

TERRA LAND GROUP, LLC

April 4, 2017

VIA EMAIL

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

Re: Manteca City Council Meeting Agenda for 04/04/2017 Agenda Item C.1: Appoint fifteen applicants to the Manteca General Plan Advisory Committee; term beginning immediately and ending no later than March 2020.

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.)**

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

However, TLG calls the Council's attention to several important issues (many in question form) that TLG believes are worth considering as detailed below.

On March 23, 2017, TLG representative, Martin Harris, attended City of Manteca General Plan Workshop #1 at the Manteca Transit Center.

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At that time, Ben Ritchie, representing De Novo Planning Group, made a presentation that appeared to suggest that little or no attention would be given on (i) dryland levee flood protection; and (ii) implementation or analysis of the Housing Element in connection with the General Plan Update and Environmental Review Process.

With this in mind, TLG and other residents, farmers and business owners in the area believe that all General Plan Elements as well as any impacts associated with any City of Manteca municipal or public services infrastructure being considered are interrelated and must be included together in total sum to create a Final General Plan that adequately addresses the needs and impacts to our community as a whole and not on a fragmented basis.

To illustrate this, TLG presents a series of questions for the Council's consideration:

1. Is the Council aware that many properties in south Manteca have soil types that are primarily sand in combination with a high groundwater table?
2. Is the Council also aware that the existing Reclamation District No. 17 ("RD17") dryland levee south of Woodward Avenue utilized sandy soil at the time the levee was constructed with the levee as it exists today subject to seepage and erosion?
3. Has the Council considered that the General Plan Update and Environmental Review process could result in development infrastructure needs that could require pumping groundwater to lower the groundwater elevation in support of urban expansion?
4. What relocation will the pumped groundwater be conveyed and/or discharged? Will appropriate state-mandated conservation measures be met?
5. If groundwater is pumped to lower the groundwater table elevation on the development (urban) side of the San Joaquin River levee or RD17 dryland levee, wouldn't that cause an increase in groundwater horizontal flows as higher elevation groundwater on the opposite (non-development) side of the levee flows downhill (down gradient) to fill the groundwater depression created on the development side of the levee?
6. Will groundwater pumping to lower groundwater elevations result in allowing greater volumes of groundwater to permeate and/or work its way through subsurface sand layers leading to increased underground flow from the water (south) side to the land (urban use) side of the levee increasing the potential for subsidence, sinkholes or boils and potentially greater impacts at the time of future flooding?
7. What measures, if any, will be put in place to prevent groundwater pumping from displacing sand particles from saturated subsurface soil into the discharge stream in the area that groundwater is being pumped?

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8. Over time, could groundwater pumping displace enough sand from the soil to create sinkholes or cause ground surface level elevations to drop due to subsidence in or around the area being pumped? What affect could sinkholes or subsidence have on the integrity and/or adequacy of any flood prevention levees or other infrastructure supporting development in the area affected?
9. Due to the sandy nature of the soil in many parts of Manteca in conjunction with a high water table, should mitigation measures be built into the General Plan to allow for raising base development construction grade elevations to heights that meet or exceed one foot above the 200-year flood plain?
10. Is the City aware that on February 20, 2017, many residents were given an emergency evacuation order for homes in the urban areas along Woodward Avenue (and further located north and east of the existing dryland levee) due to the potential for flooding?
11. Is the Council aware that in January 1997 a San Joaquin River levee break occurred in the area of Perrin Road, west of Airport Way?
12. Does the Council also realize that the recent February 2017 levee breach, that was heroically repaired by south Manteca rural area farmers, occurred in close proximity to the 1997 levee break several hundred feet away?
13. Is the Council aware that significant and potentially record-breaking snow water runoff is expected to occur, keeping San Joaquin River elevations flowing at a higher than desirable flood impact level as we make our way through the spring of 2017?

With that in mind, wouldn't it make sense for the Council to direct De Novo Planning Group and the Manteca General Plan Advisory Committee to compare current potential flood impacts with those experienced in 1997? In doing so, the exercise can draw attention to several key potential impacts that the consultant and the Manteca General Plan Advisory Committee may find worth considering:

14. In the event of a future levee break in the same area that was impacted and repaired by south Manteca rural area farmers on February 20, 2017, at what San Joaquin River elevation level will flood water flowing through an anticipated future potential levee breach (and out of the San Joaquin River channel and onto rural farmland) be significant enough to cause an increase in total volume and elevation allowing those floodwaters accumulating against the south side of the RD17 levee to run over and across the top of the RD17 levee and potentially onto the urban areas being protected to the north?
15. Can the public truly count on a relief cut being made at Turtle Beach that will adequately allow levee breach floodwater accumulating against the floodwater side of the levee at Turtle Beach to re-enter the San Joaquin River at the point and time that a relief cut is made?

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16. If high-volume elevated river flows already exist and are traveling through the San Joaquin River channel at the time a Turtle Beach relief cut is made, how effectively will levee breach flood water be able to drain back into the San Joaquin River while (at the same time) competing with those same primary high volume elevated San Joaquin River channel flows continuing to run downstream as the San Joaquin River passes by the relief cut projected and anticipated to be made at Turtle Beach?
17. Is the Council aware that it is commonly discussed and currently believed by many long-time rural farmers and agricultural business owners that floodwater elevation allowing overtopping of the levee may or at least appears to be able to occur at or about the time that the levee breach floodwater accumulating against the RD17 levee reaches a (unconfirmed) 27'-6" elevation?
18. Is it true that San Joaquin County has established a requirement that any new construction to be performed in the 100-year floodplain south of the RD17 levee must conform with a 28'-0" base flood depth elevation?
19. If overtopping of the RD17 levee is indeed a realistic consideration, isn't it critical that adequate floodwater drainage accommodations be created to ensure that the San Joaquin River channel in conjunction with Paradise Cut and other San Joaquin River elevated flow bypass facilities are constructed and in good working order to ensure the safe and uneventful flow of reservoir release water as it makes its way into and down the San Joaquin River before continuing through the Manteca and Lathrop areas?

