



September 28, 2023

Item 5.2 Public Comment Provided by
Victoria Brunn, Manteca Unified School District

VIA E-MAIL (TVARGAS@CI.LATHROP.CA.US.) & U.S. MAIL

Mayor and City Council
City of Lathrop
Attn: City Clerk
390 Towne Centre Dr.
Lathrop, CA 95330

Re: Central Lathrop Specific Plan (CLSP) Phase 2 Amendment and Code Text Amendment: Limited Industrial Zoning Districts and Lathrop Municipal Code. Location: The Central Lathrop Specific Plan Phase 2 Amendment area is located generally north of Dos Reis Road, west of S. Manthey Road and Interstate 5, east of the San Joaquin River, and south of the existing City Limits.

Honorable Mayor and City Council Members:

The proposed amendments to the Central Lathrop Specific Plan have the potential to impact the District. The proposed zoning changes are immediately adjacent to Lathrop High School. The proposal includes changes to the entire area north of Dos Reis to non-residential and industrial land use. Lathrop High School at its location will continue to be part of the community and it is imperative that the separation of uses guidelines and policies in the CLSP include careful consideration of circulation, site design, noise, and odor.

The District has reviewed the amendments and is supportive of the landscape buffer requirements that will be included along Dos Reis Road and the requirements of an 8-foot foot solid wall with the addition of 8-foot paved sidewalks on the north and south sides of the roadway in this area to provide separation and improved pedestrian safety. The proposed amendments detail limited industrial and therefore does not anticipate uses that require truck dependence. We request future projects be carefully evaluated and conditioned to ensure there is limited truck traffic generated.

Please let us know if there is any additional information needed from MUSD to assist in the review process. Do not hesitate to contact me should you have any questions at (209) 858-0858 or developerfees@musd.net.

Sincerely,

Victoria Brunn
Chief Business and Information Officer
Manteca Unified school District

Cc: Rick Caguiat, Director Community Development, via email (RCaguiat@ci.lathrop.ca.us)

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