca CA	Camoberly@hotmail.com
5/02 2016		Steve M. Moberly Sr.	6191 Perrin Rd Manteca, Ca	smoberly@hotmail.com
5/02 2016		Carley Moberly	6191 Perrin Rd Manteca, CA	perkettle13@hotmail.com
5/02 2016		Michael Moberly	6191 Perrin Rd Manteca CA	mikemobes3@gmail.com
5/03 2016		Richard Teicheira	715 Poplar Manteca Ca.	
5/03 2016		Marlene Harris	20333 Tinnin Rd. Manteca, CA 95337	mmharris46@comcast.net
1 2016		John Teicheira	24500 S. Union Rd. Manteca	Johnteicheira@aol.com
1 2016		Ida Teicheira	6721 Perrin Rd	
1 2016		Tom Teicheira	6733 Perrin Manteca	
1 2016				
1 2016				
1 2016				




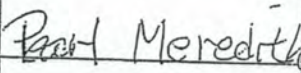
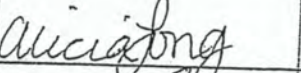

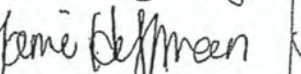
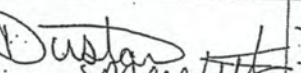
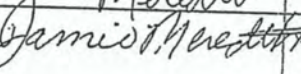
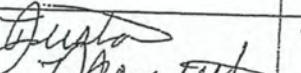
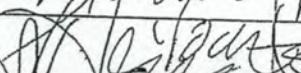
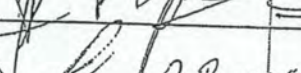
# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/28 2016		Raymond M. Quaresma	5300 E Perrin Manteca 95337	QUARESMA.derey @Aopl.com
4/28 2016		Sue Quaresma	5300 PERRIN RD Manteca 95337	" "
4/29 2016		Johnny CARROZA	24421 South AIRPORT; MANTECA	
4/30 2016		Delaine Quaresma	5300 PERRIN RD Manteca Ca	
5/1 2016		Mike Tenente	_____	
5/1 2016		David A. Machado	P.O. Box 1046 Pison CA 95366	26230 S. Union Rd Manteca, CA 95337
5/1 2016		FRANK Teixeira	21527 S. Airport Way MANTECA CA 95337	
5/1 2016		Johnny Teixeira	1644 Rockford Way, Trilock CA	
/ 2016		Katelyn Quaresma	5300 PERRIN RD Manteca CA 95337	Katelyn.quaresma @gmail.com
/ 2016		CAROLYN CARROZA	23595 Oleander Manteca CA 95337	carolyncarroza homes@yahoo.co
/ 2016		Eddy CARROZA	23595 Oleander MANTECA CA 95337	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	
/ 2016			_____	

# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
4/30 2016		TIFFANY THOMPSON	5203 W. RIFOW RD	
4/30 2016		Pearl Meredith	5432 O. Mansfield Rd / Manteca	
5/1 2016		ALICIA LONG	23319 Oleander manteca CA	
5/1 2016		RANDY LONG	23319 OLEANDER MANTECA, CA.	
5/1 2016		Jamie Huffman	23319 Oleander Manteca, CA	
5/1 2016		Justan meredith	21375 Union Manteca Ca	
5/1 2016		Jamie Meredith	21375 Union Manteca Ca	
5/1 2016		Justan meredith	21375 Union Manteca Ca	
5/12 2016		SAUL GARCIA	23747 OLEANDER	
5/12 2016		MATT WISE	23319 OLEANDER MANTECA	
/ 2016				
/ 2016				
/ 2016				
/ 2016				









# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
/ 2016	<i>Wayne Curran</i>	WAYNE CURRAN	<del>51420th</del> 514th	
/ 2016	<i>Ann Poonahi</i>	Ann Poonahi	Manteca, 95320	apoonahi@gmail.com
/ 2016	<i>Gurdeepak K</i>	Gurdeepak K	21585 Oleander R	
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				
/ 2016				





# PETITION REQUESTING ADDITIONAL DRYLAND LEVEE WORKSHOPS

*Action Petitioned For:* We the undersigned are concerned citizens who urge our leaders to hold additional Dryland Levee workshops.

Date	Signature	Printed Name	Address	Email
04 / 28 2016	<i>Natalie Swanson</i> (CHILDREN ARE BABYSAT IN SOUTH MANTECA)	Natalie Swanson	5308 LIVERNOCK SALIDA CA	NATALLE05@HOTMAIL
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	
/			_____	

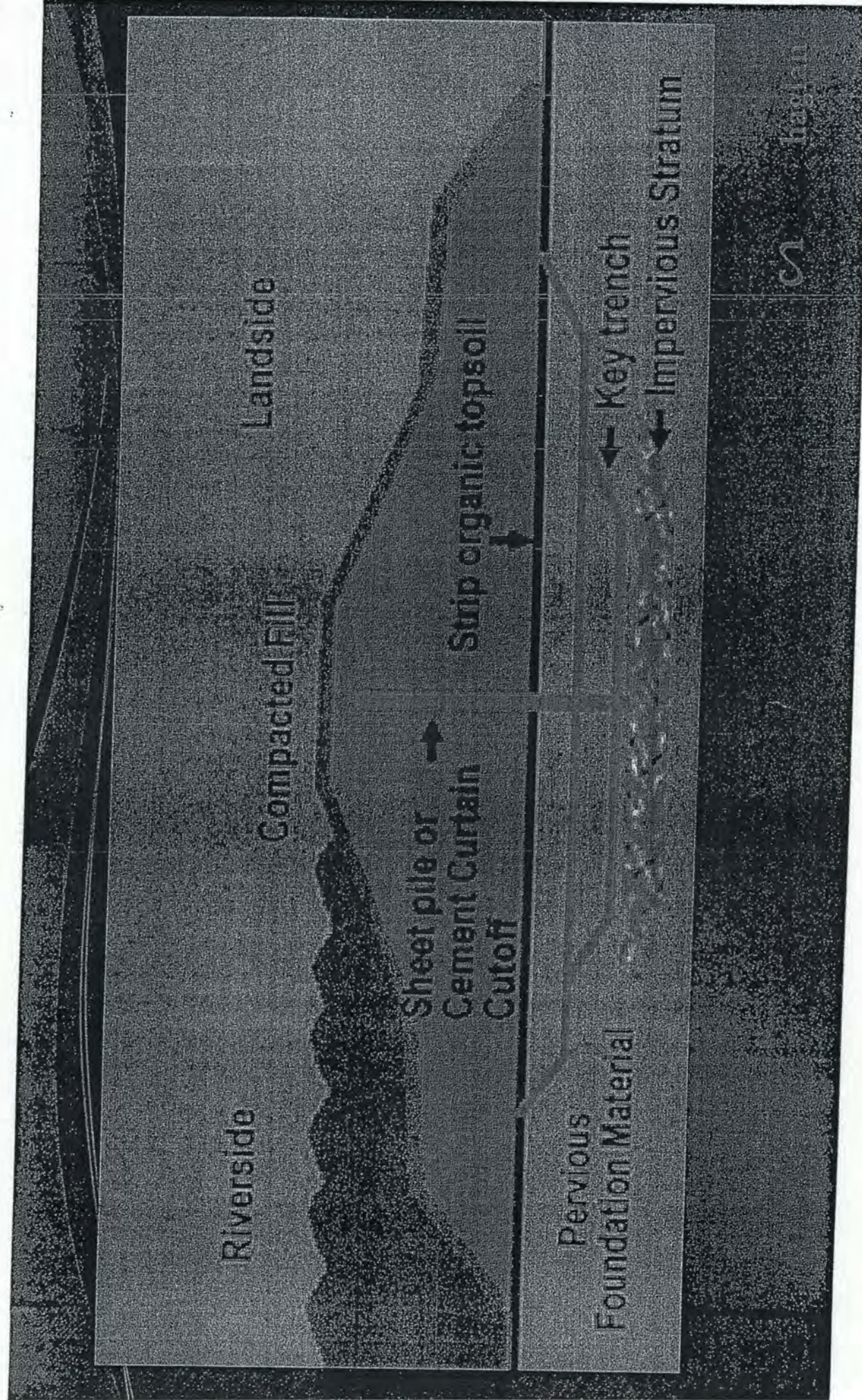


TERRALAND GROUP, LLC

---

Ex. "2":

04/16 Excerpt from Drake Haglan & Associates workshop presentation



Riverside

Compacted Fill

Landslide

Sheet pile or  
Cement Curtain  
Cutoff

Strip organic topsoil

Pervious  
Foundation Material

← Key trench

← Impervious Stratum

S

Impervious

TERRALAND GROUP, LLC

---

Ex. "3":

03/22/16 Manteca Bulletin News Article, "Paradise Cut work nears"

# Paradise Cut work nears

## Request to enhance flood protection made 13 years ago

By DENNIS WYATT  
THE BULLETIN

A partial solution to the flood woes between Mossdale Crossing and Vernalis southwest of Manteca on the San Joaquin River has been waiting for federal approval now for 13 years.

Cambay Group filed for a permit in 2003 with the Army Corps of Engineers to modify Paradise Cut. It was supposed to be an 18-month approval process. Now 13 years later the Army Corps is reportedly nearing completion of its review process for

the Paradise Cut application that's part of the 10,800-home River Islands at Lathrop planned community.

Many people who live and farm east of the San Joaquin River and south of Manteca were under the impression River Islands were supposed to have done the work years ago. They made that point during a Manteca City Council meeting earlier this month regarding the proposal to



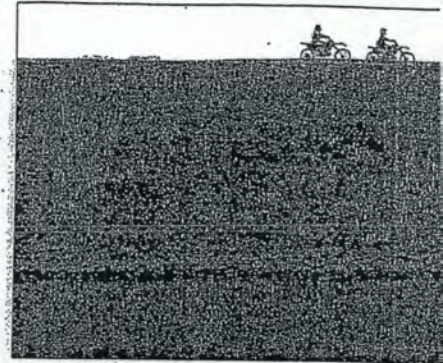
spend \$168 million to make levee improvements to meet a state mandate for 200-

year flood protection. River Islands wanted to do the work a decade ago but the bureaucratic review process with the state and federal government has stretched out the government's own time table by 11.5 years.

Paradise Cut has historically taken pressure off the San Joaquin River when it

nears flood stage. It has little water in it much of the year. It runs beneath Interstate 5 just north of the Interstate 205 interchange along the southern edge of River Islands.

River Islands' proposal is to add 200 acres to the 600 acres that are within Paradise Cut that runs from the main river channel prior to it reaching Mossdale Crossing and runs parallel to the Middle River Channel. They also want to restore habitat. The River Islands project



HIME ROMERO/Bulletin file photo

Motorcyclists atop a levee along the San Joaquin River.

SEE RIVER, PAGE A5

### RIVER FROM PAGE A1

is based on a proposal made years ago that resurfaced in 2001 in an Army Corps of Engineers report to create a river bypass to reduce the potential for flooding in Manteca, Lathrop, and Stockton.

The Lower San Joaquin River Flood Bypass Proposal was formally submitted to the California Department of Water Resources in March 2011 by the South Delta Levee Protection and Channel Maintenance Authority and other partners. It was an effort to secure \$5 million to create the new flood bypass in the last corridor of undeveloped land between Tracy and Lathrop.

Engineers determined expanding the Paradise Cut would reduce flood stages significantly at Mossdale Crossing — 1.8 feet under a 50-year event as well as under a 100-year event such as the 1997 flood that inundated 70 square miles between Manteca and Tracy.

