



**CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
MONDAY, SEPTEMBER 19, 2022, 6:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330**

MINUTES

1. PRELIMINARY

- 1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:02 p.m.
- 1.2 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Lazard
 Councilmembers: Akinjo, Diallo and Torres-
 O’Callaghan
 Absent: None
- 1.3 PLEDGE OF ALLEGIANCE – Councilmember Akinjo led the pledge of allegiance.
- 1.4 DECLARATION OF CONFLICT(S) OF INTEREST – No conflict of interests declared.

2. SCHEDULED ITEMS

- 2.1 CITY OF LATHROP GENERAL PLAN UPDATE AND ENVIRONMENTAL IMPACT REPORT (GPA-17-84)

Community Development Director Mark Meissner introduced City Consultant Ben Ritchie, Principal with the De Novo Planning Group. Mr. Ritchie provided the presentation, including an overview of the objective and purpose of the meeting, purpose of the General Plan, overview of the existing adopted General Plan, summary of the process, milestone documents, public outreach and participation efforts, General Plan contents/elements (including required and optional elements), overview of the proposed Land Use Map, Environmental (CEQA) Review, community input, comparison of existing and proposed Land Use changes, overview of limited industrial users, General Plan mitigation, and General Plan policies and actions that reduce impacts. A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore provided additional information.

Government Services Director and City Clerk Teresa Vargas announced public comment letters received for Item 2.1, submitted by Deanne Reynolds (Lathrop resident) opposed light industrial businesses near Lathrop High School; Lana Villalobos (Lathrop resident) expressed support for affordable housing; and Christina Campoy-Laughlin (Lathrop resident) expressed concern with commercial truck traffic impacts near Lathrop High School and opposed light industrial businesses near Lathrop High School; Victoria Brum (Chief Business and Information Officer, Manteca Unified

School District) requested changes to the text of the General Plan and opposed light industrial businesses near Lathrop High School; Daniella G. Green and Chris Erias (Deputy City Attorney and Director of Development Services, City of Manteca) opposed the proposed General Plan update citing negative impacts to Manteca residents and visitors; and Michael Mark (Business Representative, District 2, SMART, Local Union No. 104) requested changes to the text of the General Plan as it related to labor organizations and opportunities for young and at-risk workers in construction trades.

Mayor Dhaliwal opened the public hearing. Isabella Gomez (in person speaker) spoke in support of labor organizations and the opportunities they provide the community. Michael Mark (in person speaker, Business Representative for District 2, SMART, Local Union No. 104) requested Council consideration of changes to the text of the General Plan as it related to the use of local labor organizations and workforces, and opportunities for young and at-risk workers in construction trades. Adriana Lopez (in person speaker) expressed concern with commercial truck traffic impacts near Lathrop Road and Lathrop High School and opposed light industrial businesses near Lathrop High School. Lawrence Abbott (zoom speaker) expressed concern with the goals of the General Plan as it relates to economic development. Christina Campoy-Laughlin (zoom speaker) spoke in opposition to the proposed General Plan as it related to warehouses and distribution centers. Isabella Gomez (in person speaker; requested to speak again) stated her opposition to the General Plan. Jeff Hightower (in person speaker) spoke in support of the adoption of the General Plan; expressed interest in a linear river park along the river; expressed the use Roth Road as an industrial corridor. There were no other speakers. Mayor Dhaliwal closed the public hearing. The City Council continued their discussions; the question and answer period continued. Assistant Community Development Director Rick Caguiat provided additional information.

On a motion by Councilmember Akinjo, seconded by Mayor Dhaliwal to approve the proposed General Plan, with Mayor Dhaliwal citing he opposed commercial truck traffic South of Golden Valley Parkway and East of Lathrop Road.

Ayes:	Akinjo and Dhaliwal
Noes:	Diallo, Lazard and Torres-O'Callaghan
Absent:	None
Abstain:	None

MOTION FAILED.

On a motion by Councilmember Diallo, seconded Councilmember Torres-O'Callaghan to adopt the General Plan without changing the area near Lathrop High School from residential to limited industrial zoning.

Ayes: Diallo and Torres-O'Callaghan
Noes: Akinjo, Lazard and Dhaliwal
Absent: None
Abstain: None

MOTION FAILED.

The discussion continued. City Attorney Salvador Navarrete provided additional information.

On a motion by Mayor Dhaliwal, seconded by Councilmember Akinjo, to adopt the General Plan and prohibit commercial trucks on Dos Reis Road, South of Golden Valley Parkway and East of Lathrop Road.

Ayes: Akinjo and Dhaliwal
Noes: Diallo, Lazard and Torres-O'Callaghan
Absent: None
Abstain: None

MOTION FAILED.

The City Council continued discussions; the question and answer period continued. City Consultant Ben Ritchie and City Attorney Salvador Navarrete responded to additional questions of the City Council regarding the modification of truck routes by ordinance.

On a motion by Vice Mayor Lazard, seconded by Councilmember Akinjo, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 22-5153** certifying the General Plan Update Final Environmental Impact Report and adopting the General Plan Update to replace the Existing General Plan (GPA-17-84), as written, inclusive of City Council directed changes and amendments to the Central Lathrop Specific Plan (LU-5.f); prohibition of commercial trucks on Dos Reis Road west and east of Golden Valley Parkway, on Golden Valley Parkway south of Dos Reis Road to Lathrop Road, and on Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp; provisions that development projects proposed north of Dos Reis Road and south of De Lima Road be required to obtain a Conditional Use Permit (CUP), which shall be subject to discretionary review by the City Council; and requirements for all Limited Industrial development projects, including warehouse, distribution, and logistics projects, within the Central Lathrop Specific Plan Area (LU-5.g).

Ayes: Akinjo, Lazard, Torres-O'Callaghan and Dhaliwal
Noes: Diallo
Absent: None
Abstain: None

- 3. ADJOURNMENT** –There being no further business, Mayor Dhaliwal adjourned the meeting at 8:14 p.m.


Teresa Vargas, MMC
Government Services Director
City Clerk

This meeting was called by a majority of the City Council per Government Code Section 54956.5. Members of the public interested in addressing the City Council during this Special Meeting may address the item(s), which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a).