



Item 5.3 Public Comment Provided by Victoria Brunn, Manteca Unified School District

September 28, 2023

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: Conditional Use Permit and Site Plan Review for the Ashley Furniture Project to Allow for the Construction of an Approximately 1.5 Million Square Foot Concrete Tilt-Up Building Located within the Central Lathrop Specific Plan Phase 2 Area.

Honorable Mayor and City Council Members:

The District remains concerned with the Limited Industrial Zoning Districts behind the Lathrop High School site, as noted in our response to the Central Lathrop Specific Plan and therefore the proposed Ashley Furniture development project has the potential to impact the District. Lathrop High School is located immediately to the southwest of the project site on the southern side of Dos Reis. District staff has reviewed the buffer and screening requirements and finds the 73-foot buffer requirements that include an 8-foot solid wall in addition to pedestrian improvements along Dos Reis to be critical to provide for separation of uses. The District is supportive of the addition of the 8-foot separated multi-use trail along the southern side of Dos Reis for improved pedestrian safety.

The District is in agreement with the circulation requirements that prohibit truck traffic on Dos Reis, and the requirement for traffic to be directed to S. Manthey Road as the access point to the project site. The District would request the City include MUSD in the review process and route any modification to existing lane striping plans that could impact District transportation. This coordination would ensure minimal impacts.

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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