



Scannell Properties Industrial Project  
General Plan Amendment No. GPA-20-139  
Rezone No. REZ-20-140  
Site Plan Review No. SPR-20-141  
Tentative Parcel Map No. TPM-20-142

City Council Regular Meeting, October 11, 2021  
*Item 5.1*

# Vicinity Map



# Background



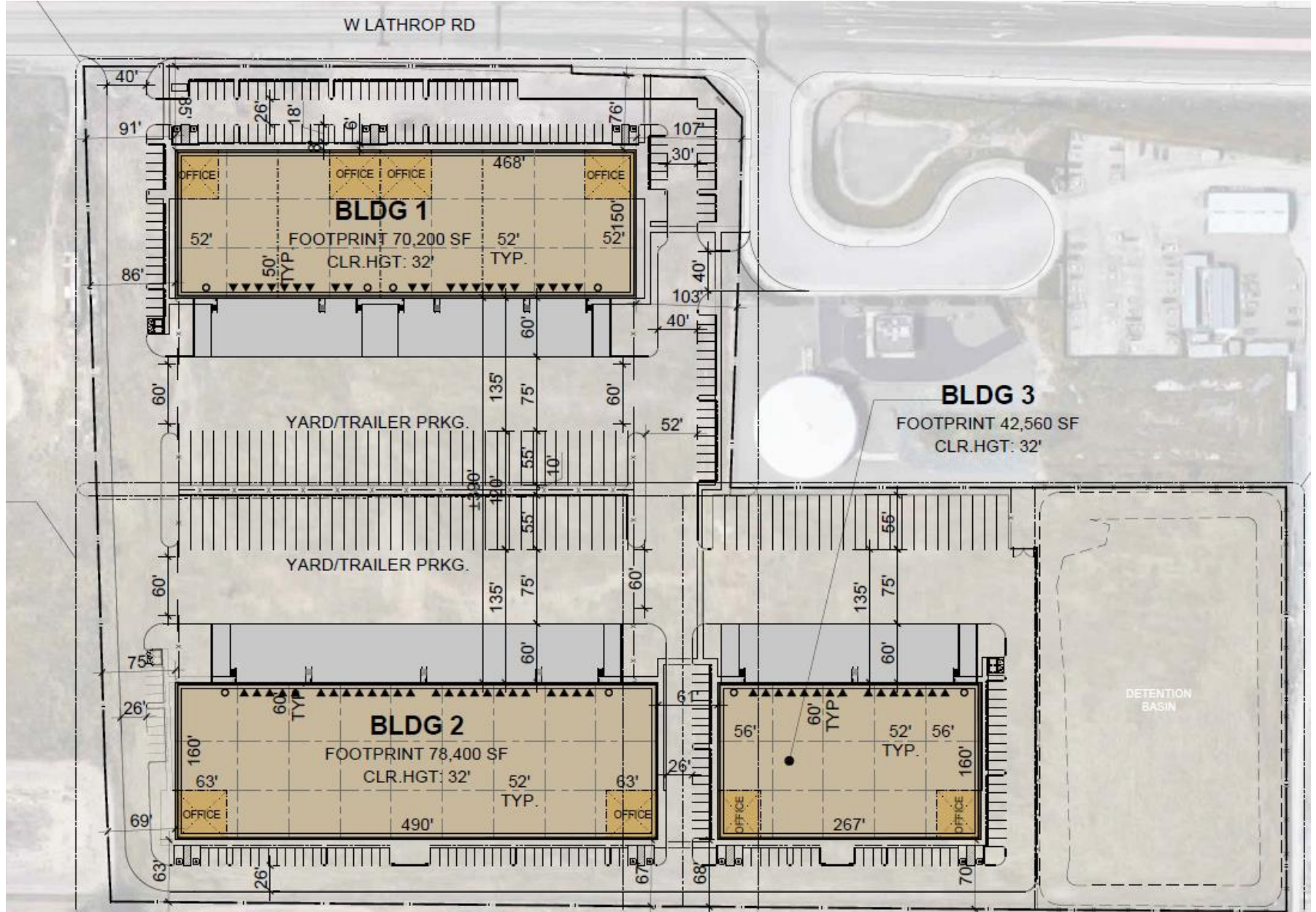
- ▶ Historically, the site was utilized as a truck storage yard in the 1970s and may have included truck maintenance based on the Project's Environmental Site Assessment.
- ▶ By 2005, no truck storage yard, or associated structures and/or storage equipment was shown on the subject site. According to aerial photographs, the project site has been vacant and undeveloped since then.

# Site Plan



- ▶ The project includes construction of three (3) new industrial buildings totaling 191,160 sq. ft. in size.
- ▶ The project is designed to provide a total of 236 automobile parking spaces and 101 truck trailer spaces in addition to the individual dock doors.
- ▶ Proposed project will include two (2) driveways to access Lathrop Road: one (1) located in the north western portion of the project site and one (1) located at the existing cul-de-sac extension off Lathrop Road that serves Con Fab.