At the same time it would offer habitat and migration territories for juvenile steelhead, salmon and spawning

splittail that are driving some water use debates.

It would also allow upstream reservoirs to be managed more conservatively to reduce water releases during the rainy season and spring runoff to conserve water for summer use.

David Kennedy, the longest serving director of the Department of Water Resources, in 1998 wrote the following about the Paradise Cut bypass proposal in the forward of the second edition of "Batting the Inland Sea": "Recognizing the futility of simply raising the levees, flood control experts will now evaluate the feasibility of removing levees in some locations and simply letting future flood flows pond onto adjacent lands. Further, consideration is being given to opening up some form of bypass through the south Delta to relieve pressure on the levees as the San Joaquin River flows into the Delta. It is hoped these issues will be resolved and changes will be made before the next flood."

Cambay Group wants to set levees back on the north side of Paradise Cut as well as on the south side. They provided \$700,000 for land acquisition

and agreed to spend money to do the necessary work that was pegged at between \$1.8 million and \$3 million five years ago.

#### River Island project manager agrees dredging would help

River Islands Project Manager Susan Dell'Osso agreed with Manteca Mayor Steve DeBrum's contention that dredging the San Joaquin River between Vernalis and Mossdale would significantly enhance flood protection.

Dell'Osso knows a bit about issues on the river given that Cambay Group ended up spending \$70 million to create super levees 300 feet wide to take 900 acres on Stewart Tract where homes are now being built out of the 200-year flood plain. The firm is getting ready to do more levee work that would protect 300 more acres.

In addition River Islands has spent \$2 million on studies to prove to the state that the levees created in 2006 provide 200-years flood protection as mandated by Senate Bill 5.

"We didn't do anything else to the levees," Dell'Osso

said. "But because Senate Bill 5 didn't exist in 2006 we had to (prove that they meet the new standards.)"

Cambay Group expects to submit data needed for certification that 200-year flood protection exists to the Lathrop City Council in May.

As for dredging the river, Dell'Osso believes there is a good chance it would address all or most of the need for 200-year flood protection.

"But given how long it takes to get approval for (water) projects from the state and federal governments, there's no way you can get approval by the July 1, 2016 deadline," she said.

She added many state water managers as well as environmental groups and fishing advocates are against dredging as it would create issues with water quality that would initially pose a problem for fish.

Dell'Osso pointed to River Islands' experience with Paradise Cut. She noted bureaucrats assured it would be only an 18-month process.

To contact Dennis Wyatt, email [dwyatt@mantecabulletin.com](mailto:dwyatt@mantecabulletin.com)

TERRA LAND GROUP, LLC

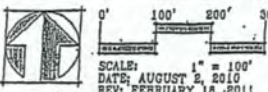
---

Ex. "4":

06/08/11 RLC Associates Revised Terra Ranch Tentative Subdivision Map  
Tract No. 3493

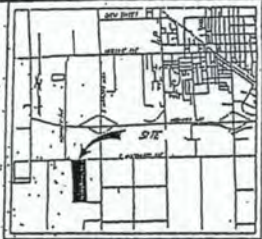
---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337



# REVISED TERRA RANCH TENTATIVE SUBDIVISION MAP TRACT NO. 3493

A PORTION OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH,  
RANGE 6 EAST, MOUNT Diablo MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP  
NOT TO SCALE



### GENERAL NOTES

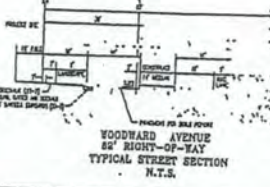
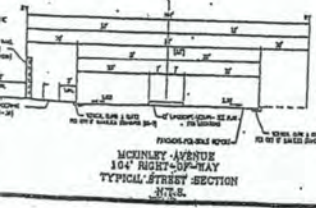
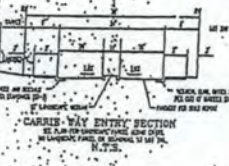
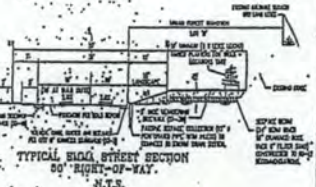
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF MANTECA STANDARD SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE BY POSITIVE SYSTEM TO A STORM DRAINAGE DEPOSITION BASIN TO BE CONSTRUCTED TO THE CITY OF MANTECA STANDARDS.
3. SEWER DISPOSAL BY CITY OF MANTECA SEWER SYSTEM PLAN IN SHALL EXISTED LOT NO.
4. SEWER SYSTEM BY CITY OF MANTECA SEWER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF MANTECA STANDARD SPECIFICATIONS.
6. EXISTING FENCIBLE WALL 14'-0" TO 18'-0"
7. PROJECT AREA: 15.5 ACRES
8. TOTAL NO. OF LOTS: 213 LOTS AND LOTS "A" - "M" SUBDIVISION A PUBLIC UTILITY LOTS.
9. GENERAL PLANNING: LOW DENSITY RESIDENTIAL (R100)
10. BEST ACCESS: R100 (REVOLVED)
11. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER EXISTING OR PROPOSED OVERHEAD LINES OR UNDERGROUND AS NOTED.
12. THE SUBDIVISION DESIGNER HAS BEEN TO FILE "VARIABLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 18261.1, AND THE PUBLIC MAPS FOR RECORD OF SAID MAPS SHALL CONFORM TO THIS TITLING MAP.
13. PUBLIC UTILITY LOCATIONS WILL BE PROVIDED ALONG ALL STREET FRONTAGES.
14. EASEMENTS FOR LIGHTING: 5'-0"
15. EASEMENTS FOR UTILITIES: 5'-0"
16. BOUNDARY INFORMATION WAS OBTAINED BY THIS REPORT DATE AND TIME.
17. ALL EXISTING STRUCTURES AND UTILITIES ARE TO BE REMOVED, EXCEPT EXISTING, EXISTING, EXISTING, AND UTILITIES ON THE SITE WILL BE REMOVED AS APPROVED AS PER CITY OF MANTECA REQUIREMENTS.

**OWNER:** TERRA RANCH PROPERTIES, LLC  
P.O. BOX 1234  
MANTECA, CA 95231  
TELE: (209) 347-7000

**ENGINEER:** RLC ASSOCIATES  
1660 W. YOSEMITE AVE., SUITE 3  
MANTENCA, CA 95237  
(209) 239-8030



**DEVELOPER:** ANDERSON HOMES  
P.O. BOX 1234  
MANTENCA, CA 95231  
TELE: (209) 347-7000



### SHEET INDEX

- 1. TENTATIVE MAP
- 2. TENTATIVE MAP - UTILITY PLAN

**RLC ASSOCIATES**  
1660 W. YOSEMITE AVE., SUITE 3  
MANTENCA, CA 95237  
(209) 239-8030  
FAX (209) 239-8216

SHEET NUMBER  
1  
OF 2



TERRA LAND GROUP, LLC

---

Ex. "5":

02/15 US Army Corps of Engineers Sacramento District San Joaquin River Basin  
Lower San Joaquin River, CA Interim Feasibility Study, Page 2-6

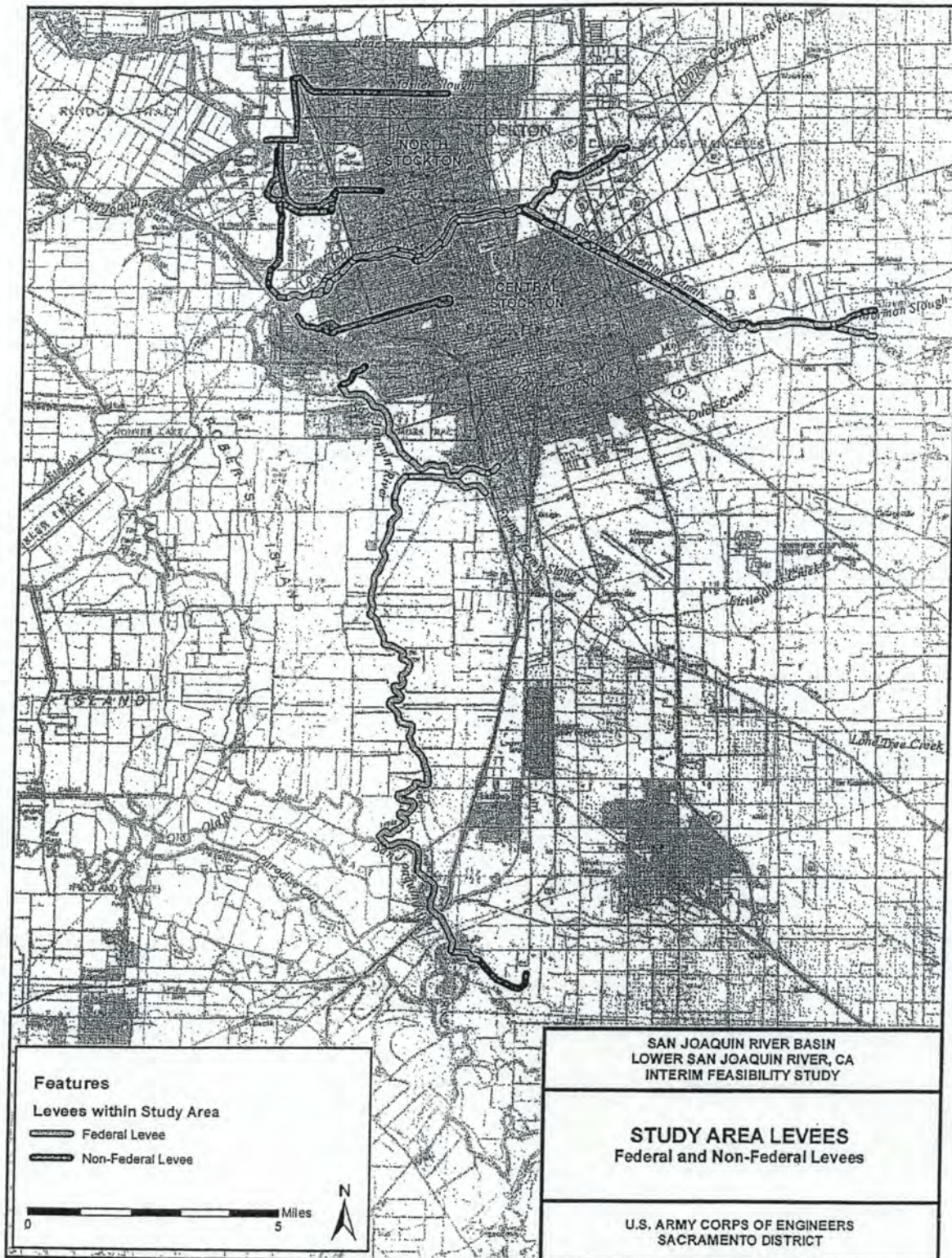


Figure 2-5: Study Area Levees.

TERRA LAND GROUP, LLC

---

Ex. "6":

07/07/15 Email from Terra Land Group, LLC to the Manteca City Council, Re:  
"Response to Post-Construction Stormwater Standards Manual (Revised  
Draft)"

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

**From:** Terra Land Group [terralandgroup@gmail.com](mailto:terralandgroup@gmail.com)  
**Subject:** Fwd: Response to Post-Construction Stormwater Standards Manual (Revised Draft)  
**Date:** July 7, 2015 at 10:19 AM  
**To:** [MayorCouncilClerk@mantecagov.com](mailto:MayorCouncilClerk@mantecagov.com)

TL

July 7, 2015

VIA EMAIL

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337  
[MayorCouncilClerk@mantecagov.com](mailto:MayorCouncilClerk@mantecagov.com)

**Re: 07/07/15 Manteca City Council Meeting Agenda Item C.1.**

Dear Council Members:

On June 23, 2015, Terra Land Group sent an email correspondence to Brent Swain of Manteca's Public Works Department in response to a Post-Construction Stormwater Standards Manual (Revised Draft) expressing concerns relating to stormwater drainage infrastructure and its potential to elevate groundwater in the area of the Terra Land Group 230-acre almond farm property located in southwest Manteca (see forwarded message below).

