REVISED

Agenda Item 1

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| Balancing Community and Commerce |



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**SUMMARY MINUTES**

**September 11, 2025**

BOARD OF SUPERVISORS CHAMBERS  
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR  
STOCKTON, CALIFORNIA

Chair Diallo called the meeting to order at 9:00 a.m.

MEMBERS PRESENT: Commissioners Barton, Ding, Gardea, Johnson, and Chair Diallo

MEMBERS ABSENT: None

ALTERNATE MEMBERS Commissioner Dhaliwal

PRESENT:

ALTERNATE MEMBERS Commissioners Arriola and Dhatt

ABSENT:

OTHERS PRESENT: J.D. Hightower, Executive Officer; Mitzi Stites, Clerk Analyst, Thomas Remlinger Legal Counsel; and Claudia Iboa, Administrative Assistant

**CONSENT ITEMS**

1. The Chair introduced Agenda Item No. 1, Summary of Minutes and Agenda Item

Chair Diallo opened the floor to Commissioner Comments.

No comments were made.

Chair Diallo opened the floor to Public Comments.

No Comments were made.

A motion was made by Commissioner Barton and seconded by Commissioner Johnson to approve the Consent Items.

Chair Diallo asked for a Roll Call Vote:

Ayes: Commissioners Arriola, Dhaliwal, Ding, Gardea, Johnson, and Chair Diallo

Noes: None

Abstain: None

Commissioner Arriola arrived at 9:05am

**PUBLIC HEARING**

2. UNION RANCH NORTH PROJECT REORGNAIZATION TO THE CITY OF MANTECA (LAFC 24-25)

*(Possible Discussion and Possible Action by Regular Members)*

J.D. Hightower, Executive Officer, presented a PowerPoint presentation on the Union

Ranch reorganization to the City of Manteca. The original application was to annex

Approx. 123.00 acres to the City of Manteca with detachment from the Lathrop

Manteca Fire Protection District. The city has since made an adjustment to annex

112.5 acres to the City of Manteca with detachment from Lathrop-Manteca fire

protection District (LMFPD) of 123.00 acres.

Jesus Orozco, Deputy Director for the City of Manteca, stated that the project had

been in progress for several years and was located within the City's Sphere of

Influence. He noted that representatives from the City of Manteca were present to

answer any questions.

Mike Hakeem Attorney, Hakeem, Ellias, Marengo and Ramirez, stated that the project

meets all requirements of CKH 56668, and there is 100% consent of the property,

owners that are apart of the annexation that is before the commission. Mr. Hakeem

agrees with the staff report and asks the commission to approve the project.

Commissioner Dhaliwal asked whether LMFPD a had agreed to the

detachment.

Mike Hakeem Attorney, Hakeem, Ellias, Marengo and Ramirez, responded yes.

Commissioner Ding asked what the amount of the mitigation payment was.

Mike Hakeem Attorney, Hakeem, Ellias, Marengo and Ramirez, stated that the buyout

amount was $248,000, to be paid in full upfront with no discounts or cash alternatives.

He noted that the estimated loss of revenue was approximately $111,000.

David Bramell, Chief of the Lathrop-Manteca Fire Department Protection District,

thanked the Commission for the opportunity to speak. He clarified that they had

maintained good communication with the developer regarding the mitigation

requirements outlined in LAFCo’s reorganization policies.

Commissioner Ding stated that they had reached a mutual agreement covering the

matter.

Commissioner Johnson stated that fire districts provided helpful resources. He

explained that their role at LAFCo was to ensure orderly growth and prevent the

creation of island areas. He noted that as cities grew, fire districts would shrink, and

emphasized that, as commissioners, they had a responsibility.

David Bramell, Chief of the Lathrop-Manteca Fire Protection District, stated that they

were capable of handling the situation, but it was a matter of workload and resources.