# Site Plan - Overall

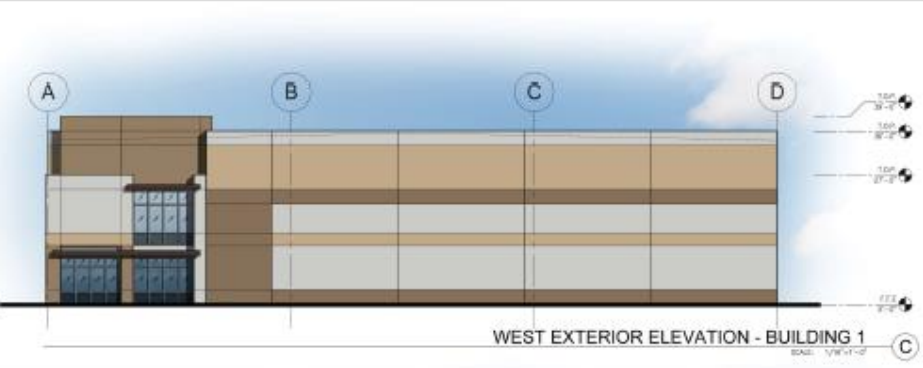


# Architecture & Elevations



- ▶ The building's exterior walls will be constructed of concrete tilt-up panels. Dock bays would be installed along the south side of building 1 and the north side of Building 2 and 3. No dock doors are fronting Lathrop Road.
- ▶ The exterior of the building will be painted in beige, tan, and gray colors. The office area exterior will have gray color schemes with brown accents and the windows will have blue reflective glazing. The office spaces would include aluminum storefront framing with tempered glass at all doors and metal canopy.

# Typical Building Elevations

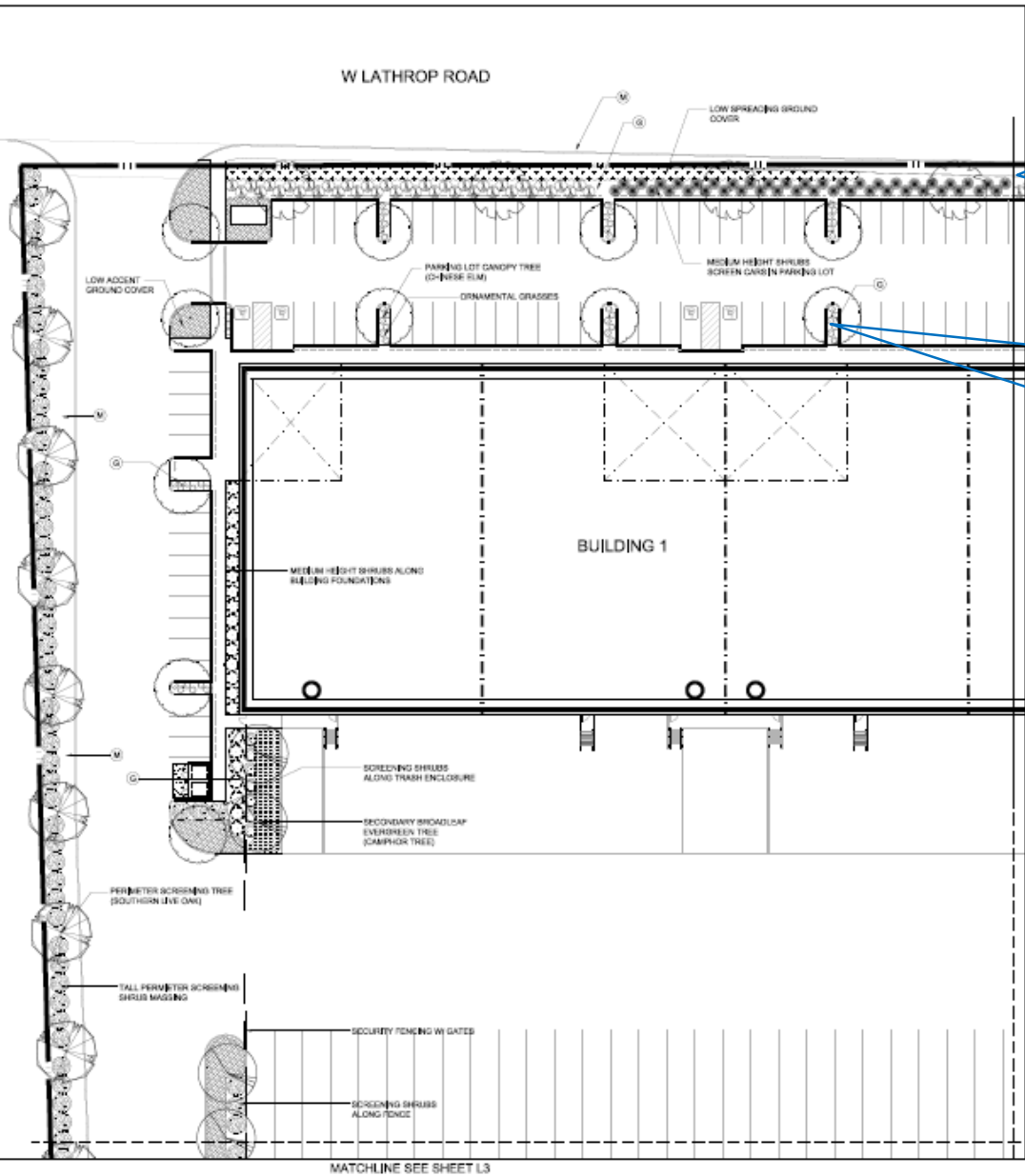


# Landscaping - Typical Improvements

10 - 15 feet of landscaping along Lathrop Road.