As a result, Terra Land Group requests that those comments be considered as part of any stormwater drainage final design adopted by the City of Manteca, so as to fully mitigate against the potential for any groundwater elevation impacts that could affect the Terra Land Group 230-acre almond farm property.

Thank you for your attention to this very important matter.

Yours Truly,

Martin Harris  
Terra Land Group, LLC

Begin forwarded message:

**From:** Terra Land Group <[terralandgroup@gmail.com](mailto:terralandgroup@gmail.com)>  
**Subject:** Response to Post-Construction Stormwater Standards Manual (Revised Draft)  
**Date:** June 23, 2015 at 1:29:10 PM PDT  
**To:** [bswain@ci.manteca.ca.us](mailto:bswain@ci.manteca.ca.us)  
**Cc:** [mhoughton@ci.manteca.ca.us](mailto:mhoughton@ci.manteca.ca.us), [fclark@ci.manteca.ca.us](mailto:fclark@ci.manteca.ca.us)

Dear Mr. Swain,

Terra Land Group has reviewed the post-construction Stormwater Standards Manual (Revised Draft) dated June 2015.

Various requirements and design criteria methods of handling stormwater are discussed including:

1. Drainage management areas (pg. 3-6)
2. Storm design volume (pgs. 5-1 to 5-4)
3. Stormwater treatment control measures (pgs. 6-1 to 6-10)

3. Stormwater treatment control measures (pgs. 6-1 to 6-12)
4. Alternative stormwater treatment control measures including:
  - a. Infiltration basin (pg. F-1)
  - b. Infiltration trench (pg. F-10)
  - c. Dry well (pg. F-18)
  - d. Stormwater planter (pg. F-26)
  - e. Tree well filter (pg. F-36)
  - f. Sand filter (pg. F-45)
  - g. Vegetated swales (pg. F-55)
  - h. Extended detention basin (pg. F-72)
  - i. Wet ponds (pg. F-86)

As you may be aware, Terra Land Group owns a 230-acre almond farm property in southwest Manteca.

In addition, the almond trees were planted with a shallow root system to accommodate the high groundwater table in that area of Manteca.

For this reason, Terra Land Group is particularly concerned that excessive volumes of stormwater infiltration into the ground could impact the water table around the root system of the almond trees. This concern extends to any area of the Terra Land Group farm property that could be impacted by currently undefined stormwater infrastructure that the city may be considering.

This is also true in relation to any overflow devices that may allow stormwater discharges to lands that may also impact almond plantings in that area of discharge and/or retention storage.

Further, Terra Land Group is concerned that groundwater impacts, in the form of elevated groundwater levels due to the potential for stormwater discharge infrastructure that blocks the groundwater's natural flow, may need to be considered.

With this in mind, Terra Land Group requests that the City of Manteca take appropriate measures to minimize impacts and allow for the continued farming operations currently existing on the Terra Land Group property.

Thank you for your consideration.

Yours truly,

Martin Harris  
Terra Land Group

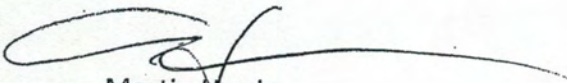
April 06, 2016

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

Dear Council Members,

Because last night's City Council meeting ran so late and I was not given the opportunity to speak until sometime around 10:30 PM or later, I did not submit this letter at the time I addressed the Council, and with that in mind, I am submitting the letter (6 copies total) today.

Yours truly,



Martin Harris  
for Terra Land Group, LLC.

## TERRALAND GROUP, LLC

April 5, 2016

VIA HAND DELIVERY

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

Re: 04/05/16 Manteca City Council meeting Agenda Item E.2., Receive report on contract with Drake Haglan and Associates for preferred alignments of the Dryland Levee Extension and Antone Raymus Expressway

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 ~~241-30-32~~<sup>330</sup> (203.33 acres)
2. APN 241-330-33 (17.14 acres)
3. APN 241-320-60 (10.13 acres)

Total Acreage 230 acres (approx.)

I am not sure how many of the City Council Members have seen the TLG farm property, but currently, approximately 32,000 almond trees are planted and cover an area exceeding 200 acres in total size.

In 2013, TLG made a decision to enter into a 25-year almond lease after a careful analysis which included several private and public meetings involving the City of Manteca. (See Exhibits "1" and "2")

Further, on November 24, 2015 and December 15, 2015, TLG attended City of Manteca Planning commission and City Council meetings for the Purpose of making public statements and presenting letters related to a General Plan Amendment and rezone affecting the TLG property (See letters presented on November 24, 2015 and December 15, 2015, attached as Exhibits "1", "2" and "3").

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

At that time, TLG stated to City of Manteca representatives that it was TLG'S intention to continue farming the TLG property throughout the term of the almond farming lease currently under contract.

With these introductory comments in mind, TLG would like to state for the record that TLG representatives have:

- A. attended a number of RD17 public meetings,
- B. attended a number of SB5 City of Manteca flood protection meetings,
- C. reviewed environmental documents concerning potential modifications, repairs and extensions to the current San Joaquin River and Dryland levee system as well as the potential for impacts created, and
- D. investigated and gathered additional information.

TLG further states that it has no direct or actual knowledge and, at this point, can only express its concerns and question as to the ultimate design, location and total impacts that the final approved levee and McKinley Expressway alignments may have on the TLG farm property.

However it appears that 2 possibilities exist.

1. Levee to be subjected to 100-year seepage repairs and/or expanded and modified at/or near its current position to meet SB5 requirements; or
2. Levee to be relocated to an unidentified southern location somewhere on the TLG property in association with meeting SB5 requirements.

I. Levee to Remain at its current position on the North and West Boundaries of the TLG Property:

With this in mind, and in reliance on representations made and information received, TLG is supportive of the City of Manteca's plans to perform and/or authorize and support RD17 100-year seepage repairs and/or SB5 compliance modifications to the existing RD17 Element IX levee sections located on the north and west boundaries of the TLG property, provided however that:

- A. The extent of the TLG property needed is consistent with the property acquisition requirements previously identified in environmental documents presented to the public in February and March of 2015 and further represented by October 2015 and December 2015 surveys conducted by RD17 to determine the total amount of levee waterside maintenance easement property required as marked and staked by RD17 and incorporated into VVH Consulting Engineers survey maps provided at TLG'S request to clearly identify the impacts that the levee seepage repairs and/or SB5 flood protection requirements may have on the TLG property. (see Exhibits RD17-1, RD 17-2 and



# TERRA LAND GROUP, LLC

---

RD17-3 which were produced by VVH Consulting Engineers at TLG'S request and are included as Exhibits "4", "5" & "6" respectively);

- B. This limit to the RD17 element IX levee maintenance easement expansion is consistent with the May 1, 2013 MacKay and Soms "Record Property Lines and Easements Exhibit, RD17 Elements VIII through XI" which details the proposed easements to be acquired by RD17 (see MacKay & Soms map attached as Exhibit "7");
- C. This limit of RD17 element IX levee expansion is consistent with RD17 provided levee easement expansion exhibits produced by KSN Inc. that also supports limiting RD17 waterside levee maintenance easement expansion as demonstrated on RD17 Exhibit page 1 and RD17 Exhibit page 2 attached (see Exhibits "8" and "9"); notwithstanding the foregoing, TLG does not accept any change in boundary affecting the accepted position of the TLG west property line as first recorded at the time that TLG/Harris family purchased an interest in the TLG property in 1968 per recorded instrument #3246-OR-171; and
- D. TLG receives full and complete compensation for any property interests required from TLG by any public or quasi-public agency and providing that fair and complete compensation shall include any associated severance, consequential damages, unforeseeable costs or expenses, losses, or damages without limitation created and other forms of compensation authorized, allowed or required by law in accordance with land compensation provisions relating to municipal and public services infrastructure affecting the TLG properties.

II. Levee to be relocated to any other position affecting the TLG Property:

TLG is supportive of the City of Manteca's consideration to construct a new levee that will meet SB5 compliance requirements under the following conditions:

- A. Reasonable accommodations will be made so that TLG can continue the almond farming operation on all remaining areas of the TLG property that are not acquired by any public or quasi public agency in support of SB5 levee compliance; and
- B. TLG receives full and complete compensation for any property interests required from TLG by any public or quasi-public agency and providing that fair and complete compensation shall include any associated severance, consequential damages, unforeseeable costs or expenses, losses, or damages without limitation created and other forms of compensation authorized, allowed or required by law in accordance with land compensation provisions relating to municipal and public services infrastructure affecting the TLG properties.

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRALAND GROUP, LLC

---

III. Antone Raymus Expressway/Public Road expansion and extension over and across portions of the TLG farm property: TLG is supportive of the City of Manteca's consideration to utilize, extend and/or expand the 50' wide Public Roadway, currently providing 80,000 pound truck-trailer access to the TLG farm property, in accordance with that certain April 18, 1923 deed recorded by instrument Book A, Volume 262 of Deeds, page 290, San Joaquin County, provided however that;

A. The public Roadways location and availability for continuing public use is consistent with the present location of the public road, for that certain portion of roadway crossing the levee as called out in supporting deeds recorded and exhibits maps attached:

1. Book A, Volume 262 of Deeds, Page 241, San Joaquin County, recorded on February 14, 1922 (see Exhibit 10)
2. Book A, Volume 262 of Deeds, Page 290, San Joaquin County, recorded on April 18, 1923 (see Exhibit 11) and
3. Book A, Volume 549 of Deeds, Page 253, San Joaquin County, recorded on June 15, 1923 (see Exhibit 12)
4. A San Joaquin County Road Exhibit (see Exhibit 7)
5. With the public roadway further described and detailed on the "May 1, 2013 MacKay and Soms Record Property Lines and Easement Exhibit" (see Exhibit 13)
6. VVH Consulting Engineers Survey exhibit map attached (see Exhibit 14)

which, upon a close analysis and evaluation of the exhibits identified and included in this subsection III above, describes a roadway in a form that appears to closely follow and align with the lines of the roadway currently in place and existing on the ground as currently being utilized in support of continuing vehicular traffic extending from Woodward Avenue, south, over and across the Element IX RD17 levee system which serves as TLG'S sole 80,000# truck-trailer access to the TLG property; and

- B. TLG shall not be prevented from continuing its current use of the public roadway or suffer any temporary or permanent interruption of its current use before, during and after roadway construction relating to the expansion and extension of the public roadway in accordance with the anticipated Antone Raymus Expressway dedication and construction; and
- C. Accommodations will be made to the design and construction of the Antone Raymus Expressway allowing for TLG'S continued property access use of the public roadway

# TERRA LAND GROUP, LLC

---

after the Antone Raymus Expressway modifications and expansion to the current public roadway are completed; and

- D. Accommodations will be made so that TLG can continue the almond farming operation on all remaining areas that are not acquired by the City of Manteca or any other public or quasi-public agency in support of construction of the Antone Raymus Expressway; and
- E. TLG receives full and complete compensation for any property interests required from TLG by any public or quasi-public agency and providing that fair and complete compensation shall include any associated severance, consequential damages, unforeseeable costs or expenses, losses, or damages without limitation created and other forms of compensation authorized, allowed or required by law in accordance with land compensation provisions relating to municipal and public services infrastructure affecting the TLG properties.