He emphasized that proximity was an important factor

Commissioner Gardea stated that he had a few comments. He mentioned that there

would be more rules moving forward and emphasized the importance of consistency

and sound judgments in decisions for the future. He felt that South County had proven

successful in providing best practices. He then asked why there had been changes

with the four parcels

J.D. Hightower, Executive Officer, stated the information that had been submitted

showed that the City had the capacity to meet the demands of the proposed

development and tentative subdivision map. The reason for the amended annexation

request by the city is that there are five parcels that are within 2045 planning time

horizon of the City Urban Water Master Plan.

David Bramell, Chief of Lathrop-Manteca Fire Department He added that during

discussions with the Chiefs, he acknowledged the relationships between all the

districts except South County. LMFPD came closest to being able to provide some

type of response service with their existing team, which they did every day. For

consistency, and the boundaries were surrounded on three sides, it did

not make sense to continue without adopting a water plan. He noted that the plan

either needed to be amended or somehow provided.

Commissioner Gardea stated that fire districts are essential, but not all fire districts are

the same. He noted that the Manteca-Lathrop district was not the same district it had

been 10 to 15 years ago. He explained that the growth of Manteca-Lathrop had

changed, the fire department had evolved, and their level of service had improved. He

added that they provided great service.

J.D. Hightower, Executive Officer, stated that both the City of Manteca and Lathrop

Manteca Fire Protection District have a rating of 2.

Chair Diallo opened the floor for public comments.

Jearld Latasa, residing at 13510 S Union Rd, Manteca, CA 95336, opposed the

proposed developed by the City or developer within the next three years. He stated

that he had not been informed about the changes or approvals concerning the streets

and expressed that he was very upset.

Commissioner Johnson asked if he had not received any contact or mail.

Jearld Latasa stated that they had only received the official notice when the Planning

Commission was scheduled to meet and when the City Council was set to vote. He

added that city staff had not provided much information, other than advising them to

speak with the developer.

Commissioner Johnson stated, "Shame on the City of Manteca for not informing you

about the process." He added that the community should have been made aware,

especially since the project had been ongoing for years, and emphasized that they

had the right to know.

Jesus Orozco, Deputy Director for the City of Manteca, stated that the project had

been ongoing for five years and that the Director had met with members of the

community. He said the City had always welcomed dialogue with residents and, to his

knowledge, had made itself available to answer any questions.

Commissioner Barton stated that for an approved city road, a right-of-way was

required, which involved direct communication with the property owners who would be

impacted. He asked if that had happened, noting that it sounded like either the

communication had not occurred, or the property owners were mistaken.

Jesus Orozco, Deputy Director for the City of Manteca, stated that there was a

property establishment line and an unimproved public right-of-way. He added that the

development team would be responsible for it.

Commissioner Barton stated that an approved city road requires a right-of-way, which

in turn requires direct communication with the property owners who would be

impacted. He asked whether that communication had taken place and remarked that it

either had not happened or the property owners were mistaken.

Jesus Orozco, Deputy Director for the City of Manteca, stated that he was not aware

of any direct communication. He added that the development team may have reached

out to the property owners.

J.D. Hightower, Executive Officer, stated that he had asked the City about the

approved plans for Union Road. He explained that the City had worked diligently and

developed an alignment plan, and to his understanding, they had come up with a

workable solution. He noted that the City Engineer had presented a plan for widening

Union Road in accordance with the General Plan. He added that he was not present

at the time, and that information came from his correspondence.

Mike Founts, who resided at 13577 S Union Rd, Manteca, CA 95336, commented on

the plan, stating that it had been changed several times.

Commissioner Ding stated that the speaker had mentioned they were not opposed to

the proposal but were upset by it. He questioned why someone not directly affected by

the plan would have had a vote on the matter.

J.D. Hightower, Executive Officer, stated that the short answer was they did not. He

explained that only registered voters and property owners within the boundary had the

ability to file a protest or force an election. He noted that, at that time, there was 100

percent owner consent.