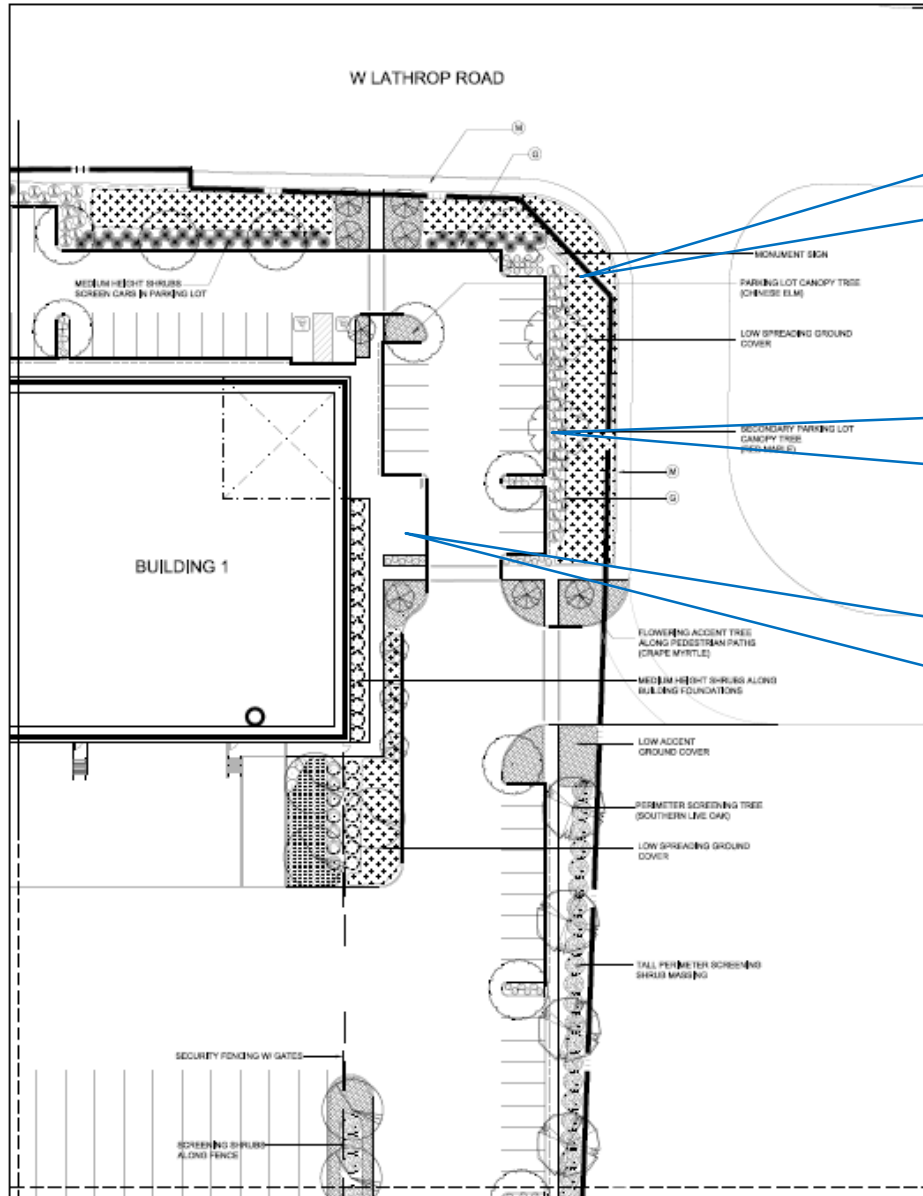
Shade Trees throughout automobile parking areas.

Minimum 5' Landscaping along perimeter.





# Landscaping - Typical Improvements



10 - 15 feet of landscaping along Lathrop Road and the cul-de-sac.

Shade Trees throughout automobile parking areas.

Shaded employee break areas.

Minimum 5' Landscaping along perimeter.

# Utilities



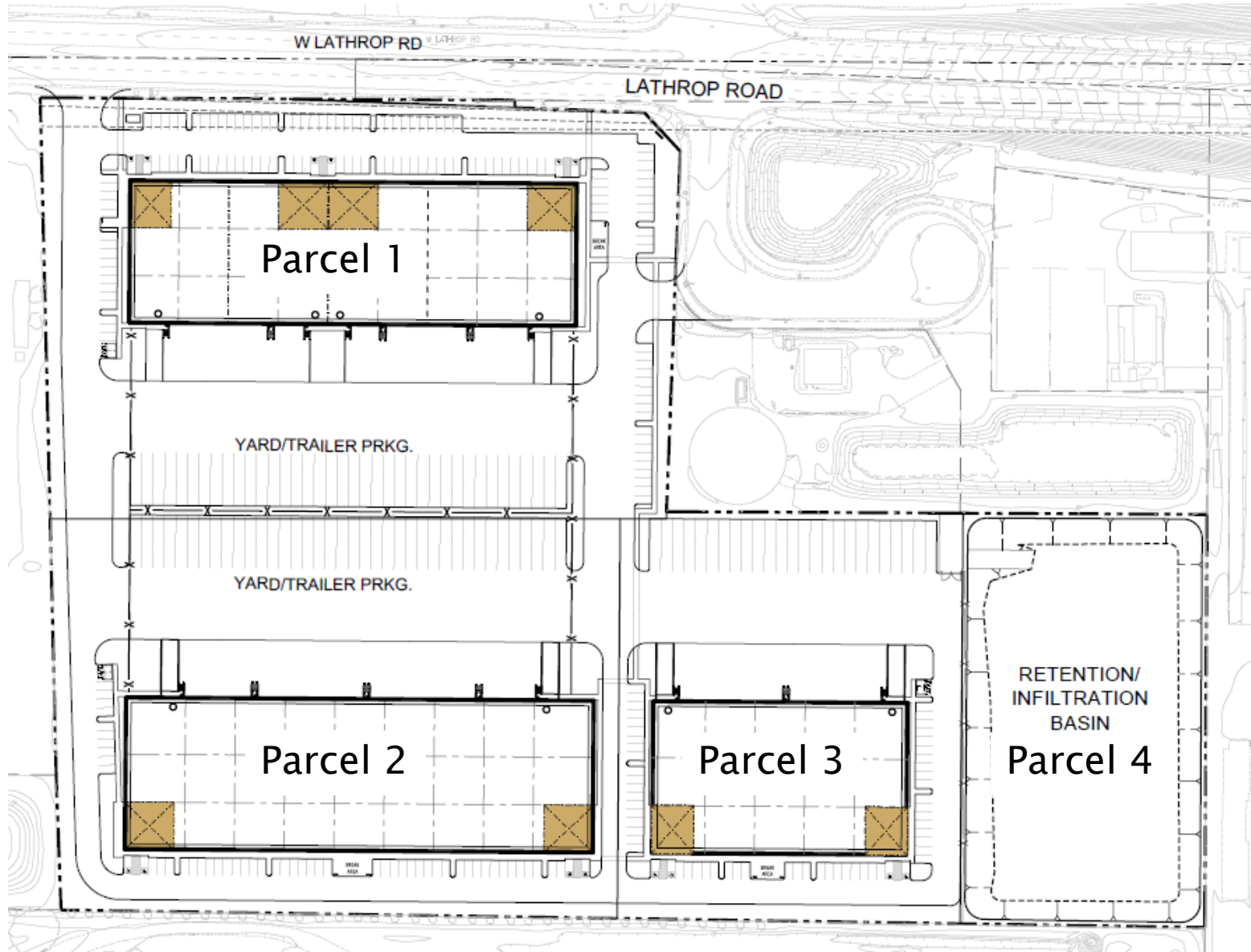
- ▶ The project proposes to connect to the City's water and sewer system through existing connections on Lathrop Road and McKinley Avenue.
- ▶ A new sewer pump station will be installed on-site with a forcemain that would connect to the City's existing forcemain at the intersection of Lathrop Road and McKinley Avenue.
- ▶ Stormwater will be retained on-site via a stormwater retention basin on Parcel 4.