Isn't that why the Yolo bypass was created west of Sacramento to relieve high water volume flows traveling down the Sacramento and Feather Rivers?

Due to an apparent reduction in San Joaquin River flow capacity in and around the Vernalis and Mossdale locations along the San Joaquin River resulting from (i) silt; and (ii) unresolved and inadequate San Joaquin River drainage capacity through Paradise Cut; and (iii) the prevention of draining high San Joaquin River flows as historically allowed through Stewart Tract (due to the River Islands development), TLG further questions:

20. Is the Council aware that various long-time rural farming families south of Manteca believe that unless adequate increases in flow capacity to the San Joaquin River channel and Paradise Cut bypass channel are created, no levee structure (especially one built in areas anticipated to experience higher river volume flows in association with geological conditions combining sandy soil in conjunction with a high groundwater table) appears to be capable of adequately withstanding excessive and uncontrolled periodic reservoir releases flowing downhill from higher elevations and into a watershed that converges south of Manteca at those points where the Tuolumne, Stanislaus and San Joaquin Rivers join together without adequate bypass drainage and river channel flow capacity in place?

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21. Most important, how can anyone of us that may be impacted not ask what potential total damage costs could be incurred if future urban expansion does not allow for the (i) safe; and (ii) full; and (iii) complete conveyance (including all bypass facilities to be considered) of all applicable northern California periodic high-volume and/or uncontrolled watershed reservoir releases and related higher-volume impacts to San Joaquin River flows on any and all developing and non-developing areas that may be affected?
22. Ultimately, who will pay?
23. Should any current homeowner located in the urban areas of Manteca, that were recently evacuated due to eminent flood danger on February 20, 2017, be (i) notified; and (ii) advised; and/or (iii) required to obtain flood insurance to adequately protect their property value(s) for any and all potential flood risks involved?
24. Are homes currently being allowed to be built in areas that do not adequately protect the new home buyers from flooding?
25. For any and all applicable locations within the City of Manteca, are new home buyers truly being made aware of the potential danger for flooding? What about lenders?
26. Should any and all levee flood protection work be completed prior to any homes and/or other development infrastructure being constructed?
27. Is there any meaningful correlation between (i) current flood risks (for all areas currently subject to emergency evacuation); and (ii) the Housing Element; and (iii) the City of Manteca securing adequate infrastructure development funding mechanism?
28. Which members of the public or public agencies will be responsible for any shortfall (if any) in infrastructure development funding created?
29. Will any potential for increased down gradient horizontal flows of groundwater under the San Joaquin River levee or RD17 dryland levee necessitate the need for slurry walls to block horizontal groundwater flows that may travel under any levee affected?
30. Could any requirement to use slurry walls in connection with any dryland levee modification impact and raise the groundwater elevation on farm properties located south of the levee (waterside) due to impeding the natural flow and path of groundwater as it travels horizontally underground? What mitigation measures and/or compensation to affected properties will be created? How will mitigation measures and/or compensation to affected properties be funded? Who pays?
31. How close should any development-related excavation work or infrastructure be performed or constructed in relation to any levee?

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32. Will chimney drains be utilized in connection with any levee modifications? How will any water collected in the chimney drain channel be conserved and reused? Are the use of chimney drains appropriate for areas consisting of sandy soil in conjunction with a high water table?
33. Will any paved or unpaved roadways be considered or allowed on top of or in close proximity to any levee? What levee maintenance or levee inspection problems will be created?
34. How close to any levee and at what volume capacity and depth to water will any requirement for any urban potable water supply well be considered?
35. What storm water conveyance, retention and discharge requirements will be implemented to protect the integrity of any flood protection levee that may be affected? Will accommodations for adequate stormwater retention basins to recharge aquifers be made?
36. What involvement will RD17, South San Joaquin Irrigation District, San Joaquin Area Flood Control Agency, California Department of Water Resources, Army Corps of Engineers or the Central Valley Flood Protection Board have in any approvals for infrastructure to be placed in close proximity to any levee?
37. Since it was promised repeatedly throughout last year's SB5 flood water protection public hearings by City of Manteca staff that an Environmental Impact Report would be required prior to any final approval for any dryland levee, how can the City of Manteca justify any General Plan Update and Environmental Review Process that doesn't include full and complete analysis for any levee modifications and associated impacts in connection with the future development needs of the City to be adopted through this process?
38. How can any meaningful General Plan Update and Environmental Review process move forward without including adequate consideration of any and all impacts associated with 100-year and 200-year flood protection and other public and/or municipal services infrastructure affecting the viability of housing projects being considered in connection with development fee revenue and other data supporting and incorporated into the Housing Element?

Finally, TLG believes that any impacts associated with (i) dryland flood levee protection; and (ii) the viability or non-viability of any and all anticipated development fee revenue funding and other data gathered as part of the Housing Element should be carefully evaluated in connection with all other General Plan Elements and urban development infrastructure being considered.

This was addressed by TLG in a November 21, 2016 letter previously sent to the Manteca Planning Commission with Exhibits and Other Enclosures describing impacts associated with dryland levee improvements in connection with (i) Housing, (ii) Circulation and (iii) Safety Element Updates being considered as presented to the Planning Commission on November 22, 2016 in association with Agenda Item 7.1, 7.2 and 7.3 (A copy of the November 21, 2016, letter from TLG to the Manteca Planning Commission with attachments, is available via electronic file share at the following link:

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https://www.dropbox.com/s/di3k17w4wzkra6b/2016-11-21_LTRwEXH_MCP_MPCAg7.1-7.2-7.3_MH.pdf?dl=0.

In closing, TLG suggests that the Manteca City Council direct (i) De Novo Planning Group; and (ii) the Manteca General Plan Advisory Committee to include and fully consider dryland levee improvements with associated impacts and all General Plan Elements (including the Housing Element) as part of the General Plan Update and Environmental Review Process to ensure adequate development funding in support of the municipal and/or public services needs of our community while promoting and allowing for the protection, safety and economic well-being of everyone that may be affected (**See Exhibits "1", "2", "3" and "4"**).