Commissioner Barton stated that it sounded like communication had not occurred as it

should have. He acknowledged that while these individuals were affected, they were

not part of the annexation and therefore did not have a vote despite their property

being directly impacted.

J.D. Hightower, Executive Officer, stated that LAFCo’s responsibilities are defined by

the state. He explained that he had checked the Regional Transportation Plan (RTP)

for Union Road and found no projects listed. He added that LAFCo relies on local

governments to identify important local streets, but as far as LAFCo’s responsibilities

to the RTP, there was no project for Union Road.

Jesus Orozco, Deputy Director for the City of Manteca, stated that he had confirmed

with City Engineer Kevin Jordan that there had been a couple of discussions regarding

public improvements. He explained that as part of the project process, the developer

was responsible for securing the right-of-way, as well as for improvements and

ensuring they met the City’s standards for Union Road.

Ron Cheek, engineer with RC Associates, stated that the developers had been

Involved from the beginning and remained engaged throughout the process. He

mentioned that the Ramus development were part of the original group and had

maintained communication with both the developers and property owners. This

included discussions about the width of Union Road, right-of-way requirements, and

other details people were concerned about. He explained that the annexation had to

be redone and made smaller, Excluding the Bill and Demetri Filios property and parts

of their request. As the process continued, the team collaborated with Meritage

Homes, the developer of the proposed project on Lovelace. Trevor Smith,

representing RC Associates Meritage, had held many meetings with the

affected parties. Mr. Cheek emphasized that contrary to claims, the team had communicated effectively and had been part of the process. He clarified that the specific properties that were excluded from the annexation belonged to people who clearly expressed they did not want to be annexed, and the City respected their wishes. Despite this, there were still requirements to work with them on the desired right-of-way.

Ruth Semra, who resided 13717 S Union Rd, Manteca, CA 95336 addressed the

commission

Joane, who resided in the south of the development, addressed the commission

Bob Benz, addressed the commission

Commissioner Gardea stated that they had received a lot of information and

noted that the Commission did not have much jurisdiction over streets, focusing

primarily on land use. He added that most of the issues they had encountered were

related to street projects.

J.D. Hightower, Executive Officer, stated that LAFCo had jurisdiction over projects, but

decisions were made in accordance with the Regional Transportation Plan. He

explained that if a roadway was not included in the plan, the state legislature had not

granted LAFCo the authority.

Commissioner Gardea stated that the City of Manteca should have provided better

representation to answer the Commission’s questions for future projects.

Chair Diallo opened the floor for commissioner comments.

No one made a comment

A motion was made by Commissioner Barton and seconded by Commissioner

Johnson to approve 112.50 Acre Union Ranch North Project Reorganization located

on South Union Road (APN 197-020-20,21,22,23.41,46 & 47) Annexations to the City

of Manteca with Concurrent detachments from Lathrop-Manteca fire protection district

(LAFC 24-25)

Chair Diallo asked for a Roll Call Vote:

Ayes: Commissioners Barton, Ding, Gardea, Johnson, and Chair Diallo

Noes: None

Abstain: None

**PUBLIC COMMENTS**

3. Chair Diallo opened the floor to Public Comments.

No one came forward

**EXECUTIVE OFFICER COMMENTS**

4. J.D. Hightower, Executive Officer, CAL-LAFCO conference all the commissioners are

invited to come.

Commissioner Johnson appreciates the input from everyone involved with the Union

Ranch Project.

Commissioner Barton thanked Commissioners Ding and Gardea for clarifying the

limitations on what LAFCo could address in this application. He expressed a wish that

the City of Manteca had engaged directly with the people and their concerns, especially

those who were not part of the annexation, as well as with the developer. He stated that

their vote was appropriately cast.

**ADJOURNMENT**

Chair Diallo thanked the audience and her colleagues

Chair Diallo adjourned the meeting at 9:46 a.m.