# Tentative Parcel Map

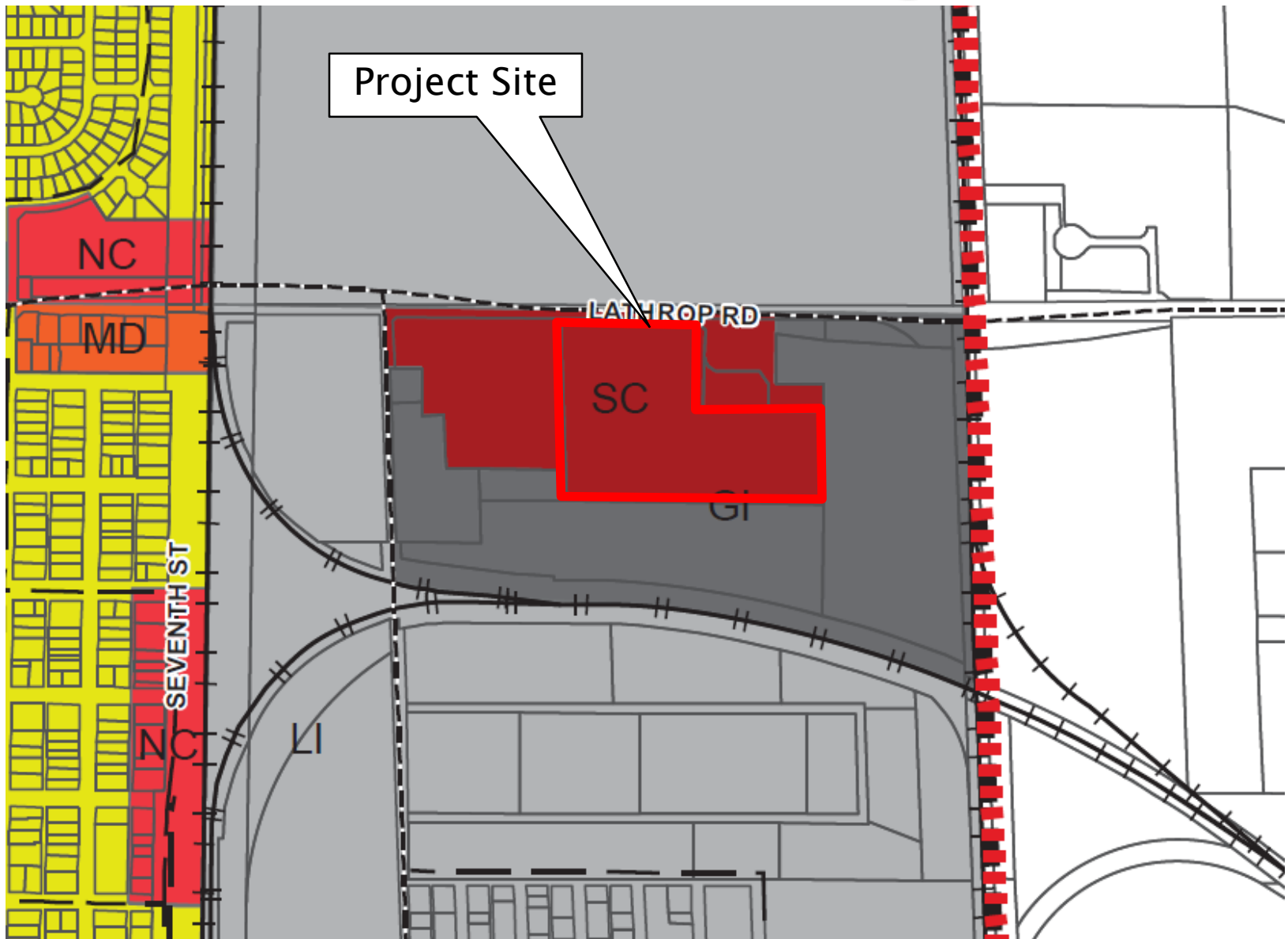


- ▶ The Vesting Tentative Parcel Map consists of 1 parcel approximately 18.2–acres in size.
  