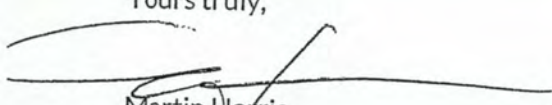
In closing, and because the TLG property ground surface level elevation is low in conjunction with a high groundwater level, TLG is uncertain as to the feasibility of pursuing any future use on its property that does not involve farming.

In addition, TLG does not believe that it is qualified to form or voice any opinion on any Antone Raymus Expressway or Dryland levee extension alignments other than to request that any future alignment accepted and approved by the City of Manteca provides adequate protections and accommodations relating to:

- A. maintaining historic flood water elevation impacts by incorporating adequate design provisions to accommodate timely flood water drainage; and
- B. maintain groundwater elevation levels as currently existing; and
- C. allowing for groundwater recharge; and
- D. allowing for waterside property owners to maintain their right and ability to continue to farm their property.

Thank you for your attention to this very important matter.

Yours truly,



Martin Harris  
for Terra Land Group, LLC.

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

MH/jas

- 1) Ex. "1": 12/15/15 Letter to the Manteca City Council from Terra Land Group/Martin Harris, Re: "City Council Meeting 12/15/15 Agenda Item B.1 General Plan Amendment No. GPA-15-42 & Rezone No. REZ-15-43", with Exhibits
- 2) Ex. "2": 12/15/15 Letter to the Manteca City Council from Terra Land Group/Bryce Perkins, Re: "City Council Meeting 12/15/15 Agenda Item B.1 General Plan Amendment No. GPA-15-42 & Rezone No. REZ-15-43", with Exhibits
- 3) Ex. "3": 11/24/15 Letter to the City of Manteca Planning Commission from Terra Land Group, Re: "Planning Commission Meeting 11/24/15 Agenda Item 6.3 General Plan Amendment No. GPA-15-42 & Rezone No. REZ-15-43"
- 4) Ex. "4": VVH Consulting Engineers March 2016 RD17-1 Exhibit
- 5) Ex. "5": VVH Consulting Engineers March 2016 RD17-2 Exhibit
- 6) Ex. "6": VVH Consulting Engineers March 2016 RD17-3 Exhibit
- 7) Ex. "7": MacKay & Somsps May 1, 2013 Record of Property Lines & Easements Exhibit - RD17 Elements VIII through XI
- 8) Ex. "8": KSN Inc. August 10, 2015 Reclamation District No. 17 San Joaquin County Levee Toe Plus 20 Feet Draft Site Exhibit A, Page 1
- 9) Ex. "9": KSN Inc. August 10, 2015 Reclamation District No. 17 San Joaquin County Existing Levee Easement Draft Site Exhibit A, Page 2
- 10) Ex. "10": Public Road Deed Recorded February 14, 1922
- 11) Ex. "11": Public Road Deed Recorded April 18, 1923
- 12) Ex. "12": Lenfest to Leis Deed Recorded June 15, 1923
- 13) Ex. "13": San Joaquin County Road Map #57, Revised April 27, 1999, showing April 18, 1923 recorded Deed as measured 80 Rods (1,320 feet) East of Section Line Common to Sections 11 and 12, and Sections 13 and 14
- 14) Ex. "14": VVH Consulting Engineers March 2016 VVH-1B Exhibit/TLG 230-acre Property Map

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

TERRA LAND GROUP, LLC

---

Ex. "1":

12/15/15 Letter to the Manteca City Council from Terra Land Group/Martin Harris, Re: "City Council Meeting 12/15/15 Agenda Item B.1 General Plan Amendment No. GPA-15-42 & Rezone No. REZ-15-43", with Exhibits

# TERRA LAND GROUP, LLC

---

December 15, 2015

VIA HAND DELIVERY

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

**Re: City Council Meeting 12/15/15 Agenda Item B.1 General Plan Amendment  
No. GPA-15-42 & Rezone No. REZ-15-43**

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:

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: 230.6 acres)

I am not sure how many of the City Council Members have seen the TLG farm property, but currently, approximately 32,000 almond trees are planted and cover an area exceeding 200 acres in total size. It truly represents agriculture at its finest.

In 2013, TLG made a decision to enter into a 25-year almond lease after a careful analysis which included several private and public meetings involving the City of Manteca. (See Exhibits)

On November 24, 2015, the City of Manteca Planning Commission approved a City of Manteca Planning Department recommendation to temporarily rezone portions of the TLG farm property (APN 241-330-32) to Very Low Density Residential ("VLDR") and Open Space ("OS").

In support of the City of Manteca's currently unidentified needs for various types of municipal and/or public services infrastructure supporting development in and around the City of Manteca, TLG accepts the City of Manteca's Planning Department staff's reclassification to the TLG zoning; however, TLG believes that the VLDR zoning use and the associated opportunity for housing development which may occur on the TLG property is many years away and may prove unfeasible over time.

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

TLG further believes that it is important to add that no one has approached TLG to demonstrate any serious interest in buying any of the three parcels making up the 230-acre farm property.

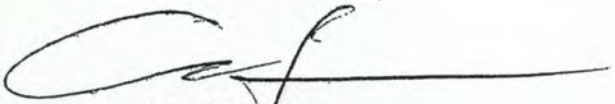
In addition, TLG would like the City of Manteca to know that TLG is committed to farming and intends to continue the existing almond operation on the TLG property to protect the best interests of the TLG almond tenant currently farming the TLG property as well as to protect any associated legal obligations that TLG believes it may have as to that same tenant.

It is for this reason that I write this letter.

Further, TLG believes that currently unidentified municipal and/or public services infrastructure may be planned for portions of the TLG 230-acre farm property. TLG also believes that any future municipal and/or public services infrastructure that may be constructed on the TLG property may have the potential to ultimately affect and adversely impact the almond farming operations currently in place. With this in mind, TLG expects that the City of Manteca will make reasonable accommodations to allow for the continuing almond farming operation on all remaining areas of the TLG farm property that are not acquired by any public or quasi public agency to support the developing and/or currently developed needs of our community.

Thank you.

In Trust,



Martin Harris  
Terra Land Group, LLC

MH/jas

Enclosures:

- 1) Ex. "1": August 13, 2013 letter to Erika Durrer and Rochelle Henson, City of Manteca from TLG  
Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 2) Ex. "2": August 22, 2013 letter to Rochelle Henson and Erika Durrer, City of Manteca from TLG  
Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 3) Ex. "3": August 27, 2013 letter to City of Manteca Planning Commission from TLG Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 4) Ex. "4": September 17, 2013 letter to Manteca City Council from TLG Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

- 5) Ex. "5": September 20, 2013 Manteca Bulletin news article "Condos coming along extension of Center Street"

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337



Terra Land Group  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 13, 2013

Erika Durrer and Rochelle Henson  
City of Manteca Planning Department  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60

Dear Erika and Rochelle,

As you are aware, Martin Harris is an authorized representative for Terra Land Group LLC and writes this letter for the purpose of memorializing the discussion held with planning staff on June 24, 2013. Further, this letter is written in third person for clarity.

On June 11, 2013, Martin Harris attended a public workshop at the City of Manteca Council Chambers that was held in conjunction with a regularly scheduled planning commission meeting.

At that meeting, Martin Harris addressed the commission members and stated concerns relating to unidentified City of Manteca General Plan Zoning changes that might effect Terra Land Group owned properties identified in a public notice sent to Terra Land Group on June 05, 2013.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels totals approximately 230 acres.

Specifically, Martin Harris brought to the commissions attention several important issues concerning zoning changes to the properties under consideration as detailed below:

1. The property under consideration totals approximately 230 acres and is situated in the City of Manteca.
2. The entire property is situated south of the RD 17 levy and is currently located in the one-hundred year flood plain. Anticipated development appears to be a significant amount of time away.
3. Several years ago, the property was included as part of a larger annexation into the City of Manteca with the understanding that Terra Land Group would ultimately be allowed to make improvements to the property and develop in accordance with the low Density Residential Zoning that currently exists on portions of the property.

4. The property is currently being utilized for agricultural purposes with close to 220 acres of tomatoes under production.
5. At the time that the 230 acres was annexed into the City of Manteca, the Harris' were assured that they could continue to farm the property until such time that the Harris' choose to develop those certain portions of the property in accordance with the Low Density Residential zoning currently in place.
6. Harris' intend to make capital improvements to the properties by purchasing two new air quality emissions compliant diesel engines to power the deep water agricultural irrigation wells on the properties as mandated by the San Joaquin Valley Air Control District.
7. Harris' final comments voiced concerns that the general plan reclassification process might be part of a calculated land grab for the purposes of establishing a park system that eventually would allow the City of Manteca to claim the land to create replacement spray fields which would replace current city owned spray fields under consideration for commercial development.

Upon completion of Martin Harris' remarks, Manteca Planning Staff present, offered to schedule a private meeting to address Harris' concerns.

This led to a June 24, 2013, meeting between Erika Durrer and Rochelle Henson representing the City of Manteca Planning Department with Martin and Josh Harris representing the Harris' interest in the property.

During that meeting, both Manteca Staff Members explained details of the Manteca general plan update process.

Specifically, the two staff members described a process that would involve two steps.

The first step would be to temporarily reclassify the property into a single temporary designation and the second step would result in a final targeted reclassification that would protect and maintain the future zoning use on the portions of the property which are currently zoned "Low Density Residential", while allowing for the non-designated portions of the property to be reclassified as open space.

Martin Harris specifically asked if this was a "bait and switch arrangement". Both Erika Durrer and Rochelle Henson assured the Harris' that the final outcome would maintain the "Low Density Residential" zoning classification consistent with zoning currently existing on the property.

In addition, planning staff assured the Harris' that the City of Manteca had no current plans to develop a park system on any portions of the property, and further added that there were no city funds available to do it.

At this point, the conversation switched to the Harris' ability to continue their agricultural farming operations on the property.

Both Erika Durrer and Rochelle Henson assured the Harris' that the reclassification change would have no impact on the Harris' desire to continue the farming operations currently on the property.

Martin Harris inquired as to whether Terra Land Group could potentially replace a failed Agricultural well or upgrade either the two (2) government regulated diesel pump engines supplying irrigation water to the property?

Rochelle Henson responded that the City would support the Harris' need to invest in capital projects necessary to maintain a reliable irrigation water supply to the property for the purpose of sustaining current agricultural use pending future development.

Rochelle Henson went on to state that Terra Land Group would be expected to contact the City of Manteca Planning Department prior to beginning any capital improvements necessary to support the continuing farming operations on the property.

The meeting ended with Martin Harris stating to Erika Durrer and Rochelle Henson that he felt reassured, and that he appreciated the City's efforts in addressing the Harris' concerns relating to the Harris' current and future use of their property.

In closing, the Harris' are committed to placing their trust that the City of Manteca will take any and all appropriate actions, concerning the anticipated modification to the general plan, in order to protect the Harris' best interest in accordance with the assurances made by City Planning Staff during the meeting held on 06-24-13.

In trust,



Martin Harris

Terra Land Group LLC  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 22, 2013  
Mail & hand delivery

Rochelle Henson & Erika Durrer  
City of Manteca Planning Dept.  
1001 W. Center St.  
Manteca, CA 95337

Re: City of Manteca notice requirements for continuing Agricultural operations at APN #241-330-32, #241-330-33 and #241-320-60

Dear Rochelle & Erika,

As you are aware, I am the authorized representative for Terra Land Group LLC.