Thank you.

Yours truly,



Martin Harris
for Terra Land Group, LLC.

MH/jas

Exhibit:

1. Ex. "1": Petition submitted to the Manteca Planning Commission by Marian Rawlins on 03/28/2017 as part of Agenda Item 7.1
2. Ex. "2": Ex. "1" Petition supplemented with additional signatures through 03/31/17
3. Ex. "3": 03/07/2017 Letter from TLG to the California Department of Water Resources
4. Ex. "4": 2011 San Joaquin County Office of Emergency Services Flood Map

cc:

Mark Meissner, City of Manteca Planning Department (mmeissner@ci.manteca.ca.us)
Mark Houghton, City of Manteca Public Works (mhoughton@ci.manteca.ca.us)
Elena Reyes, Manteca City Manager (ereyes@ci.manteca.ca.us)
J.D. Hightower, City of Manteca Interim Community Development Director (jhightower@ci.manteca.ca.us)
City of Manteca Planning Commission (planning@ci.manteca.ca.us)
De Novo Planning Group, Attn: Ben Ritchie (britchie@denovoplanning.com)
Rebecca Schmidt, Director of Community Development, City of Lathrop (rschmidt@ci.lathrop.ca.us)
Reclamation District No. 17, Attn: Chris Neudeck (cneudeck@ksninc.com)
Lathrop-Manteca Fire District, Attn: Gene Neely (gneely@lmfire.org)

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South San Joaquin Irrigation District, Attn: Joe Catanzarite (jcatanzarite@ssjid.com)
San Joaquin County Planning Commission, Attn: Raymond Hoo (rhoo@sjgov.org)
Central Valley Flood Protection Board, Attn: Leslie Gallagher (leslie.gallagher@cvflood.ca.gov)
San Joaquin Area Flood Control Agency, Attn: Marlo Duncan (marlo.duncan@stocktongov.com)
San Joaquin County Flood Control and Water Conservation District, Attn: John Maguire (jmaguire@sjgov.org)
San Joaquin County Board of Supervisors, Attn: Mimi Duzenski (mduzenski@sjgov.org)
San Joaquin Council of Governments (nguyen@sjcog.org)
San Joaquin Local Agency Formation Commission, Attn: James Glaser (jglaser@sjgov.org)
Central Valley Association of Realtors, Attn: Patrick Wallace (patrick@cvar.org)
California Bureau of Real Estate, VIA U.S. MAIL, 1651 Exposition Blvd., Sacramento, CA 95815
California Department of Water Resources, VIA U.S. MAIL, Attn: Jeanine Townsend, Clerk to the Board, State Water Resources Control Board, 1001 I St., 24th Flr., Sacramento, CA 95814-0100
Jeff Denham, United States House of Representatives, VIA U.S. MAIL, 4701 Sisk Road, Ste. 202, Modesto, CA 95356
Tanis Toland, U.S. Army Corps of Engineers, Sacramento District (Tanis.J.Toland@usace.army.mil)
WMD (wills@inreach.com, lee@deldonco.com)

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Ex. "1":

**Petition submitted to the Manteca Planning Commission by Marian Rawlins on
03/28/2017 as part of Agenda Item 7.1**

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Various members of the public are growing concerned that the current City of Manteca General Plan Update and Environmental Review Process will not adequately address and provide for any comprehensive analysis considering dryland levee floodwater protection and associated impacts affecting non-developing properties.

Many believe that this is especially important when you consider the very real and present danger for flooding to occur to many urban and rural areas in and around the City of Manteca.

Suggested Actions by the City to address growing public concerns:

Provide a fair and equitable General Plan Update and Environmental Review Process that identifies and mitigates all short-term and long-range increases to floodwater impacts to non-developing properties affected by urban expansion to less than significant levels.

Consider the potential for increased floodwater elevations in conjunction with geological and elevated groundwater conditions existing in our community and how those conditions and any impacts created may affect the Housing, Safety, Circulation and other Elements to be considered as part of the General Plan Update and Environmental Review Process.

Recent Manteca Bulletin news headlines:

MANTECA IGNORED ITS FLOOD POLICIES

2003 general plan called for elevating homes in flood zone

WEDNESDAY, MARCH 22, 2017

FARMERS SAVE THE DAY



A truck carrying material used to reinforce the site of the breach winds down a narrow levee Tuesday afternoon that has the swollen San Joaquin River on one side and a field that has been inundated.

Most of evacuation lifted; danger still exists for flooding

By JASON CAMPBELL
THE BULLETIN

In the end, it wasn't a state agency that saved the day and kept a section of the levee between Manteca and Manteca. It was farmers and their trucks.

The farmers did it virtually all on their own. On Monday evening, a foot pump by two Manteca firefighters brought through the top of the levee and far from where a machine had been reported last week by CSES crews after a breach was discovered along the city side of the levee.

By the time word got out to local farmers, who began mobilizing heavy equipment, the

BY JASON CAMPBELL, THE BULLETIN

WEDNESDAY, FEBRUARY 22, 2017

The levee is breaking, so who do you call? Not the government

State refused to OK levee work for River Islands, Army Corps has held up bypass fix 14 years