- ▶ The proposal is to subdivide the property into four (4) parcels to create the following parcels:
  - Parcel 1 – 6.54–acres (Building 1)
  - Parcel 2 – 5.58–acres (Building 2)
  - Parcel 3 – 3.50–acres (Building 3)
  - Parcel 4 – 2.52–acres (Stormwater Retention Basin)

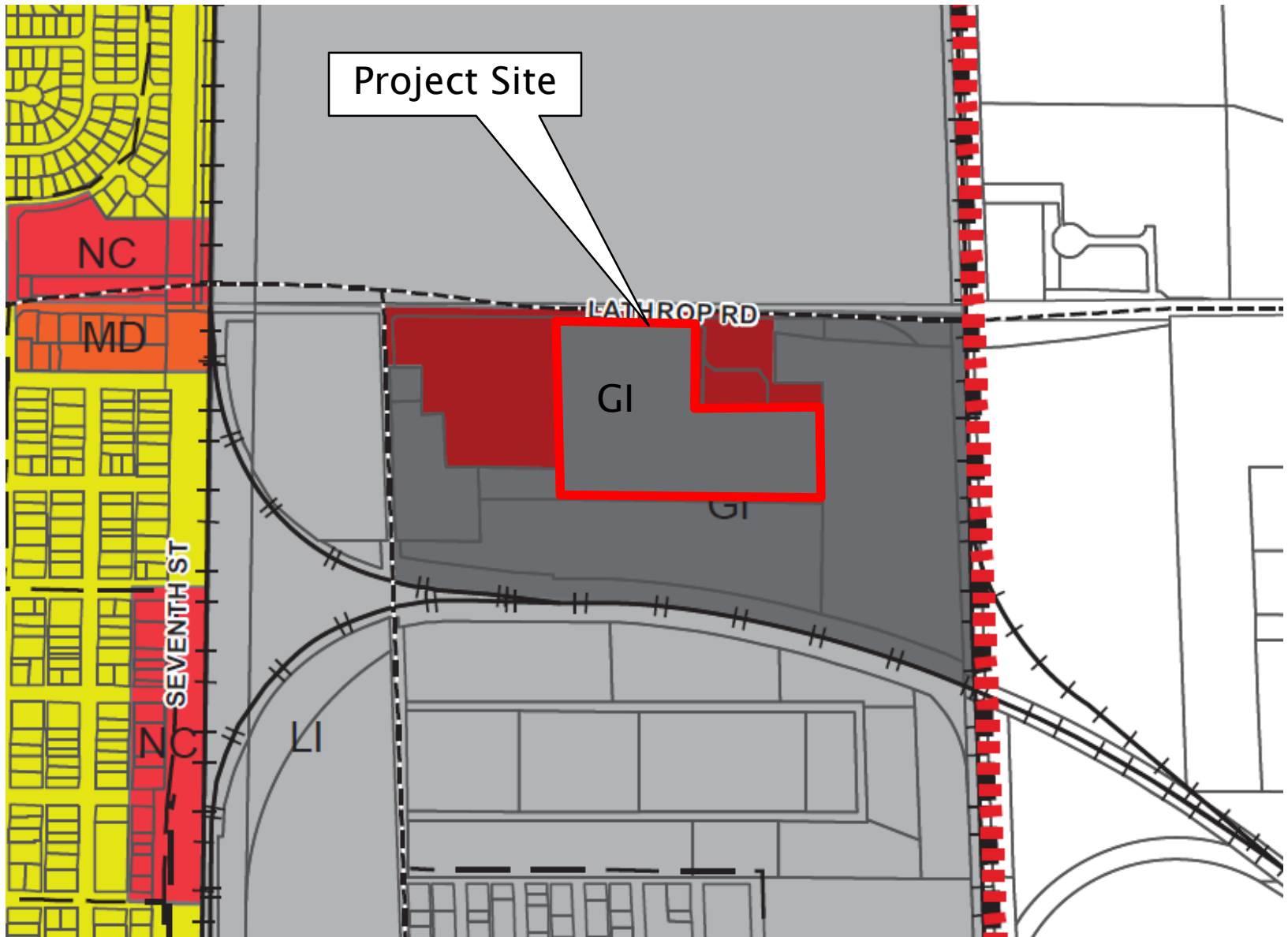
# Tentative Parcel Map



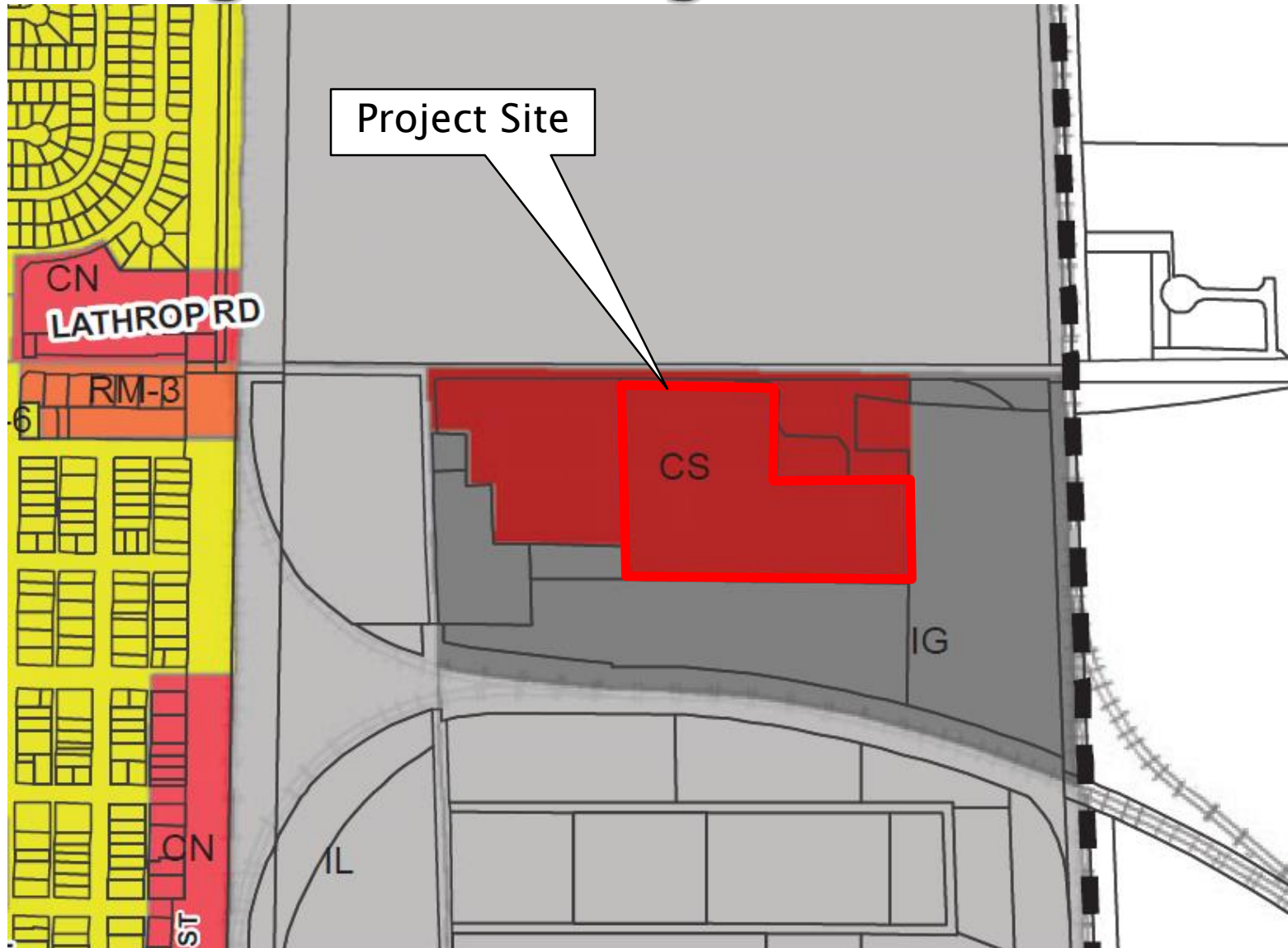
# General Plan – Existing



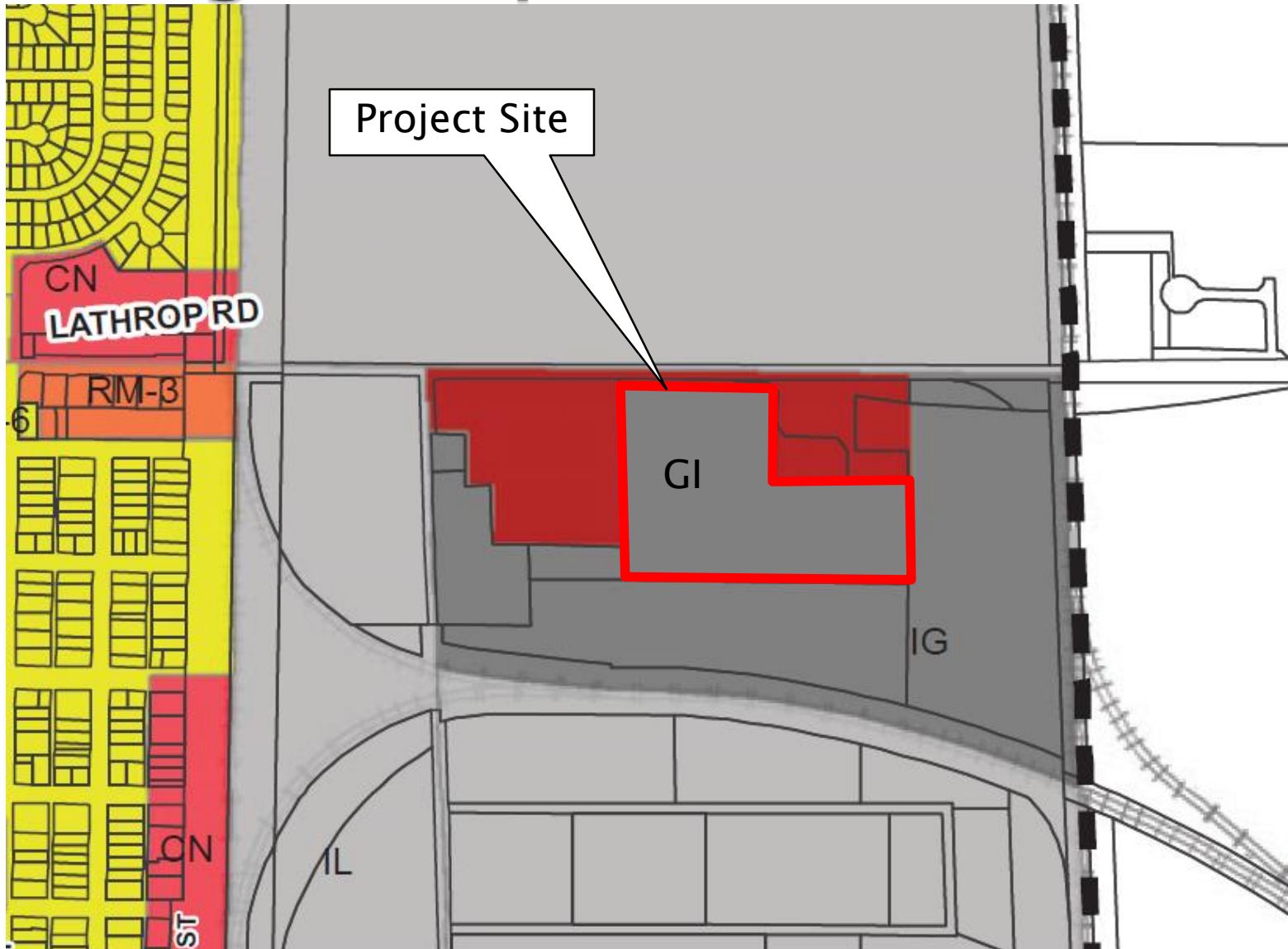
# General Plan – Proposed



# Zoning – Existing



# Zoning – Proposed





# Traffic Study



- ▶ A Transportation Analysis was prepared for the Project by Fehr & Peers.
- ▶ Project trips were estimated using published rates in the Institute of Transportation Engineers Trip General Manual 10<sup>th</sup> Edition. The 10<sup>th</sup> Edition provides trips for multiple industrial land uses. Because a specific tenant has not been identified, a blended trip rate based on the potential land uses was calculated daily, AM and PM peak hour trips.