At this time, I am writing this letter to comply with the notice requirements described by Rochelle Henson at the June 24, 2013 meeting I attended with both of you at the City of Manteca Planning Department.

As instructed by Rochelle, I am submitting a list of capital projects that Terra Land Group intends to pursue on the property in preparation for the 2014 growing season.

**Project Scope:**

1. Prepare ground for the purpose of planting approximately **220 acres of Almond trees.**
2. Install a **pressurized irrigation water delivery system** to accommodate the new orchard.
3. Replace **two each existing stationary diesel powered pump engines** that provide for deep water pumping of irrigation water to the property.

**Note:** The replacement of the existing diesel powered pump engines is required by the San Joaquin Air Quality Control District to meet current California Air Quality Standards.

4. Seek approval with the SSJID and LAFCo for the purpose of acquiring the right to construct **delivery and storage facilities to receive surface water from SSJID.**

The cost of the project is estimated to reach a total of 2.8 million dollars.

As always, time is of the essence, as this years harvest is quickly approaching. With that in mind, I am actively involved in the negotiations necessary to proceed with the project.

Please contact me as soon as possible if there are any requirements that Terra Land Group or the Harris' must meet to comply with City requirements.

Yours truly,  
Terra Land Group LLC.



Martin Harris

**Terra Land Group LLC**  
**5151 E. Almondwood Dr.**  
**Manteca, CA 95337**  
**Phone: (209) 239-1361 • Fax: (209) 239-7086**

August 27, 2013

City of Manteca Planning Commission  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60.

Dear Commission members,

Martin Harris is the authorized representative for Terra Land Group LLC and writes this letter in third person for clarity.

Terra Land Group owns three (3) conjoined undeveloped agricultural properties located within the City of Manteca and situated in the area south of Woodward Avenue and west of Airport Way.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels approximates 230 acres.

With that in mind, you may recall that on June 11, 2013, Martin Harris attended a regularly scheduled City of Manteca Planning Commission meeting.

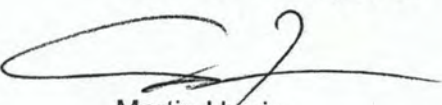
At that time, Harris addressed the commission and stated concerns relating to unidentified City of Manteca general plan zoning changes that might effect Terra Land Group owned properties identified in a public notice dated June 05, 2013.

Those concerns led to a subsequent June 24, 2013 meeting with City of Manteca planning staff, which was scheduled to address those certain issues presented by Harris to the Manteca Planning Commission at the previously scheduled June 11, 2013 meeting.

At this time, Harris, presents copies of a August 13, 2013 letter mailed to Manteca Planning Staff, detailing Harris' compilation of his personal meeting notes pertaining to the issues addressed and the statements made during the June 24, 2013 meeting.

In closing, Martin Harris would like to state that provided that the Manteca Planning Staff concur with the June 24, 2013 meeting notes as detailed in Harris' June 24, 2013 letter, Terra Land Group is prepared to pledge their support and place their trust in our City Planners and the zoning changes they seek.

In trust,  
Terra Land Group LLC.

  
Martin Harris

Terra Land Group LLC  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

September 17, 2013

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60.

Dear Council members,

Martin Harris is the authorized representative for Terra Land Group LLC and writes this letter in third person for clarity.

Terra Land Group owns three (3) conjoined undeveloped agricultural properties located within the City of Manteca and situated in the area south of Woodward Avenue and west of Airport Way.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels approximates 230 acres.

With that in mind, you may be aware that on June 11, 2013, Martin Harris attended a regularly scheduled City of Manteca Planning Commission meeting.

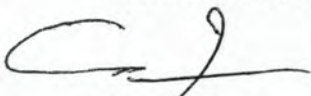
At that time, Harris addressed the commission and stated concerns relating to unidentified City of Manteca general plan zoning changes that might effect Terra Land Group owned properties identified in a public notice dated June 05, 2013.

Those concerns led to a subsequent June 24, 2013 meeting with City of Manteca planning staff, which was scheduled to address those certain issues presented by Harris to the Manteca Planning Commission at the previously scheduled June 11, 2013 meeting.

At this time, Harris, presents copies of a August 13, 2013 letter mailed to Manteca Planning Staff, detailing Harris' compilation of his personal meeting notes pertaining to the issues addressed and the statements made during the June 24, 2013 meeting.

In closing, Martin Harris would like to state that provided that the Manteca Planning Staff concur with the June 24, 2013 meeting notes as detailed in Harris' June 24, 2013 letter, Terra Land Group is prepared to pledge their support and place their trust in our City Planners and the zoning changes they seek.

In trust,  
Terra Land Group LLC.



Martin Harris

Terra Land Group  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 13, 2013

Erika Durrer and Rochelle Henson  
City of Manteca Planning Department  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60

Dear Erika and Rochelle,

As you are aware, Martin Harris is an authorized representative for Terra Land Group LLC and writes this letter for the purpose of memorializing the discussion held with planning staff on June 24, 2013. Further, this letter is written in third person for clarity.

On June 11, 2013, Martin Harris attended a public workshop at the City of Manteca Council Chambers that was held in conjunction with a regularly scheduled planning commission meeting.

At that meeting, Martin Harris addressed the commission members and stated concerns relating to unidentified City of Manteca General Plan Zoning changes that might effect Terra Land Group owned properties identified in a public notice sent to Terra Land Group on June 05, 2013.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels totals approximately 230 acres.

Specifically, Martin Harris brought to the commissions attention several important issues concerning zoning changes to the properties under consideration as detailed below:

1. The property under consideration totals approximately 230 acres and is situated in the City of Manteca.
2. The entire property is situated south of the RD 17 levy and is currently located in the one-hundred year flood plain. Anticipated development appears to be a significant amount of time away.
3. Several years ago, the property was included as part of a larger annexation into the City of Manteca with the understanding that Terra Land Group would ultimately be allowed to make improvements to the property and develop in accordance with the low Density Residential Zoning that currently exists on portions of the property.

4. The property is currently being utilized for agricultural purposes with close to 220 acres of tomatoes under production.
5. At the time that the 230 acres was annexed into the City of Manteca, the Harris' were assured that they could continue to farm the property until such time that the Harris' choose to develop those certain portions of the property in accordance with the Low Density Residential zoning currently in place.
6. Harris' intend to make capital improvements to the properties by purchasing two new air quality emissions compliant diesel engines to power the deep water agricultural irrigation wells on the properties as mandated by the San Joaquin Valley Air Control District.
7. Harris' final comments voiced concerns that the general plan reclassification process might be part of a calculated land grab for the purposes of establishing a park system that eventually would allow the City of Manteca to claim the land to create replacement spray fields which would replace current city owned spray fields under consideration for commercial development.

Upon completion of Martin Harris' remarks, Manteca Planning Staff present, offered to schedule a private meeting to address Harris' concerns.

This led to a June 24, 2013, meeting between Erika Durrer and Rochelle Henson representing the City of Manteca Planning Department with Martin and Josh Harris representing the Harris' interest in the property.

During that meeting, both Manteca Staff Members explained details of the Manteca general plan update process.

Specifically, the two staff members described a process that would involve two steps.

The first step would be to temporarily reclassify the property into a single temporary designation and the second step would result in a final targeted reclassification that would protect and maintain the future zoning use on the portions of the property which are currently zoned "Low Density Residential", while allowing for the non-designated portions of the property to be reclassified as open space.

Martin Harris specifically asked if this was a "bait and switch arrangement". Both Erika Durrer and Rochelle Henson assured the Harris' that the final outcome would maintain the "Low Density Residential" zoning classification consistent with zoning currently existing on the property.

In addition, planning staff assured the Harris' that the City of Manteca had no current plans to develop a park system on any portions of the property, and further added that there were no city funds available to do it.

At this point, the conversation switched to the Harris' ability to continue their agricultural farming operations on the property.



Both Erika Durrer and Rochelle Henson assured the Harris' that the reclassification change would have no impact on the Harris' desire to continue the farming operations currently on the property.

Martin Harris inquired as to whether Terra Land Group could potentially replace a failed Agricultural well or upgrade either the two (2) government regulated diesel pump engines supplying irrigation water to the property?

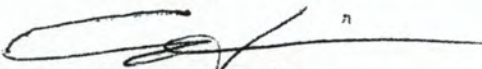
Rochelle Henson responded that the City would support the Harris' need to invest in capital projects necessary to maintain a reliable irrigation water supply to the property for the purpose of sustaining current agricultural use pending future development.

Rochelle Henson went on to state that Terra Land Group would be expected to contact the City of Manteca Planning Department prior to beginning any capital improvements necessary to support the continuing farming operations on the property.

The meeting ended with Martin Harris stating to Erika Durrer and Rochelle Henson that he felt reassured, and that he appreciated the City's efforts in addressing the Harris' concerns relating to the Harris' current and future use of their property.

In closing, the Harris' are committed to placing their trust that the City of Manteca will take any and all appropriate actions, concerning the anticipated modification to the general plan, in order to protect the Harris' best interest in accordance with the assurances made by City Planning Staff during the meeting held on 06-24-13.