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017	<i>Brenda Franklin</i>	Brenda Franklin	1460 Spindrift Manteca, CA 95337	
1/ 2017	<i>Troy Barrett</i>	Troy Barrett	1830 E. Yosemite #164 Manteca Ca. 95336	
1/ 2017	<i>Bob Nunes</i>	Bob Nunes	20405 Austin rd CA 95336	
1/ 2017	<i>Marian Rawlins</i>	MARIAN RAWLINS	5880 E FIG AVE MANTECA CA.	marianrawlins@ yahoo.com
1/ 2017	<i>Herb Rawlins</i>	Herb RAWLINS	5880 E FIG AVE MANTECA CA	marianrawlins @yahoo.com
1/ 2017	<i>Vernon Lyeband</i>	VERNON LYEBAND	1034 PLUMMER WAY	
1/ 2017	<i>Howard Holtsman</i>	HOWARD HOLTSMAN	15181 PRESOTT MANTECA CA	
1/ 2017	<i>Joe Machado</i>	JOE MACHADO	11500 E French Camp Rd. Manteca CA	
1/ 2017	<i>Juan Fernandez</i>	JUAN FERNANDEZ	13742 SAUSTINUS MANTUECA CA.	
1/ 2017	<i>Mary M Peters</i>	MARY M. PETERS	1336 TRAILWOOD AVE	
1/ 2017	<i>John Peters</i>	JOHN PETERS	1336 TRAILWOOD AVE MANTECA, CA 95336	
1/ 2017	<i>John Peters II</i>	John Peters II	810 Brandwine St. Manteca, CA 95336	
1/ 2017	<i>Richard Phillips</i>	Richard Phillips	12297 S. UNION RD MANTECA, CA. 95336	
1/ 2017	<i>Lois Davis</i>	Lois Davis	22263 Dcander Manteca, CA 95337	
1/ 2017	<i>Michael Day</i>	Michael Day	" "	

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017		Sue Teunissen	8288 W. Ripon Manteca	suetunissen@yahoo.com
3/27 2017		MARIT ANDERSON	6890 AVENUE D MANTECA, CA 95337	MARITTEUNISSE@gmail.com
3/27 2017		VIRGINIA WERTMAN	4843 E Fig Ave manteca, CA 95337	ginnyteunissen@gmail.com
3/27 2017		ANDREW WERTMAN	4843 E. FIG AVE MANTECA, CA 95337	WERTMANRAZHE@GMAIL.COM
3/27 2017		Stephanie Teunissen	8283 W. Ripon Manteca 95337	stephanieteunissen@hotmail.com
3/27 2017		Andy Teunissen	7762 E. West Ripon Manteca, 95337	andyteunissen@yahoo.com
3/27 2017		NANCY CATALANO	1046 Kyle Pl manteca, CA 95337	nancyteunissen@gmail.com
3/29 2017		KATHLEEN KENNEDY	2144 Two Rivers manteca, ca 95337	KATHLEENKENNEDY186@yahoo.com
3/28 2017		Jocelyn WERTMAN	807 Pine St. manteca, CA 95336	joc555@yahoo.com
3/28 2017		John Reynolds	9799 WEST RIPON RIPON, CA 95366	bangor1000@icloud.com
3/28 2017		MARIANN Reynolds	9799 WEST RIPON RIPON, CA 95366	mariannking@hotmail.com
3/28 2017		Alicia Davis	9799 WEST RIPON Ripon, CA 95366	AliciaReynolds88@hotmail.com
3/28 2017		Robert Kennedy	27474 Two Rivers Manteca, CA 95337	
03/28 2017		Raymond Quaresma	5300 E. Perrin Manteca, CA. 95337.	Quaresma dairy @AOL.COM
3/28 2017		Katelyn Quaresma	5300 Perrin	Katelynquaresma@gmail.com

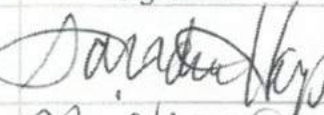
PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017	<i>Scott Long</i>	SCOTT LONG	5203 W. Ripon Rd MANTECA	lranchemreach.com
3/27 2017	<i>Loren Haroff</i>	LOREN HAROFF	5501 West Ripon Rd MANTECA	
3/27 2017	<i>Mary K. Hildebrand</i>	MARY K. HILDEBRAND	23455 HAYS RD. MANTECA 95337	hildfarm@gmail.com
1 2017	<i>Janet Hildebrand</i>	Janet Hildebrand	23443 Hays Rd. Manteca, CA 95337	jhild2@gmail.com
1 2017	<i>Laura Rothlin</i>	Laura Rothlin	23400 S. Airport Hwy Manteca CA 95337	
1 2017	<i>Arnold Rothlin</i>	ARNOLD ROTHLIN	23400 S. AIRPORT HWY MANTECA CA 95337	
1 2017	<i>Susan Dahn</i>	SUSAN DAHM	5490 Almondwood Manteca 95337	
1 2017	<i>Ken Dahn</i>	Ken Dahn	Manteca CA 95337	
3/27 2017	<i>Whisperin</i>	Whisperin	5040 Almondwood Manteca 95337	
1 2017	<i>John J. Viera</i>	JOHN J. VIERA	5350 FIG AVE MANTECA	
1 2017	VIERA ELEANOR	Eleanor Viera	5350 FIG AV Manteca CA	
1 2017	<i>Helen Jandvad</i>	Helen Jandvad	247 Manteca St Manteca Cal	
1 2017	<i>Anthony Jandvad</i>	Anthony Jandvad	247 - Manteca St Manteca Ca	
1 2017	<i>Beatrice Luis</i>	Beatrice Luis	5922 Niles Manteca, Ca	
1 2017	LUIS B RIZUELA	Luis Rizuela	5220 ALMOND WOOD	

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
1/2017		SANDRA HARP	5423 W. Ripon Rd Manteca	—
1/2017	Michael Adamson	Michael Adamson	11	11
1/2017	Margaret Selig	Margo Selig	11	
03/27/2017	Evelyn J. Potts	EVELYN J. POTTS	22188 S. Aveportway 340 FRANCES ST PO BOX 46 MANTECA 95336	
3/1/2017	Retrudele Hein	RETRUDELE HEIN	218 Crockett St 95339 Manteca, Calif	
3/27/2017	Ann Horn	Ann Horn	1038 Hatchcove Rd Manteca, CA 95377	
1/2017	Evangelina Perez	Evangelina Perez	Manteca Ca. 95337	
1/2017	John H. Perez	John H. Perez	Manteca, Ca	
1/2017	Briah Gray	Briah Gray	5040 Almond Manteca, Ca 95337	
1/2017	VANTHANA ATIFA	EG	636 pioneer rd Lathrop Ca 95330	
1/2017	D RAKER	D RAKER	1923 HOYT LN MANTECA 95336	95336
1/2017	Louise A. Poole	Louise A. Poole	205 Dan Manteca, CA Manteca	95336
1/2017	Samuel Xavier	S. Airport Way	95336	
1/2017	Debbie Evans	DEBBIE EVANS	11253 Southland Manteca Ca 95336	
1/2017	Lawrence W. Machado	LAWRENCE W. MACHADO	1830 E. YOSEMITE #105 MANTECA, CA 95336	

