

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
NOVEMBER 30, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Rhodes for the November 30, 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; Brad Taylor, City Engineer; 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

7.1 October 19, 2022 – Regular Meeting

(M) Jackson (S) Gatto to approve the October 19, 2022 minutes

Ayes: Ishihara, Ralmilay, Gatto, Jackson
Noes: None
Absent: None
Abstain: Rhodes
Motion Carries: 4-0-0-1

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Lathrop Crossroads Industrial Project Site Plan Review SPR-22-64

Mr. DaDalt made the presentation.

Chair Rhodes opened discussion to questions from commissioners.

Commissioner Ralmilay asked if the roadways could handle the additional 144-truck trips. Mr. Taylor replied that sufficient capacities are included in the project's traffic analysis.

Chair Rhodes inquired about overhead PGE transmission lines in the area. Mr. Taylor explained the various PGE projects in the area.

Chair Rhodes opened discussion to the public.

Referring to the previously submitted comment letter, Mary Elizabeth of the Delta Sierra Organization (by Zoom) claimed that the project used inappropriate air quality modeling because it did not consider toxins associated with diesel trucks commonly used for refrigerated warehouses. She added that CEQA requires a full disclosure of impacts associated with the project and that the number of truck trips was not disclosed as well. She suggested that a full EIR should be prepared instead of an IS/MND in order to correctly assess air quality and other energy impacts associated with refrigerated warehouses.

Chair Rhodes acknowledged receipt of the Delta Sierra Comment letter.

Margo Praus, Chair of the local Sierra Group (by Zoom), agreed with Mary Elizabeth comments. Ms. Praus hopes the Planning Commission will reconsider the impacts of the project. She stated that numerous similar projects within the county have cumulative environmental and health impacts to both the citizen and the region. She demanded the City utilize the updated Attorney General's Warehouse best practice report as a minimum standard for warehousing projects. She claimed that the project did not look at green alternatives such as solar, zero emission vehicles, etc. and other mitigation efforts recommended in the State Attorney General's report.

Isabella Gomez, resident and Local 595 Union member, asked for support of the project. She felt that the project is in the right [Industrial] location and there should be no traffic impact to any residential areas. In addition, Richland Communities is committed to supporting the local construction workforce that will benefit the people wanting to work closer to home.

Jason Lindsey, Ironworkers Union President, urged the Planning Commission to approve the project. He pointed out that the project is consistent with City's General Plan and he acknowledged Richland's desire to be a good corporate partner to Lathrop as a community.

Brian Cooley, Richland Communities, thanked the commission for rescheduling the special meeting to accommodate the project. He was excited to bring more jobs and work with local trades within the City. In response to the comments regarding shortfalls in the project's environmental analysis, he pointed out that the IS/MND is tiered off the original EIR for Crossroads that contemplated the proposed development in the area. He is confident that the issues brought up by previous speakers were addressed in the CEQA document and the COA attached to the project.

Mary Kenefick spoke (by Zoom) and asked if there is an additional process of approval for the project. Although she is in favor of businesses and development that would bring jobs, she reminded the commission of the lingering pollution, traffic and other negative effects the project will bring to both Lathrop and Manteca citizens. She noted that emissions and effects do not stay within the property boundaries. She urged the Planning Commission to do their homework and not "rubber stamp" the project.

Isabella Gomez reminded the commission to think about the economic benefit of the project.

Responding to Mary Kenefick's comments, Chair Rhodes and Commissioner Gatto emphasized that the City [Planning Commission] is doing their due diligence and noted that previous projects through the years, specifically in Crossroads, were carefully reviewed before considering their approval.

Commissioners Ishihara reminded everyone that Crossroads businesses were financially beneficial to the City during economic downturn.

Commissioner Jackson wanted to ensure that a cumulative environmental study was done to determine the need for more measures.

Charlie Simpson, Environmental Consultant for the project, came forward to support the project's environmental studies. He responded to Sierra Club's comments by explaining how the original EIR and the negative declaration have addressed all stated concerns. He confirmed that the existing EIR, MND and supporting air quality report, and mitigation measures address environmental factors associated with the project.

Ms. Kenefick pointed out that, similar to Manteca CenterPoint Project, the EIR is outdated. She suggested that the Planning Commission should look at population growth between the communities in the intervening years before concluding that an EIR or any other mitigations are not necessary and casually approve the project.

Chair Rhodes reminded everyone that CenterPoint is a Manteca project. She also pointed out that the City of Lathrop has been very responsive to environmental interests thru the years. Commissioners Gatto and Jackson added that City staff has done a remarkable job in putting together a great project. Commissioner Jackson urged staff to provide diesel emissions study to satisfy the public. Mr. Simpson explained that the project used the best available information in using the statewide-accepted model to estimate air emissions. He offered to provide the commission data that would support his claim. Commissioner Jackson concurred.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 22-15 adopting the Initial Study/Mitigated Negative Declaration for the Lathrop Crossroads Industrial Project (SPR-22-64).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay, Jackson

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Planning Commission Resolution 22-16 approving a Site Plan Review for the proposed Lathrop Crossroads Industrial Project (SPR-22-64).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay, Jackson
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

Chair Rhodes reminded staff to send the requested information to the Commissioners.

10. STAFF COMMENTS

Mr. Meissner gave updates on various projects within the City. A discussion ensued and staff fielded questions.

11. PLANNING COMMISSION COMMENTS

Commissioner Jackson asked about the new palm trees on median landscaping. Mr. Taylor explained that it was part of Council's plan to beautify as well as support economic growth in the City. Chair Rhodes praised City Council for this effort.

Chair Rhodes called staff's attention to the quality of some paving projects. Mr. Taylor noted that roadway improvements are going to be inspected prior to Council's acceptance.

Commissioner Ralmilay noted the increased I-5 traffic on Louise Ave. near I-5. Mr. Taylor talked about the Louise Ave/I-5 interchange designs to improve traffic flow and timing of construction on these improvements.

Commissioner Ishihara thanked staff for their hard work.

12. ADJOURNMENT

Chair Rhodes adjourned the meeting at 7:54 PM.