# Traffic Study



**Table 3: Project Trip Generation**

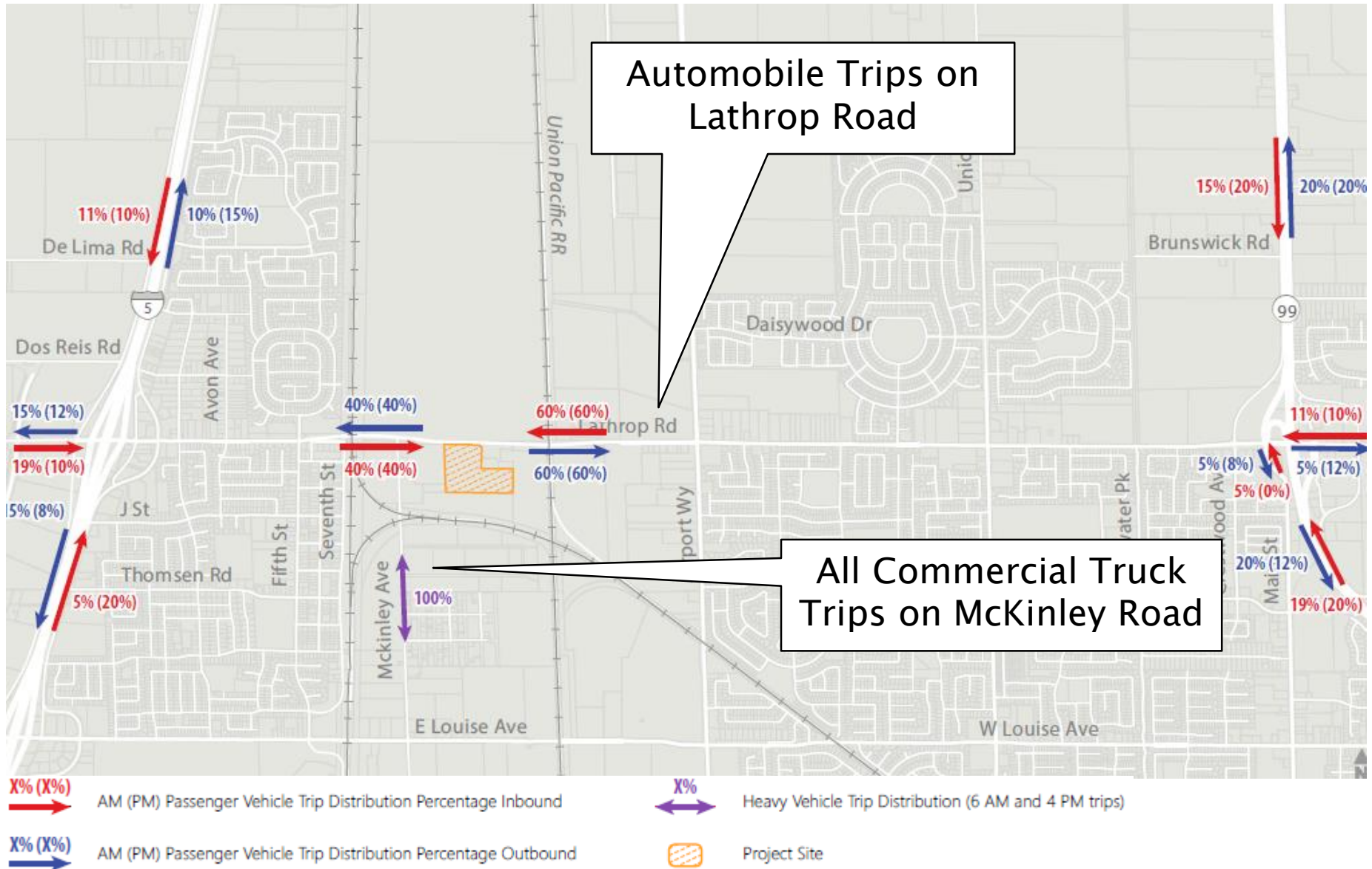
Land Use	Quantity (ksf)	Trip Type	Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Industrial/Warehouse (ITE 130, 150, 154, 155)	191.2	Passenger Vehicle	320	27	5	32	10	26	36
		Heavy Vehicle	78	3	3	6	2	2	4
		<b>Total</b>	<b>398</b>	<b>30</b>	<b>8</b>	<b>38</b>	<b>12</b>	<b>28</b>	<b>40</b>

**Notes:**

Trip generation is based on trip rates published in *Trip Generation Manual 10<sup>th</sup> Edition Supplement* (Institute of Transportation Engineers, 2020).

Source: Fehr & Peers, 2021

# Traffic Study - Trip Distribution



# Planning Commission



- ▶ On September 15, 2021 the Planning Commission held a Public Hearing on the proposed project.
- ▶ Comments and concerns were raised by the public during the meeting. Staff responded to the comments, and in addition, prepared written responses which are included as part of the administrative record.
- ▶ Planning Commission voted unanimously (4-0) recommending the City Council approve the project

# CEQA



- ▶ In accordance with Public Resource Code Section 21000 et. seq. and State CEQA Guidelines Section 15000 et. seq., the City of Lathrop prepared and circulated an Initial Study/Mitigated Negative Declaration for a 20-day public review period beginning August 11, 2021 and ending August 31, 2021, that evaluated the potential environmental effects of the proposed project.
- ▶ It was determined that although the proposed project could have a significant effect on the environment, required Mitigation Measures will be implemented to reduce these effects to a less than significant level.