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
/ 2017		Yvonne Williams	1604 Bermuda Lane Mtc. CA 95337	ywdallas@yahoo.com
/ 2017		Alma R. Guerra	522 Tannahill Dr 112 Manteca, CA 95337	argartiz55@gmail.com
/ 2017		Armida Aguirre	1624 S. Hwy 99 #87 Manteca 95336	
/ 2017		DEBBIE BRIGHT	1307 DANIELS ST MANTECA, CA 95337	
/ 2017		MARYANNE SMITH	686 Agate Ave Manteca, Ca 95336	
/ 2017		BOBBIE DURAN	1752 HATTERDEN ST. MANTECA, CA 95337	
/ 2017		MANJIT GILL	5151 E Almondwood Manteca, CA 95337 (work)	
/ 2017		Jaime Fountain	5151 E. Almondwood (work) Manteca, CA 95337	
/ 2017		Ivania Gatica	1081 Merced Way Manteca, CA 95337	
3/27 2017		Jodi SABATINO	5151 ALMONDWOOD MANTECA, CA 95337 (work)	
/ 2017		Judith Robles	5151 Almondwood Manteca, CA 95337 (work)	
/ 2017		Jacob Harris	5151 Almondwood Rd. Manteca, CA. 95366 (work)	
/ 2017		Christian Velazquez	5151 Almondwood Rd Manteca Ca (work)	
/ 2017		JOE CAMBERA	22155 S. Airport Way Manteca CA 95337	
/ 2017		Doreen Dubreal	5151 E Almondwood Rd Manteca Ca 95337 (work)	

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FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

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Date	Signature	Printed Name	Address	Email
3/27 2017		Gary L. Wecker	4988 Nile Rd Manteca CA 95337	
/ 2017	Marjean A. Wecker	MARJEAN A. WECKER	327 S. Powers MANTECA, CA. 95336	none
/ 2017	Rodney Dewar	Rodney Dewar	764 Oliverway Manteca, CA 95336	NONE
/ 2017		Austin L. Wecker	451 Sharon Ct Manteca Ca 95336	
/ 2017		Glen Mueller	4868 Nile Ave Manteca, CA 95337	None
/ 2017		FRANK P. SANCHEZ	656 DINE ST.	NONE
/ 2017		Mary K Logan	4868 Nile Ave Manteca 95337	
/ 2017		MIKE PULLIAM	610 West elementa Manteca CA 95336	
/ 2017		Jenny Gomes	4868 Nile Ave Manteca CA	
/ 2017		Mary Mueller	Manteca 4898 E. Nile	None
/ 2017		Gary Mueller	Manteca 4898 E Nile	
/ 2017		Melissa Mueller	4886 E Nile Manteca CA	
/ 2017		ROSILIN ROTHLIN	5474 Nile Rd Manteca, CA	
/ 2017	Arnold A. Rothlin	Arnold A. Rothlin	5474 Nile Rd Manteca	
/ 2017		Alan Gomes	4868 Nile Ave Manteca CA 95337	

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
/ 2017		Pearl Meredith	5432 Almondwood Rd Manteca 95337	
/ 2017		Justan Meredith	21375 S. Union Rd. Manteca 95337	
/ 2017		MARK V. PFEIFLE	21313 S. UNION RD. MANTECA, CA 95337	
/ 2017		Maria J. Pfeifle	21313 S. Union Rd. Manteca CA 95337	
3/12/ 2017		Jamie Meredith	21375 S. Union Rd. Manteca, CA 95337	
/ 2017		Dustan Meredith	21375 Union rd. Manteca Ca 95337	
/ 2017		Zakary DeRossett	869 Mission Ridge dr. Manteca, Ca. 95337	
/ 2017		Jena Mahoney	1658 Aletsch way Manteca, CA 95337	
3/12/ 2017		Celeste DeRossett	869 Mission Ridge Manteca 95337	
/ 2017		Richard DeRossett	869 Mission Ridge DR MANTECA 95337	
/ 2017		Adriana Zetzer	818 RANCHO WAY MANTECA, CA. 95336	
/ 2017		Mia Mendoza	818 RANCHO WAY Manteca, CA 95336	
/ 2017		Angelina Zetzer	818 Rancho Way Manteca CA 95336	
/ 2017				
/ 2017				

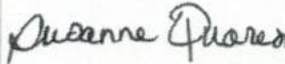
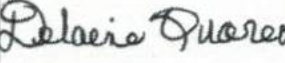
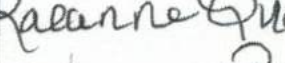
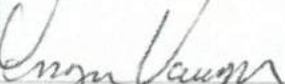

