

**MINUTES OF THE PLANNING COMMISSION
SPECIAL MEETING HELD February 21, 2024**

The Special Meeting of the Manteca City Planning Commission held on Wednesday, February 21, 2024, was called to order by Chairman Judith Blumhorst at 5:00 p.m.

COMMISSIONERS PRESENT:

Fiore, Blumhorst, Laffranchi, Mendoza, and Hayes.

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Barbara Harb, Interim Director of Development Services; Lea Simvoulakis, Deputy Director-Planning; Kristy Smith, Planning Commission Secretary; Daniella Green, Assistant City Attorney;

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Kristy advised the Commission that four supplemental items were received prior to the meeting for agenda item D.1 (GPU Amendment).

Kristy advised the Commission that all items were provided within the Supplemental Package and that they would be entered into the record.

MEMBERS OF THE PUBLIC: *ITEMS NOT ON THE AGENDA*

No Comments.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Commissioners were asked to provide disclosure of any communications with consultants or members of the public regarding any item on the evening's agenda.

Commissioners Blumhorst, Hayes, and Fiore had no communications.

Commissioner Laffranchi had communication with Attorney James Lewis and Councilman Breitenbucher in regards to item D.1.

Commissioner Mendoza had communications with the Mayor in regards to item D.1.

CONSENT:

C.1. 24-089 Approval of Planning Commission Meeting Minutes for 02-01-2024.

ACTION: Moved, seconded (Laffranchi/Fiore) to approve the Meeting Minutes for 02-01-2024.

MOTION CARRIED:

AYES: Fiore, Blumhorst, Hayes, Mendoza, Laffranchi

NOES: None

ABSTAIN: None

RECUSE: None

PUBLIC HEARINGS:

D.1. 24-105 Conduct a public hearing and recommend that the City Council adopt the Addendum to the previously certified Environmental Impact Report (SCH No. 2020019010) and make certain findings and adopt overriding considerations concerning impacts of the Manteca 2043 General Plan Amendment; adopt a Resolution approving the Manteca 2043 General Plan Update originally adopted on July 18, 2023 with the revisions discussed herein; introduce by title only and waive the first reading of an Ordinance modifying Table 17.2-020-1, Allowed Uses and Required Entitlements For Manteca's Base Zoning Districts, of Title 17 of the Manteca Municipal Code; recommend that the Council direct staff to return with amendments to the Public Facilities Implementation Plan (PFIP) to reflect the General Plan Update, including Action C-2e addressing the extension of Roth Road and certain design features; and recommend that the City Council direct staff to return in the future to address future annexation and zoning of the Affected Area.

Beth Thompson with DeNovo Planning Group presented to the Commission via zoom.

OPEN PUBLIC HEARING: 5:17pm

Attorney James Lewis for Gallagher Trust, provided comment on behalf of property owners, the Gallagher Family and Gallagher Vineyards. Mr. Lewis commented on the concerns they have with the proposed Roth Road route as mapped in the plan, noting that the route goes directly through the Gallagher property. Additionally noted was the desire for the City to look at alternative routes for the Roth Road construction. Mr. Lewis submitted two documents for Commission review, which have been entered into record as Supplemental II.

Attorney Spencer Davidson for Delicato Wines, provided comment on the proposed changes to the General Plan and how they will affect and benefit the City and residents.

Resident Louie Tallerico, commented that as he is a resident on Roth Road, any development on Roth Road would affect him. Additionally noted was his work with other residents and farmers to create potential Roth Road routes that could be options for the City. Mr. Tallerico noted that he has also been in discussion with developers, regarding their vision for the land, noting the value increase and how those enhancement plans would benefit the property owners and City. Mr. Tallerico noted he belief that the City, developers and residents affected should be the ones to discuss and determine the route.

Resident Mary Kenefick, provided comment voicing her two main concerns with the General Plan Update Amendment. Ms. Kenefick noted she was concerned with the Roth Road plan and routing, as it would be very close to her community and could not see the advantages. Additionally, Ms. Kenefick voiced concerns about Delicato dumping toxic

water into the aquifer, noting that she understood the Planning Commission could not resolve the issue, but the City has the responsibility to protect the residents from things that can harm.

City of Manteca Mayor, Gary Singh, provided comment addressing the comments and conversations on the Roth Road development plan, noting the City pushed the truck traffic as far North as possible, to try and alleviate the possible effects of that traffic on the residents.

CLOSE PUBLIC HEARING: 5:33pm

Assistant City Attorney Daniella Green, provided clarification comments on public comments received by her office.

Deputy Director of Planning Lea Simvoulakis, noted that the included mapping is not exact location, but rather a general plan that would be looked at as new projects come in.

The Commissioners noted the need for more discussions on the Roth Road routing and discussions with the residents effected, to set the route. Additionally noted was the reminder that the General Plan is organic and can be looked at and updated as we go.

ACTION: Moved, seconded (Hayes/Fiore) to recommend that the City Council adopt the Addendum to the previously certified Environmental Impact Report (SCH No. 2020019010) and make certain findings and adopt overriding considerations concerning impacts of the Manteca 2043 General Plan Amendment; adopt a Resolution approving the Manteca 2043 General Plan Update originally adopted on July 18, 2023 with the revisions discussed herein; introduce by title only and waive the first reading of an Ordinance modifying Table 17.2-020-1, Allowed Uses and Required Entitlements For Manteca's Base Zoning Districts, of Title 17 of the Manteca Municipal Code; recommend that the Council direct staff to return with amendments to the Public Facilities Implementation Plan (PFIP) to reflect the General Plan Update, including Action C-2e addressing the extension of Roth Road and certain design features; and recommend that the City Council direct staff to return in the future to address future annexation and zoning of the Affected Area.

MOTION CARRIED:

AYES: Blumhorst, Hayes, Laffranchi, Fiore, Mendoza

NOES: None

ABSTAIN: None

STAFF COMMENTS:

Lea provided thanks to the 2023 Chairman and Vice-Chairman, for their efforts. Lea additionally, welcomed the Interim Director of Development Services, Barbara Harb and thanked exiting Director, Chris Erias for his efforts.

COMMISSIONER COMMENTS:

Commissioner Hayes – No comment.

Commissioner Blumhorst – No comment.

Commissioner Fiore – No comment.

Commissioner Mendoza – No comment.

Commissioner Laffranchi – Noted that all decisions are not going to please everyone, but the Planning Commission does the best possible.

ADJOURNMENT:

Chairman Blumhorst adjourned this Special Meeting of Wednesday, February 21, 2024, at 5:50p.m.

Secretary

Chairman, Judith Blumhorst