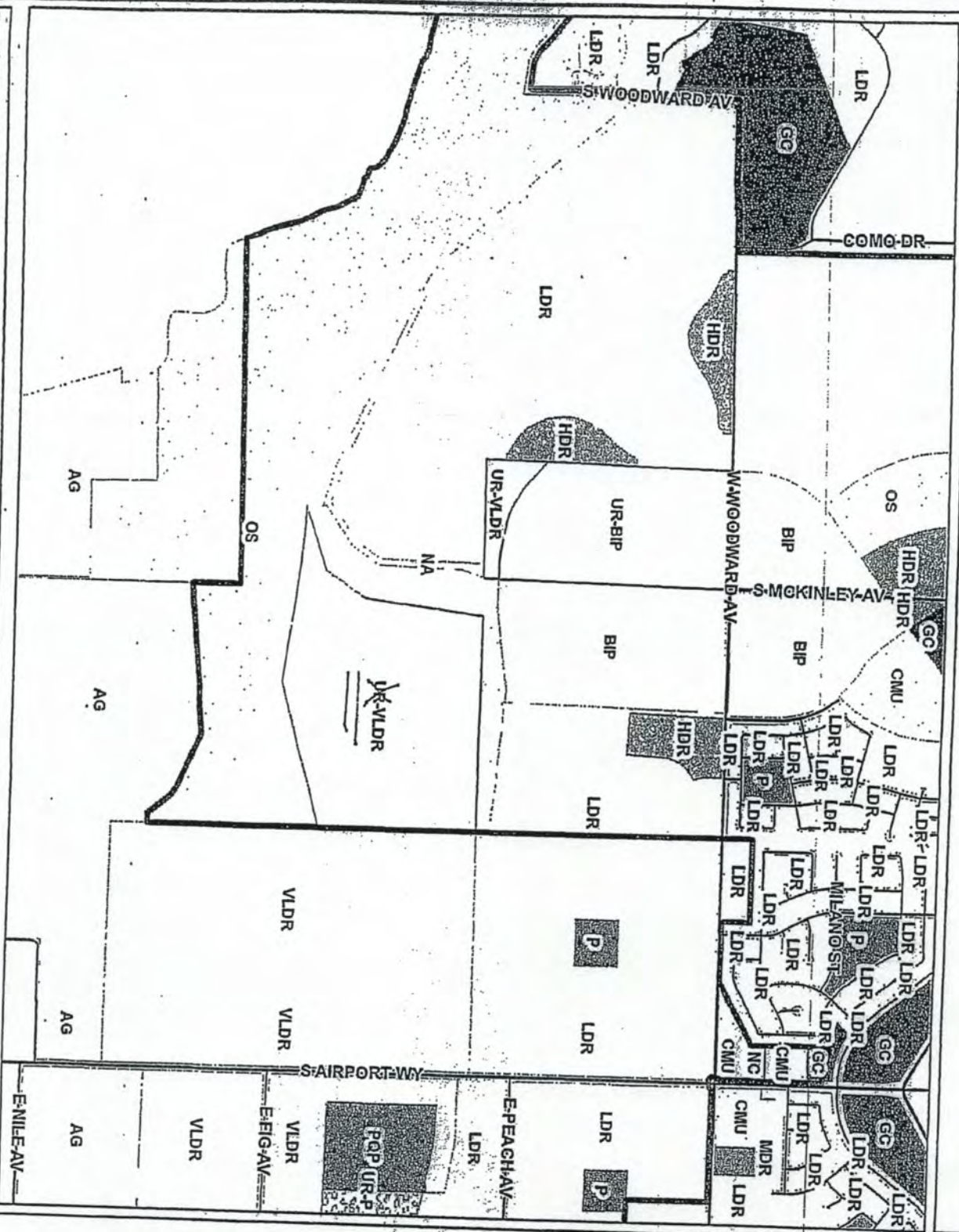
In trust,



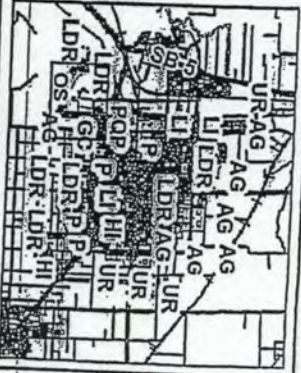
Martin Harris



# CITY OF MANTECA



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



### LEGEND

#### STREET NAMES

--- call other values >

- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 32

#### CITY LIMITS

- ESCALON
- LATROP
- LODI
- MANTECA
- RIPON
- STOCKTON
- TRACY

#### GENERAL PLAN

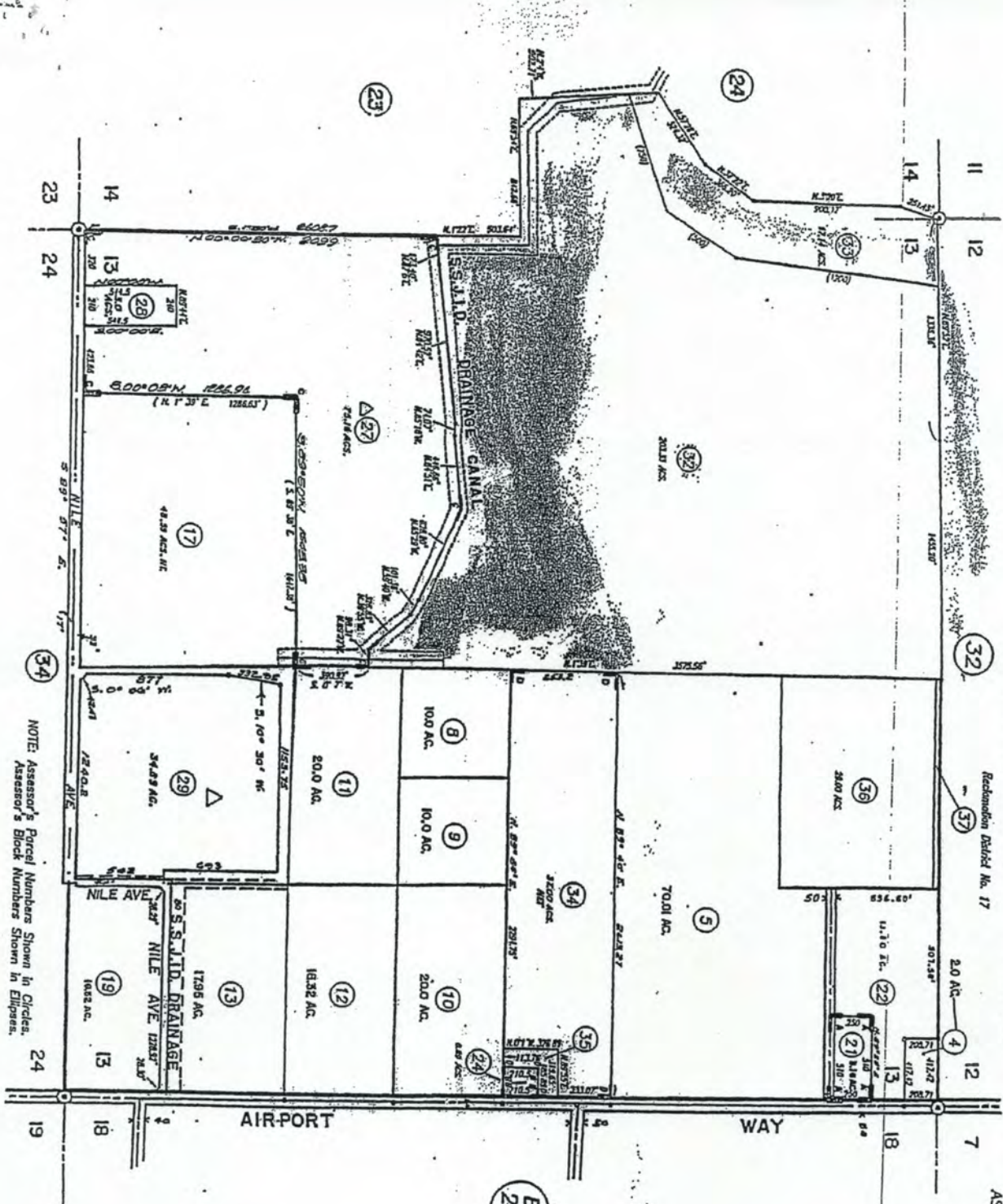
- AG (Agriculture)
- NC (Neighborhood-Commercial)
- CMU (Commercial Mixed Use)
- GC (General Commercial)
- VLD (Very Low Density Res. 0.51)
- LDR (Low Density Res. 2.1 to 8 du/
- MDR (Medium Density Res. 8.1 to
- HDR (High Density Res. 16.1 to 25
- BIP (Business Industrial Park)
- BP (Business Professional)
- LI (Light Industrial)
- HI (Heavy Industrial)
- OS (Open Space)
- P (Park)
- POP (Public/Quasi-Public)
- UR (Urban Reserve)
- UR-AG (Urban Reserve-Agriculture)

f of DISTRICT DOWNWARD  
 and need to annex

SEC. 13, POR. SEC. 14, T.2S. R.6.E., M.D.B.&M.

THIS MAP IS FOR  
 ASSESSMENT USE ONLY

241-33



Bk. 226

△ - WILLIAMSON ACT PARCELS

A - R. S. Bk. 25 Pg. 106  
 B - P. M. Bk. 06 Pg. 155  
 C - P. M. Bk. 09 Pg. 148  
 D - P. M. Bk. 09 Pg. 025

YEAR	HIGHEST A.P.N. USED		
	PAR. I	PAR. II	PAR. III
80-81	24		
81-82	25		
82-83	26		
83-84	27		
84-85	28		
85-86	29		
86-87	30		
87-88	31		
88-89	32		
89-90	33		
90-91	34		

NOTE: Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk.241 Pg.33  
 County of San Joaquin, Calif.

## Condos coming along extension of Center Street

The view from Manteca Golf Course's back nine may soon include condos.

The Community Development Department has received an application

from a developer wanting to build a 184-unit condo complex. It would

straddle the western extension of Center Street from Trevino Avenue to St. Dominic's Drive.

The street will cut the project into two phases. Each cluster of condos north and south of the future extension of Center Street will have its own clubhouse/community center, swimming pool, tot lot, laundry and fitness facilities.

The project dubbed **Jma Place** will have 30 percent of the condos as one bedroom, 61 percent as two bedrooms, and percent as three bedrooms.

**The dirt on the dirt**  
The dirt movement on a city-owned parcel across from Big League teams and the Sta-

SEE CONDOS, PAGE A8

## CONDOS

FROM PAGE A1

dium Retail Center isn't for a new retail complex or hotel although that is the city's goal.

Instead it is dirt being moved in connection with a private sector project offsite that needed a place to take dirt to and from.

Public Works Director Mark Houghton said dust has been an issue at times prompting the city to require the dirt movers to use a water truck. Once, when the contractor involved wasn't available, the city sent its own water truck to the site.

### Almond trees instead of homes

Here's a switch. Land long designated for housing is being planted in almonds.

Martin Harris representing the owners of Terra Land Group spoke before the Manteca City Council Tuesday to make sure the correct land use designation was being associated with

the property. The city is in the process of synching the municipal general plan essentially a blueprint for city growth — with zoning.

The long-range plan is still to build houses. But given the multiple years it takes to bring an almond orchard to maturity for harvesting and then to recoup the investment, it is clear that the land is off the residential radar for at least 10 years.

The land is in the vicinity of McKinley Avenue and Woodward Avenue in southwest Manteca.

The landowners' decision reflects the fact there are well over 8,000 proposed housing units in various stages of approval within the city.

Several council members expressed their appreciation of how smooth the general plan-zoning synching process has been. Four speakers got up Tuesday to simply go on the record, affirm they agreed with resolutions worked out with staff, and to add how

impressed they were with staff's attention and professionalism.

Council noted it is a far cry from a decade or so ago when a similar process turned into a verbal slugfest over a number of meetings in part to the communication — or lack of it — involving city planners.

The department is now being overseen by Fred-eric Clark whose roots are as an engineer originally assigned to the Public Works Department.

Parks & Rec director stepping down  
Manteca Parks and Recreation Director Mark Hall will be retiring in December.

Manteca Mayor Willie Weatherford lauded Hall "for the tremendous job" he has done leading the department especially in light of budget cutbacks.

To contact Dennis Wyatt, e-mail [dwyatt@mantcabulletin.com](mailto:dwyatt@mantcabulletin.com)

TERRA LAND GROUP, LLC

---

Ex. "2":

12/15/15 Letter to the Manteca City Council from Terra Land Group/Bryce Perkins, Re: "City Council Meeting 12/15/15 Agenda Item B.1 General Plan Amendment No. GPA-15-42 & Rezone No. REZ-15-43", with Exhibits

# TERRA LAND GROUP, LLC

---

December 15, 2015

VIA HAND DELIVERY

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

Re: City Council Meeting 12/15/15 Agenda Item B.1 General Plan Amendment  
No. GPA-15-42 & Rezone No. REZ-15-43

Dear Council Members:

My name is Bryce Perkins 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:

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: 230.6 acres)

Background to steps taken to provide notice to the City of Manteca prior to and relating to the current almond plantings on 230-acre farm property:

1. November 2009: TLG attended the first of three public workshops detailing the City of Manteca's plans relating to the potential construction of two types of municipal and/or public services infrastructure supporting development in the area of Manteca located on or south of Woodward Avenue. The time line for the construction of the municipal and/or public services infrastructure was estimated by City of Manteca staff member Frederic Clark to be a significant number of years away.
2. June 11, 2013: TLG representative Martin Harris attended a workshop which was held during a regularly scheduled Manteca Planning Commission meeting to state TLG's concerns relating to unidentified City of Manteca zoning changes that might affect the TLG property.
3. June 24, 2013: Martin and Joshua Harris met with City of Manteca Planning Staff. (See attached)

---

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

# TERRA LAND GROUP, LLC

---

4. August 22, 2013: TLG response to City of Manteca notice requirements for continuing agricultural operations and capital improvements planned on the property. (See attached)
5. August 27, 2013: TLG submitted a letter to the City of Manteca Planning Commission as part of public comments made by TLG on a City of Manteca Planning Commission General Plan zoning change agenda item scheduled for the meeting and specifically related to the TLG farm property. (See attached)
6. September 17, 2013: TLG submitted a letter to the Manteca City Council as part of public comments made by TLG on a City of Manteca General Plan zoning change agenda item scheduled for the meeting and specifically related to the TLG farm property. (See attached)
7. September 20, 2013: Manteca Bulletin news article reporting TLG's plans to plant almonds on its 230-acre farm property. (See attached)
8. October, 2013: TLG entered into a 25-year farm lease on the TLG property.
9. January 2014: Approximately 32,000 almond trees were planted on the TLG 230-acre farm property.