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
1/2017	<i>[Signature]</i>	S. HEDEGARD	1065 S. UNION	N/A 823-4186
1/2017	<i>[Signature]</i>	Julie Hedegard	1065 S. UNION	N/A 823-4186
1/2017	<i>[Signature]</i>	THOMAS HEDEGARD	1065 S. UNION	TSHEDEGARD@AOL
3/27/2017	<i>[Signature]</i>	Tara Schlecht	22651 TINNIN 753 Sawtooth St Manteca, CA 95337	tshehedegard@aol thoschlecht@yahoo.com
1/2017	<i>[Signature]</i>	Akim Schlecht	753 Sawtooth St Manteca, CA 95337	aschlecht@gmail.net
1/2017	<i>[Signature]</i>	Denae Minaydo	1457 Marisol Dr Manteca, CA 95337	dmnando@yahoo.com
1/2017	<i>[Signature]</i>	Raelene Minaydo	22757 Tinnin Rd Manteca 95337	raelene@aol.com
1/2017	<i>[Signature]</i>	JOHN D. MINAYDO	22757 TINNIN RD MANTECA, CA, 95337	minaydo@aol.com
1/2017	<i>[Signature]</i>	DIANEL HEDEGARD	22651 TINNIN Rd MANTECA, CA 95337	209 823-1952
1/2017	<i>[Signature]</i>	Tori Hedegard	22651 Tinnin Rd Manteca CA 95337	torihedegard@gmail.com
1/2017				
1/2017				
1/2017				
1/2017				
1/2017				

**PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN**

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017		Susanne Quaresma	5300 PERRIN RD Manteca 95337	Quaresma dairy@ att.com
3/27 2017		Delaine Quaresma	5300 PERRIN Manteca	DKQuaresma@ gmail
3/27 2017		Raeanne Quaresma RAEANNE QUAREMA	5300 PERRIN	Raeanne quaresma@ gmail.com
3/28 2017		Virginia Vaughn	4701 Fig ave Manteca	VVvaughn@aol.com
3/28 2017		Rick Vaughn	4701 Fig ave Manteca	
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PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEVEE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017		Christine Mendes	18401 S. Mc Kinley Ave 95337	Chrismendes @verizon.net
3/28 2017		Emily Smith	22962 Oleander Ave. 95337	emilksmit26@ gmail.com
/ 2017			_____	
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PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/28 2017	<i>Leo Omlin</i>	LEO OMLIN	23420 S. UNION RD MANTECA, CA 95337	JOLEO RANCH @ VERIZON.NET
/			_____	
/			_____	
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TERRA LAND GROUP, LLC

Ex. "2":

Petition supplemented* with additional signatures through 03/31/17

*(*Original petition submitted to the Manteca Planning Commission by Marian Rawlins on 03/28/2017 as part of Agenda Item 7.1)*

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Various members of the public are growing concerned that the current City of Manteca General Plan Update and Environmental Review Process will not adequately address and provide for any comprehensive analysis considering dryland levee floodwater protection and associated impacts affecting non-developing properties.

Many believe that this is especially important when you consider the very real and present danger for flooding to occur to many urban and rural areas in and around the City of Manteca.

Suggested Actions by the City to address growing public concerns:

Provide a fair and equitable General Plan Update and Environmental Review Process that identifies and mitigates all short-term and long-range increases to floodwater impacts to non-developing properties affected by urban expansion to less than significant levels.

Consider the potential for increased floodwater elevations in conjunction with geological and elevated groundwater conditions existing in our community and how those conditions and any impacts created may affect the Housing, Safety, Circulation and other Elements to be considered as part of the General Plan Update and Environmental Review Process.

Recent Manteca Bulletin news headlines:

MANTECA IGNORED ITS FLOOD POLICIES

2003 general plan called for elevating homes in flood zone

WEDNESDAY, MARCH 22, 2017

FARMERS SAVE THE DAY



A truck carrying material used to reinforce the site of the beach washed down a narrow levee Tuesday afternoon that has the swollen San Joaquin River on one side and a field that has been inundated.

Most of evacuation lifted; danger still exists for flooding

By JASON CAMPBELL

In the end, it wasn't a state agency that closed the dyke and built a section of the levee behind large flood walls blowing wide open and sending the former residents of residents south of Manteca.

It was farmers. And they did it virtually all on their own. On Monday evening, a line posted by the California National Fire District firefighters spotted a crack running through the top of the levee, not far from where a roadside had been repaired last week by OWS crews after shoring up damaged along the dry side of the levee.

By the time word got out to local farmers, who began mobilizing heavy equipment, the

BY FARMERS, THE O.S.

WEDNESDAY, FEBRUARY 22, 2017

The levee is breaking, so who do you call? Not the government

State refused to OK levee work for River Islands, Army Corps has held up bypass fix 14 years

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017	<i>Wayne Cummings</i>	WAYNE CUMMINGS	20498 SAINT WAY	
3/27 2017	<i>Paul Dobbbs</i>	Paul Dobbbs	428 Foxlar	ptdobbbs@gmail
1 2017	<i>John W Day</i>	John W Day	1316 Armstrong	John W Day 2002@Comcast
1 2017	<i>Daniel P. Reilly</i>	DANIEL REILLY	846 STRATLAWP WAY MANTTECA	N/A
1 2017	<i>Danielle Andrews</i>	DANIELLE ANDREWS	337 SYCAMORE AVE # B MANTTECA	Danielle6812 @ICloud.com
1 2017	<i>Bob Murphy</i>	Bob Murphy	1624 SHAY MANTTECA CA 95336	
1 2017	<i>Jeffrey Riordan</i>	JEFFREY RIORDAN	MANTTECA	
1 2017	<i>Joe Deas</i>	JOE DEAS	MANTTECA	
1 2017	<i>Frank Arnes</i>	FRANK ARNES	MANTTECA	CARDLRYG@AOL.COM
1 2017	<i>Jeanne Neswick</i>	Jeanne Neswick	MTCM	
1 2017	<i>Stacie Riordan</i>	Stacie Riordan	Manteca	
1 2017	<i>David Armstrong</i>	David Armstrong	1387 Sterling	
1 2017	<i>Therese Johnson</i>	Therese Johnson	1133 May Ave Manteca 95336	
1 2017	<i>Christopher Johnson</i>	Christopher Johnson	1133 May Ave Manteca 95336	
1 2017	<i>Pam Quiette</i>	Pam Quiette	312 Wyman Rd	
3/28 2017	<i>Dennis Schaffer</i>	DENNIS SCHAFFER	2742 CEDLER ST.	DSCHAFF6609 @AOL.COM

