

TERRA LAND GROUP, LLC

September 10, 2018

VIA EMAIL

Manteca General Plan Advisory Committee
1001 W. Center Street
Manteca, CA 95337
% Beth Thompson, De Novo Planning Group
(bthompson@denovoplanning.com)

**Re: LETTER #2: September 10, 2018 Manteca General Plan Advisory Committee ("GPAC")
Meeting Agenda Item 4: General Plan Update - Land Use Discussion; and Item 5: General
Plan Update - Community Design Discussion.**

Dear GPAC Members,

My name is Martin Harris and I am an authorized representative for Terra Land Group, LLC ("TLG"). TLG owns several properties located in Manteca and Lathrop. As an organization, TLG devotes many of its efforts to ensuring the safety of our community by urging local and state authorities to pursue flood mitigation efforts when moving forward with new development projects.

At this time, TLG is informed and believes that the areas in and along the east and west sides of the Union Pacific Railroad tracks (which are situated west of Airport Way and are further situated along the boundary line separating Manteca from Lathrop) are being allowed to rezone to industrial land uses.

Why is this important?

It is commonly believed that the French Camp Outlet Canal may prove incapable of handling the total amounts of storm water to be created as the City of Manteca continues to approve development projects affecting the same. Further, the Oakwood Lake Water District/City of Manteca Joint Drainage Wastewater Feasibility Study appears to completely ignore potential drainage flows that may be created to allow drainage and prevent flooding in City of Manteca stormwater Zones 34 & 36.

With this in mind, TLG believes that any GPAC recommendation or finding related to land use or community design discussions should allow for and consider the potential impacts described in the Enclosures included with this letter. (**See Enclosures 1 & 2**)

Thank you for your attention to this matter.

TERRA LAND GROUP, LLC

Respectfully,



Martin Harris
for Terra Land Group, LLC.

MH/cm

Enclosures:

Please Note: To conserve file size, copies of these Enclosures can be downloaded individually through their corresponding Dropbox hyperlinks.

1. September 4, 2018 letter from TLG to the Manteca City Council Re: Agenda Item E.1
(https://www.dropbox.com/s/3y7wqql45kamksn/2018-09-04_LTR_MCC_AgltE1.pdf?dl=0)
2. September 10, 2018 letter from TLG to the Lathrop City Council Re: Agenda Items 4.11 & 5.1
(https://www.dropbox.com/s/kmlm7ojyva9y6e9/2018-09-10_LTR_LCC_Aglts4.11%265.1.pdf?dl=0)

cc:

Manteca City Council, % Lisa Blackmon, City Clerk (lblackmon@ci.manteca.ca.us)
Lisa Schimmelfennig, Administrative Assistant III, Manteca Community Development Office
(lschimmelfennig@ci.manteca.ca.us)