

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
AUGUST 31, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Rhodes for the August 31, 2022 Special Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Rhodes, Ishihara, Gatto, Ralmilay, Jackson

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Michael King, Public Works Director; Brad Taylor, City Engineer; Rick Caguiat, Assistant Community Development Director; Trent DaDalt, Assistant Planner and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

None

8. PUBLIC HEARING ITEMS

8.1 City of Lathrop General Plan Update and Environmental Impact Report (GPA-17-84)

Mr. Meissner introduced Ben Ritchie and William Crenshaw of the De Novo Planning Group, the firm contracted to prepare the Comprehensive General Plan Update (GPU) and Environmental Impact Report (EIR). Mr. Ritchie made the staff report presentation.

Commissioner Ralmilay asked if there will be truck access on Lathrop Road regarding the proposed Limited Industrial are in CLSP. Mr. Ritchie replied that Lathrop Rd will not be the access point to the area. Access will be through De Lima.

Commissioner Ralmilay asked if the GPU will impact any Williamson Act parcels. Mr. Ritchie replied that there are currently no agriculturally (Ag) designated parcels within the City therefore there are no changes made to any Ag zoning designation.

Chair Rhodes praised the GPU for the well-addressed mitigations for any potential issues. She acknowledged five (5) correspondence received from the Sheet Metal Workers Union #104, City of Manteca, Manteca Unified School District, Jonathan Pruitt from Catholic Charities Environmental Justice and a report/study from the Ironworkers Union entitled “Advancing Economic Development Goals of Cities”.

OPENED PUBLIC HEARING

Jason Lindsey, business representative for the District Council of Ironworkers, urged the Planning Commission to adopt additional language to ensure construction workforce gain the community benefits with the passage of the General Plan. Mr. Lindsey talked about the Sheet Metal Workers Union letter and referred to the study to point out that some Bay Area communities have added similar language to their planning document to promote the growth of America’s middle class.

Daniela Green, City of Manteca Deputy City Attorney, criticized the City of Lathrop for designating industrial developments in the western boundary of Manteca that could have adverse environmental impacts on nearby Manteca residents. She invited Lathrop staff to work collaboratively with Manteca staff to come up with solutions that will address environmental concerns and goals.

Mark Mesa, an Ironworkers union member, urged the commission to support the hiring of local union members and encouraged the use of apprentices on job sites.

JD Hightower, Lathrop resident and City of Manteca Deputy Director, pointed out that previous collaborations between Lathrop and Manteca were proven effective and are mutually beneficial. He is looking forward to an open dialogue between the two Cities so both can grow and be successful together.

Tracy Serpa, Lathrop resident, expressed her concern on the proposed industrial project to the north of Dos Reis. She believes the City should not rush into projects just to fill vacant properties which, according to her, are native lands that should be left alone. As a member of the IDW595 Union as well, Ms. Serpa asked the commission to support local hires, apprentices and prevailing wages for a better quality of life.

Jonathan Pruitt of the Catholic Charities Environmental Justice Program voiced his opposition to the rezoning of the 640+ acres to industrial. He advocated for the City to be more concerned about public health rather than commercialism. Mr. Pruitt also supports the Union's request to prioritize use of local hires. He emphasized that City did not fully address the Environmental Justice element of the GP. He pointed out that the General Plan is not fully done and that it needs stronger language that prioritizes disadvantaged communities and proper mitigation measures.

When asked by Chair Rhodes regarding the comments, Mr. Ritchie replied that the comments received are more suggestive rather than questions. He also mentioned that any changes to the General Plan document would require direction from Staff, Planning Commission or Council.

Responding to the City of Manteca, Mr. Caguiat clarified that the GP designation for the areas identified by Manteca has not changed since 1991 and that the proposed GPU will not change the current zoning designation of the area.

Mr. Navarrete came forward to address the comments from the union. He reported that the City and the unions are in negotiations on a Project Labor Agreement (for the Corporation Yard) where the two parties would collaborate on the project development. If successful, this can be brought back to the Council for the adoption a standing agreement. He recommended that the language be not included in the GP but instead wait for the outcome of the agreement/collaboration.

In response to the City of Manteca comments, Mr. Navarrete remarked that it is unfair for Manteca to call out the City of Lathrop when their industrial projects are closer to their population than Lathrop does. He added that Manteca Staff never attempted to reach out to [City of Lathrop] regarding their concern.

CLOSED PUBLIC HEARING

Commissioner Gatto expressed support the hiring of union members. Commissioner Gatto feels that the City has always been responsible in the development of industrial projects.

Commissioner Jackson also expressed support the hiring of union members. He was also glad to see the addition of light industrial developments to could potentially bring more jobs to the City.

The commissioners praised staff for their tremendous effort and teamwork to get the GPU process going including the outreach efforts to citizens and everyone concerned. Commissioner Ishihara spoke on how the public is unaware of the amount of work involved on the seeing the project through its conclusion.

Chair Rhodes shared lessons learned from her experiences as a citizen and in various capacities as a City public official. She praised the General Plan as being very intelligent because it is responsive in addressing issues and putting proper mitigations in place.

MOTION

Moved by Commissioner Gatto, Second by Commissioner Ishihara to adopt Planning Commission Resolution 22-8 recommending the City Council adopt the General Plan Update (GPA-17-84) to replace the existing adopted General Plan, and certify the General Plan Environmental Impact Report.

Ayes: Rhodes, Ishihara, Gatto, Ralmilay, Jackson

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

9. SCHEDULED ITEMS

9.1 None

10. STAFF COMMENTS

Mr. Meissner informed the commission about the upcoming Planning Commission Special Meeting on August 31, 2022.

Mr. Taylor gave an update on various capital improvement projects within the City.

Mr. Jackson asked if the East bound Lathrop Rd [at Airport Wy] will become two lanes. Mr. Meissner replied that the plan is to have two lanes, however, the City of Manteca might be waiting for development to the north and south of the intersection.

11. PLANNING COMMISSION COMMENTS

Commissioner Gatto thanked the public for their attendance and their input.

Commissioner Ishihara thanked staff for their hard work.

Commissioner Jackson encouraged the use of unions on developments.

Commissioner Ralmilay asked why there is not enough notice given to residents affected by the repaving project in Mossdale. Mr. King replied that 2-3 days is ideal for noticing, as residents will find it easier to remember on a closer date.

Commissioner Gatto asked for an update on the project construction for the future Chevron. Mr. Taylor gave an update on the project site improvements.

12. ADJOURNMENT

Chair Rhodes adjourned the meeting at 7:41 PM.