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
/ 2017		Jasmeen Kaur	1038 W. Yosemite Ave Manteca CA	Jasmeen.Kaur.2992@ Yahoo.com
/ 2017		Gurdeepak Kaur	1038 W. Yosemite Ave Manteca CA	
/ 2017		Terry Bill	543 Elm Ave Manteca CA 95336	terry.rose 110760@ 6mail.com
/ 2017		Mike Cort	1349 Bunker Manteca CA	
/ 2017		Russell Buchter	887 AGUSTA DR. LATON, CA	
/ 2017		Judy Stewart	232 E. FRENCH CAMP RD FRENCH CAMP, CA. 95231	
/ 2017		Dorothy Cowan	232 E. FRENCH CAMP RD FRENCH CAMP CA 95231	
/ 2017		Alice Tomlin	232 E. FRENCH CAMP RD FRENCH CAMP CA 95231	
/ 2017		Doug Franklin	543 Elm Ave Manteca CA 95336	
/ 2017		Mike Cort	14651 Pueblo Manteca CA 95336	
/ 2017		Kenneth Neswik	# 742 Nottingham, OR	Manteca CA 95336
/ 2017		Jake Beeson	1906 Monticello Ave Modesto, CA 95356	N/A
/ 2017		MAUREEN CHAMPERE	949 BRISTOL Manteca, CA 95336	Maureen.Champere@ Yahoo.com
/ 2017		STEVENS JOCKEY Michael STRATTON	787 WILSON CT Manteca CA 95336	
/ 2017		Michael STRATTON	3107 Hillview Stockton, CA 95207	

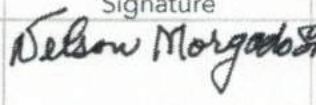
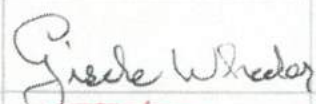

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEEVE IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
3/27 2017		Shawn X. Leighton	1571 Tinnin Rd Manteca CA 95337	shawnxleighton@gmail.com
3/27 2017		Alisha Fraser	1625 Tinnin Rd Manteca CA 95337	goonis81@gmail.com
/ 2017		John Becker	1607 Tinnin Rd Manteca Ca 95337	JohnBecker14@comcast.com
/ 2017		Barbara Becker	1607 Tinnin Rd Manteca Ca 95337	beckerbarbara@sbcglobal.net
/ 2017		SEAN Elder	4880 peach Manteca, ca 95337	
/ 2017		NATHASHA ROBINSON	4901 E FIG MANTECA	95337
/ 2017		ED ROBINSON	4901 Fig Manteca	95337
/ 2017		Patience Faulkner	5020 E Fig Ave Manteca	95337
/ 2017		Judy HEDGECOCK	5020 FIG AVE	95337
/ 2017		John Teixeira	5175 Fig Ave Manteca	
/ 2017		MARGARET ARCHER	5151 E. Fig Manteca	95337
/ 2017		EVA LOFTUS	4920 FIG Manteca	95337
/ 2017		DEBBIE MAHAFFEY	4920 FIG Manteca	95337
/ 2017		Bill MAHAFFEY	4920 FIG Manteca	95337
/ 2017		John Tercheira	5175 Fig. Ave Manteca	95337

PETITION REQUESTING INCLUSION OF A COMPREHENSIVE ENVIRONMENTAL
FLOOD LEVEL IMPACT REVIEW AS PART OF GENERAL PLAN

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to protect our rights relating to floodwater protection.

Date	Signature	Printed Name	Address	Email
/ 2017		NELSON MORGADOS Sr.	4961 E. FIG AVE. MANTECA CA 95337	NONE
/ 2017		Gisela Wheeler	308 N. POWERS	MANTECA 95336
/ 2017		Christene Adams	12484 S. Union - Manteca CA 95336	belletiger@comcast.net
/ 2017				
/ 2017				
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Handwritten note in red:
John's Co.

TERRA LAND GROUP, LLC

Ex. "3":

03/14/2017 Letter from TLG to the California Department of Water Resources

TERRA LAND GROUP, LLC

March 14, 2017

VIA ELECTRONIC FILE SHARE

State Water Resources Control Board
1001 I Street, 24th Floor
Sacramento, CA 95814-0100
commentletters@waterboards.ca.gov

Re: Comments on proposed flow increases for Stanislaus, Tuolumne and Merced Rivers

Dear Board 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.)

At this time, TLG would like to state that TLG is not opposed to fair and reasonable changes to water allocations provided that (i) long-term historic water rights are both acknowledged and protected (riparian, South San Joaquin Irrigation District, Oakdale Irrigation District, Turlock Irrigation District, Modesto Irrigation District, etc.); and (ii) appropriate mitigation measures are installed to offset any negative impacts created.

Further, it is TLG's firm belief that the California State Department of Water Resources and the Army Corps of Engineers are well aware that silt buildup in and along the San Joaquin River system has affected the total amount of reservoir water releases that Don Pedro, Melones and other reservoirs can safely discharge into the system without creating the potential for San Joaquin River flood impacts to certain urban and rural communities located downstream.

For this reason, TLG requests that any increase in reservoir water releases resulting in elevated downstream river flows during the months being considered be accommodated with mitigation measures requiring and allowing for the creation of (i) additional flow capacity created by means of dredging along downstream river channels; and/or (ii) more flow capacity by increasing channel flow

5151 E. ALMONDWOOD DRIVE MANTECA, CA 95337

TERRA LAND GROUP, LLC

capabilities of current downstream high water flow bypass facilities already in place; and (iii) a method to maintain improved river and bypass flow capacity by taking measures to limit and control future silt buildup.

Notwithstanding the foregoing, other factors exist related to SB5 compliance and other undefined municipal and/or public services development infrastructure potential impacts as presented in the enclosure attached to this letter. (See Enclosure)

Thank you.

Yours truly,



Martin Harris
for Terra Land Group, LLC.