On October 1, 2015, TLG received a letter from the City of Manteca ("City") indicating its plans to seek approval for a City-initiated General Plan Land Use Amendment and Rezone to certain parcels that include TLG APN 241-330-32.

As a result, various TLG representatives, including myself, met with City planning department staff members Mark Meissner and Erika Durrer on three occasions (October 6, 2015, October 21, 2015 and November 12, 2015) to discuss TLG's zoning and land use preference relating to the TLG Property.

At the time of the meetings, the City offered TLG three options relating to rezoning choices on its property:

1. UR/VLDR and OS (current status)
2. VLDR and OS
3. AG and OS

As the acting spokesperson for TLG, at the time of the three (each) meetings, I expressed concerns relating to currently unidentified municipal and public services infrastructure that may be planned for installation onto the TLG Property. I further stated TLG's concerns related to how the installation of various types of infrastructure could affect current and future land uses on the TLG Property.

## TERRA LAND GROUP, LLC

---

In addition, I expressed TLG's belief that various types of regional municipal and/or public services facilities infrastructure could be planned for the TLG Property to serve the needs of offsite development projects that may occur in other areas throughout Manteca.

Further, I inquired as to whether any funding plan would be created to compensate TLG for any land taken to serve the municipal and/or public services facilities infrastructure necessary to support other developing properties throughout the City and with the potential to extend municipal and/or public services to future developing projects that may include and/or benefit the City of Lathrop, the Austin Road Business Park, the City of Ripon, the Ripon School District and more. This led to further discussions through which city staff assured TLG that it would receive fair and adequate compensation<sup>1</sup> for any portion of the TLG Property supporting any regional municipal and/or public services land-based or land-secured facilities infrastructure constructed on the TLG Property that is determined to be necessary to support offsite properties in any of the current or future developing areas throughout the City and possibly beyond.

Further, City staff indicated that TLG would not be subject to any regional municipal or public services land-based or land-secured finance district participation unless and until TLG applies for and receives land use entitlements from the City for alternative uses.

Most important, City staff assured TLG representatives present at the meeting that TLG's current farming use is grandfathered in and will be allowed to continue until such time that TLG decides to change to another use.

With that in mind, City staff went on to state that the re-zoning classification would be temporary and TLG would be provided with the opportunity to re-designate the zoning use of its property as part of the General Plan process estimated to occur in the next year.

I responded that due to the uncertainty relating to the status of currently unidentified infrastructure affecting the TLG property that may be determined to be necessary to support development throughout Manteca and potentially extending beyond, TLG requested that City staff assume the responsibility to designate the TLG Property APN 241-330-32 in compliance with the agenda requirements of the November 24, 2015 Planning Commission meeting in a manner that serves the best interests of everyone affected.

In this way, the City can move forward in developing a General Plan that will allow TLG to benefit from information that only the City fully understands as to the zoning and land use designation that is most compatible with any future plans for municipal and/or public services infrastructure associated with

---

<sup>1</sup> Question: Will fair and adequate compensation provide for any associated severance, consequential damages, unforeseeable costs or expenses, losses or damages without limitation created and other forms of compensation authorized, allowed, or required by law in accordance with land compensation provisions relating to municipal and public services infrastructure?



# TERRA LAND GROUP, LLC

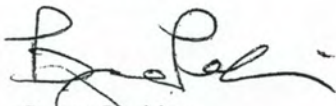
---

the City's projected land acquisition needs related to growth and development in any and all areas under consideration.

Finally, and due to the uncertainty of future land uses on the TLG 230-acre farm property, TLG respectfully requests that accommodations be made by the City of Manteca and any other public or quasi public agencies involved that will allow TLG and TLG's farm tenant to continue the current almond farming operation on any and all remaining portions of the TLG property that are **NOT** designated and acquired by any public or quasi public agency for future municipal and/or public services facilities infrastructure use.

Thank you for your attention to this very important matter.

Yours Truly,



Bryce Perkins  
Terra Land Group, LLC

BP/jas

Enclosures:

- 1) Ex. "1": August 13, 2013 letter to Erika Durrer and Rochelle Henson, City of Manteca from TLG  
Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 2) Ex. "2": August 22, 2013 letter to Rochelle Henson and Erika Durrer, City of Manteca from TLG  
Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 3) Ex. "3": August 27, 2013 letter to City of Manteca Planning Commission from TLG Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 4) Ex. "4": September 17, 2013 letter to Manteca City Council from TLG Re: *General plan update for APN 241-330-32, 241-330-33 and 241-320-60*
- 5) Ex. "5": September 20, 2013 Manteca Bulletin news article "*Condos coming along extension of Center Street*"

Terra Land Group  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 13, 2013

Erika Durrer and Rochelle Henson  
City of Manteca Planning Department  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60

Dear Erika and Rochelle,

As you are aware, Martin Harris is an authorized representative for Terra Land Group LLC and writes this letter for the purpose of memorializing the discussion held with planning staff on June 24, 2013. Further, this letter is written in third person for clarity.

On June 11, 2013, Martin Harris attended a public workshop at the City of Manteca Council Chambers that was held in conjunction with a regularly scheduled planning commission meeting.

At that meeting, Martin Harris addressed the commission members and stated concerns relating to unidentified City of Manteca General Plan Zoning changes that might effect Terra Land Group owned properties identified in a public notice sent to Terra Land Group on June 05, 2013.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels totals approximately 230 acres.

Specifically, Martin Harris brought to the commissions attention several important issues concerning zoning changes to the properties under consideration as detailed below:

1. The property under consideration totals approximately 230 acres and is situated in the City of Manteca.
2. The entire property is situated south of the RD 17 levy and is currently located in the one-hundred year flood plain. Anticipated development appears to be a significant amount of time away.
3. Several years ago, the property was included as part of a larger annexation into the City of Manteca with the understanding that Terra Land Group would ultimately be allowed to make improvements to the property and develop in accordance with the low Density Residential Zoning that currently exists on portions of the property.

4. The property is currently being utilized for agricultural purposes with close to 220 acres of tomatoes under production.
5. At the time that the 230 acres was annexed into the City of Manteca, the Harris' were assured that they could continue to farm the property until such time that the Harris' choose to develop those certain portions of the property in accordance with the Low Density Residential zoning currently in place.
6. Harris' intend to make capital improvements to the properties by purchasing two new air quality emissions compliant diesel engines to power the deep water agricultural irrigation wells on the properties as mandated by the San Joaquin Valley Air Control District.
7. Harris' final comments voiced concerns that the general plan reclassification process might be part of a calculated land grab for the purposes of establishing a park system that eventually would allow the City of Manteca to claim the land to create replacement spray fields which would replace current city owned spray fields under consideration for commercial development.

Upon completion of Martin Harris' remarks, Manteca Planning Staff present, offered to schedule a private meeting to address Harris' concerns.

This led to a June 24, 2013, meeting between Erika Durrer and Rochelle Henson representing the City of Manteca Planning Department with Martin and Josh Harris representing the Harris' interest in the property.

During that meeting, both Manteca Staff Members explained details of the Manteca general plan update process.

Specifically, the two staff members described a process that would involve two steps.

The first step would be to temporarily reclassify the property into a single temporary designation and the second step would result in a final targeted reclassification that would protect and maintain the future zoning use on the portions of the property which are currently zoned "Low Density Residential", while allowing for the non-designated portions of the property to be reclassified as open space.

Martin Harris specifically asked if this was a "bait and switch arrangement". Both Erika Durrer and Rochelle Henson assured the Harris' that the final outcome would maintain the "Low Density Residential" zoning classification consistent with zoning currently existing on the property.

In addition, planning staff assured the Harris' that the City of Manteca had no current plans to develop a park system on any portions of the property, and further added that there were no city funds available to do it.

At this point, the conversation switched to the Harris' ability to continue their agricultural farming operations on the property.

Both Erika Durrer and Rochelle Henson assured the Harris' that the reclassification change would have no impact on the Harris' desire to continue the farming operations currently on the property.

Martin Harris inquired as to whether Terra Land Group could potentially replace a failed Agricultural well or upgrade either the two (2) government regulated diesel pump engines supplying irrigation water to the property?

Rochelle Henson responded that the City would support the Harris' need to invest in capital projects necessary to maintain a reliable irrigation water supply to the property for the purpose of sustaining current agricultural use pending future development.

Rochelle Henson went on to state that Terra Land Group would be expected to contact the City of Manteca Planning Department prior to beginning any capital improvements necessary to support the continuing farming operations on the property.

The meeting ended with Martin Harris stating to Erika Durrer and Rochelle Henson that he felt reassured, and that he appreciated the City's efforts in addressing the Harris' concerns relating to the Harris' current and future use of their property.

In closing, the Harris' are committed to placing their trust that the City of Manteca will take any and all appropriate actions, concerning the anticipated modification to the general plan, in order to protect the Harris' best interest in accordance with the assurances made by City Planning Staff during the meeting held on 06-24-13.

In trust,



Martin Harris

Terra Land Group LLC  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 22, 2013  
Mail & hand delivery

Rochelle Henson & Erika Durrer  
City of Manteca Planning Dept.  
1001 W. Center St.  
Manteca, CA 95337

Re: City of Manteca notice requirements for continuing Agricultural operations at  
APN #241-330-32, #241-330-33 and #241-320-60

Dear Rochelle & Erika,

As you are aware, I am the authorized representative for Terra Land Group LLC.

At this time, I am writing this letter to comply with the notice requirements described by Rochelle Henson at the June 24, 2013 meeting I attended with both of you at the City of Manteca Planning Department.

As instructed by Rochelle, I am submitting a list of capital projects that Terra Land Group intends to pursue on the property in preparation for the 2014 growing season.

**Project Scope:**

1. Prepare ground for the purpose of planting approximately **220 acres of Almond trees.**
2. Install a **pressurized irrigation water delivery system** to accommodate the new orchard.
3. Replace **two each existing stationary diesel powered pump engines** that provide for deep water pumping of irrigation water to the property.

**Note:** The replacement of the existing diesel powered pump engines is required by the San Joaquin Air Quality Control District to meet current California Air Quality Standards.

4. Seek approval with the SSJID and LAFCo for the purpose of acquiring the right to construct **delivery and storage facilities to receive surface water from SSJID.**

The cost of the project is estimated to reach a total of 2.8 million dollars.

As always, time is of the essence, as this years harvest is quickly approaching. With that in mind, I am actively involved in the negotiations necessary to proceed with the project.

Please contact me as soon as possible if there are any requirements that Terra Land Group or the Harris' must meet to comply with City requirements.

Yours truly,  
Terra Land Group LLC.

  
Martin Harris

Terra Land Group LLC  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 27, 2013

City of Manteca Planning Commission  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60.

Dear Commission members,

Martin Harris is the authorized representative for Terra Land Group LLC and writes this letter in third person for clarity.

Terra Land Group owns three (3) conjoined undeveloped agricultural properties located within the City of Manteca and situated in the area south of Woodward Avenue and west of Airport Way.

These properties are further identified as follows:

APN #241-330-32  
APN #241-330-33  
APN #241-320-60

Total acreage for the three parcels approximates 230 acres.

With that in mind, you may recall that on June 11, 2013, Martin Harris attended a regularly scheduled City of Manteca Planning Commission meeting.

At that time, Harris addressed the commission and stated concerns relating to unidentified City of Manteca general plan zoning changes that might effect Terra Land Group owned properties identified in a public notice dated June 05, 2013.

Those concerns led to a subsequent June 24, 2013 meeting with City of Manteca planning staff, which was scheduled to address those certain issues presented by Harris to the Manteca Planning Commission at the previously scheduled June 11, 2013 meeting.

At this time, Harris, presents copies of a August 13, 2013 letter mailed to Manteca Planning Staff, detailing Harris' compilation of his personal meeting notes pertaining to the issues addressed and the statements made during the June 24, 2013 meeting.

In closing, Martin Harris would like to state that provided that the Manteca Planning Staff concur with the June 24, 2013 meeting notes as detailed in Harris' June 24, 2013 letter, Terra Land Group is prepared to pledge their support and place their trust in our City Planners and the zoning changes they seek.

In trust,  
Terra Land Group LLC.



Martin Harris

Terra Land Group  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 13, 2013

Erika Durrer and Rochelle Henson  
City of Manteca Planning Department  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60

Dear Erika and Rochelle,

As you are aware, Martin Harris is an authorized representative for Terra Land Group LLC and writes this letter for the purpose of memorializing the discussion held with planning staff on June 24, 2013. Further, this letter is written in third person for clarity.

On June 11, 2013, Martin Harris attended a public workshop at the City of Manteca Council Chambers that was held in conjunction with a regularly scheduled planning commission meeting.

At that meeting, Martin Harris addressed the commission members and stated concerns relating to unidentified City of Manteca General Plan Zoning changes that might effect Terra Land Group owned properties identified in a public notice sent to Terra Land Group on June 05, 2013.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels totals approximately 230 acres.

Specifically, Martin Harris brought to the commissions attention several important issues concerning zoning changes to the properties under consideration as detailed below:

1. The property under consideration totals approximately 230 acres and is situated in the City of Manteca.
2. The entire property is situated south of the RD 17 levy and is currently located in the one-hundred year flood plain. Anticipated development appears to be a significant amount of time away.
3. Several years ago, the property was included as part of a larger annexation into the City of Manteca with the understanding that Terra Land Group would ultimately be allowed to make improvements to the property and develop in accordance with the low Density Residential Zoning that currently exists on portions of the property.

4. The property is currently being utilized for agricultural purposes with close to 220 acres of tomatoes under production.
5. At the time that the 230 acres was annexed into the City of Manteca, the Harris' were assured that they could continue to farm the property until such time that the Harris' choose to develop those certain portions of the property in accordance with the Low Density Residential zoning currently in place.
6. Harris' intend to make capital improvements to the properties by purchasing two new air quality emissions compliant diesel engines to power the deep water agricultural irrigation wells on the properties as mandated by the San Joaquin Valley Air Control District.
7. Harris' final comments voiced concerns that the general plan reclassification process might be part of a calculated land grab for the purposes of establishing a park system that eventually would allow the City of Manteca to claim the land to create replacement spray fields which would replace current city owned spray fields under consideration for commercial development.

Upon completion of Martin Harris' remarks, Manteca Planning Staff present, offered to schedule a private meeting to address Harris' concerns.

This led to a June 24, 2013, meeting between Erika Durrer and Rochelle Henson representing the City of Manteca Planning Department with Martin and Josh Harris representing the Harris' interest in the property.

During that meeting, both Manteca Staff Members explained details of the Manteca general plan update process.

Specifically, the two staff members described a process that would involve two steps.

The first step would be to temporarily reclassify the property into a single temporary designation and the second step would result in a final targeted reclassification that would protect and maintain the future zoning use on the portions of the property which are currently zoned "Low Density Residential", while allowing for the non-designated portions of the property to be reclassified as open space.

Martin Harris specifically asked if this was a "bait and switch arrangement". Both Erika Durrer and Rochelle Henson assured the Harris' that the final outcome would maintain the "Low Density Residential" zoning classification consistent with zoning currently existing on the property.

In addition, planning staff assured the Harris' that the City of Manteca had no current plans to develop a park system on any portions of the property, and further added that there were no city funds available to do it.

At this point, the conversation switched to the Harris' ability to continue their agricultural farming operations on the property.



Both Erika Durrer and Rochelle Henson assured the Harris' that the reclassification change would have no impact on the Harris' desire to continue the farming operations currently on the property.

Martin Harris inquired as to whether Terra Land Group could potentially replace a failed Agricultural well or upgrade either the two (2) government regulated diesel pump engines supplying irrigation water to the property?

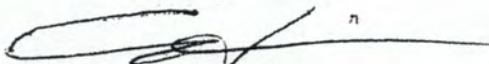
Rochelle Henson responded that the City would support the Harris' need to invest in capital projects necessary to maintain a reliable irrigation water supply to the property for the purpose of sustaining current agricultural use pending future development.

Rochelle Henson went on to state that Terra Land Group would be expected to contact the City of Manteca Planning Department prior to beginning any capital improvements necessary to support the continuing farming operations on the property.

The meeting ended with Martin Harris stating to Erika Durrer and Rochelle Henson that he felt reassured, and that he appreciated the City's efforts in addressing the Harris' concerns relating to the Harris' current and future use of their property.

In closing, the Harris' are committed to placing their trust that the City of Manteca will take any and all appropriate actions, concerning the anticipated modification to the general plan, in order to protect the Harris' best interest in accordance with the assurances made by City Planning Staff during the meeting held on 06-24-13.

In trust,

A handwritten signature in black ink, appearing to be 'Martin Harris', written over a horizontal line.

Martin Harris

**Terra Land Group LLC**  
**5151 E. Almondwood Dr.**  
**Manteca, CA 95337**  
**Phone: (209) 239-1361 • Fax: (209) 239-7086**

September 17, 2013

Manteca City Council  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60.

Dear Council members,

Martin Harris is the authorized representative for Terra Land Group LLC and writes this letter in third person for clarity.

Terra Land Group owns three (3) conjoined undeveloped agricultural properties located within the City of Manteca and situated in the area south of Woodward Avenue and west of Airport Way.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels approximates 230 acres.

With that in mind, you may be aware that on June 11, 2013, Martin Harris attended a regularly scheduled City of Manteca Planning Commission meeting.

At that time, Harris addressed the commission and stated concerns relating to unidentified City of Manteca general plan zoning changes that might effect Terra Land Group owned properties identified in a public notice dated June 05, 2013.

Those concerns led to a subsequent June 24, 2013 meeting with City of Manteca planning staff, which was scheduled to address those certain issues presented by Harris to the Manteca Planning Commission at the previously scheduled June 11, 2013 meeting.

At this time, Harris, presents copies of a August 13, 2013 letter mailed to Manteca Planning Staff, detailing Harris' compilation of his personal meeting notes pertaining to the issues addressed and the statements made during the June 24, 2013 meeting.

In closing, Martin Harris would like to state that provided that the Manteca Planning Staff concur with the June 24, 2013 meeting notes as detailed in Harris' June 24, 2013 letter, Terra Land Group is prepared to pledge their support and place their trust in our City Planners and the zoning changes they seek.

In trust,  
Terra Land Group LLC.

  
Martin Harris

Terra Land Group  
5151 E. Almondwood Dr.  
Manteca, CA 95337  
Phone: (209) 239-1361 • Fax: (209) 239-7086

August 13, 2013

Erika Durrer and Rochelle Henson  
City of Manteca Planning Department  
1001 W. Center St.  
Manteca, CA 95337

Re: General plan update for APN #241-330-32, #241-330-33 and #241-320-60

Dear Erika and Rochelle,

As you are aware, Martin Harris is an authorized representative for Terra Land Group LLC and writes this letter for the purpose of memorializing the discussion held with planning staff on June 24, 2013. Further, this letter is written in third person for clarity.

On June 11, 2013, Martin Harris attended a public workshop at the City of Manteca Council Chambers that was held in conjunction with a regularly scheduled planning commission meeting.

At that meeting, Martin Harris addressed the commission members and stated concerns relating to unidentified City of Manteca General Plan Zoning changes that might effect Terra Land Group owned properties identified in a public notice sent to Terra Land Group on June 05, 2013.

These properties are further identified as follows:

APN #241-330-32

APN #241-330-33

APN #241-320-60

Total acreage for the three parcels totals approximately 230 acres.

Specifically, Martin Harris brought to the commissions attention several important issues concerning zoning changes to the properties under consideration as detailed below:

1. The property under consideration totals approximately 230 acres and is situated in the City of Manteca.
2. The entire property is situated south of the RD 17 levy and is currently located in the one-hundred year flood plain. Anticipated development appears to be a significant amount of time away.
3. Several years ago, the property was included as part of a larger annexation into the City of Manteca with the understanding that Terra Land Group would ultimately be allowed to make improvements to the property and develop in accordance with the low Density Residential Zoning that currently exists on portions of the property.

4. The property is currently being utilized for agricultural purposes with close to 220 acres of tomatoes under production.
5. At the time that the 230 acres was annexed into the City of Manteca, the Harris' were assured that they could continue to farm the property until such time that the Harris' choose to develop those certain portions of the property in accordance with the Low Density Residential zoning currently in place.
6. Harris' intend to make capital improvements to the properties by purchasing two new air quality emissions compliant diesel engines to power the deep water agricultural irrigation wells on the properties as mandated by the San Joaquin Valley Air Control District.
7. Harris' final comments voiced concerns that the general plan reclassification process might be part of a calculated land grab for the purposes of establishing a park system that eventually would allow the City of Manteca to claim the land to create replacement spray fields which would replace current city owned spray fields under consideration for commercial development.

Upon completion of Martin Harris' remarks, Manteca Planning Staff present, offered to schedule a private meeting to address Harris' concerns.

This led to a June 24, 2013, meeting between Erika Durrer and Rochelle Henson representing the City of Manteca Planning Department with Martin and Josh Harris representing the Harris' interest in the property.

During that meeting, both Manteca Staff Members explained details of the Manteca general plan update process.

Specifically, the two staff members described a process that would involve two steps.

The first step would be to temporarily reclassify the property into a single temporary designation and the second step would result in a final targeted reclassification that would protect and maintain the future zoning use on the portions of the property which are currently zoned "Low Density Residential", while allowing for the non-designated portions of the property to be reclassified as open space.

Martin Harris specifically asked if this was a "bait and switch arrangement". Both Erika Durrer and Rochelle Henson assured the Harris' that the final outcome would maintain the "Low Density Residential" zoning classification consistent with zoning currently existing on the property.

In addition, planning staff assured the Harris' that the City of Manteca had no current plans to develop a park system on any portions of the property, and further added that there were no city funds available to do it.

At this point, the conversation switched to the Harris' ability to continue their agricultural farming operations on the property.