MH/jas

cc: J.D. Hightower, City of Manteca Interim Community Development Director
(jhightower@ci.manteca.ca.us)
Reclamation District No. 17 % Chris Neudeck, KSN, Inc. (cneudeck@ksninc.com)
Joe Catanzarite, South San Joaquin Irrigation District Operations & Water Superintendent
(jcatanzarite@ssjid.com)
San Joaquin County Planning Commission % Raymond Hoo, San Joaquin County Community
Development Department, Development Services Division (rhoo@sjgov.org)

Enclosure:

1. 09/16/2016 Letter from TLG to DeNovo Planning Group, with Exhibits and Other Enclosures

From: Terra Land Group terralandgroup@gmail.com
Subject: Comments on proposed flow increases for Stanislaus, Tuolumne and Merced Rivers
Date: March 14, 2017 at 4:55 PM
To: commentletters@waterboards.ca.gov
Cc: Hightower, Jeffrey jhightower@ci.manteca.ca.us, Chris Neudeck cneudeck@ksninc.com, jcatanzarite@ssjd.com, rhoo@sjgov.org



Re: Comments on proposed flow increases for Stanislaus, Tuolumne and Merced Rivers

A letter intended for distribution to all above addresses can be accessed using Dropbox. Please click on the following link:

https://www.dropbox.com/s/wtrmiukoa73y3mm/2017-03-14_LTR_CASWRCB_FlowIncreasesStanTuolMercedRivers_MH_wEnc.pdf?dl=0

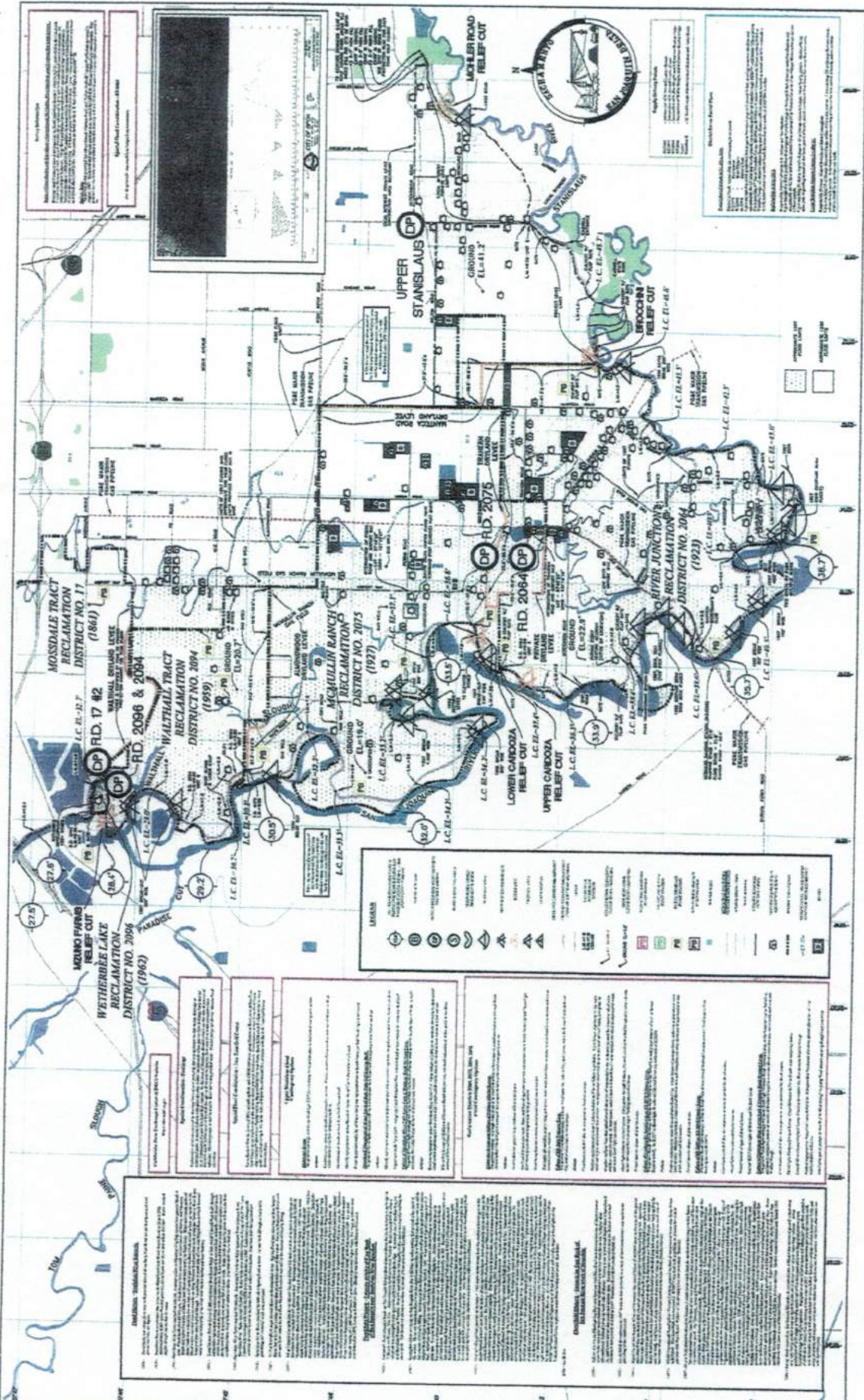
to review the electronic copy of our Letter dated March 14, 2017, to the State Water Resources Control Board, with Enclosure. Please advise if you are unable to access the letter by reply to this email address.

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, 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.

Ex. "4":

2011 San Joaquin County Office of Emergency Services Flood Map



LISA WELSH
 SINOCH
 INGLEDECK
 LINDA WELSH
 LISA WELSH

SAN JOAQUIN COUNTY

OFFICE OF EMERGENCY SERVICES

SJ COUNTY FLOOD CONTINGENCY MAP RD 2064, 2075, 2094 & 2096 SJ RIVER EAST BANK		DATE: APRIL 2011 SCALE: 1" = 100' SHEET: 1 OF 1 DRAWN BY: [Name] CHECKED BY: [Name]
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