# Recommendation

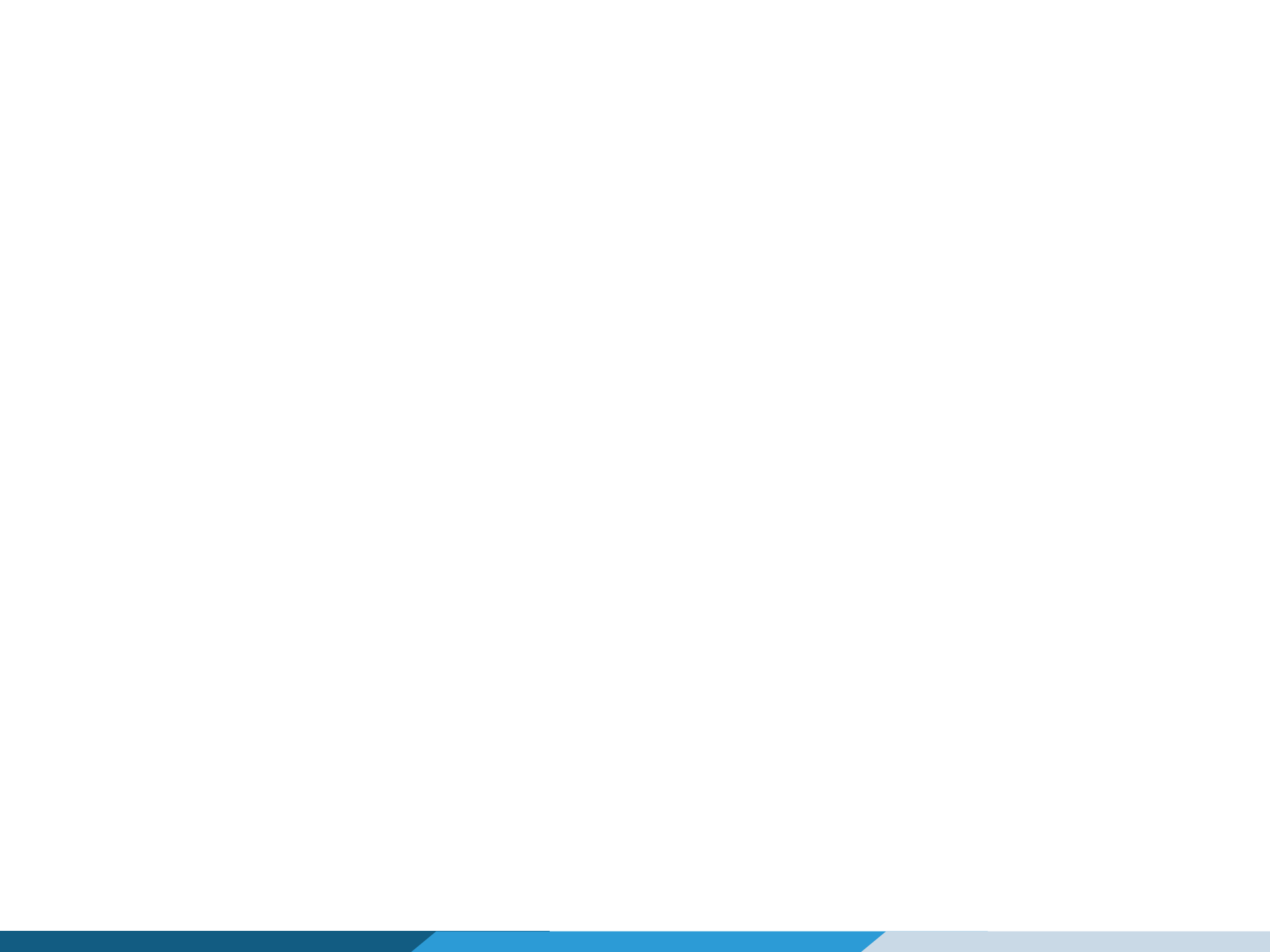


- ▶ Planning Commission and Staff recommend the following actions:
  1. Hold a Public Hearing;
  2. Adopt a Resolution Adopting the Initial Study and Mitigated Negative Declaration for the Scannell Properties Industrial Project.
  3. Adopt a Resolution Approving a General Plan Amendment from SC, Service Commercial to GI, General Industrial.

# Recommendation



4. First Reading and Introduce an Ordinance to Approve a Zoning Map Amendment from CS, Service Commercial to IG, General Industrial.
5. Adopt a Resolution Approving the Site Plan Review for the Scannell properties Industrial Project to Construct Three (3) Industrial Buildings Totaling 191,160 sq. ft. in size.
6. Adopt a Resolution Approving a Vesting Tentative Parcel Map to Subdivide an Existing 18.2-acre Parcel into Four (4) Parcels.







# 1520 Lathrop Road

*PROPOSED INDUSTRIAL DEVELOPMENT*

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[scannellproperties.com](http://scannellproperties.com)

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*Presented by Paul Starn*



# AGENDA

- I. INTRODUCTION TO SCANNELL PROPERTIES
- II. CLIENTS AND NORTH AMERICAN DEVELOPMENT MAP
- III. RECENT PROJECTS
- IV. 1520 LATHROP ROAD – PROPOSED SITE PLAN
- V. 1520 LATHROP ROAD – CONCEPTUAL ELEVATION
- VI. FINAL DISCUSSION POINTS



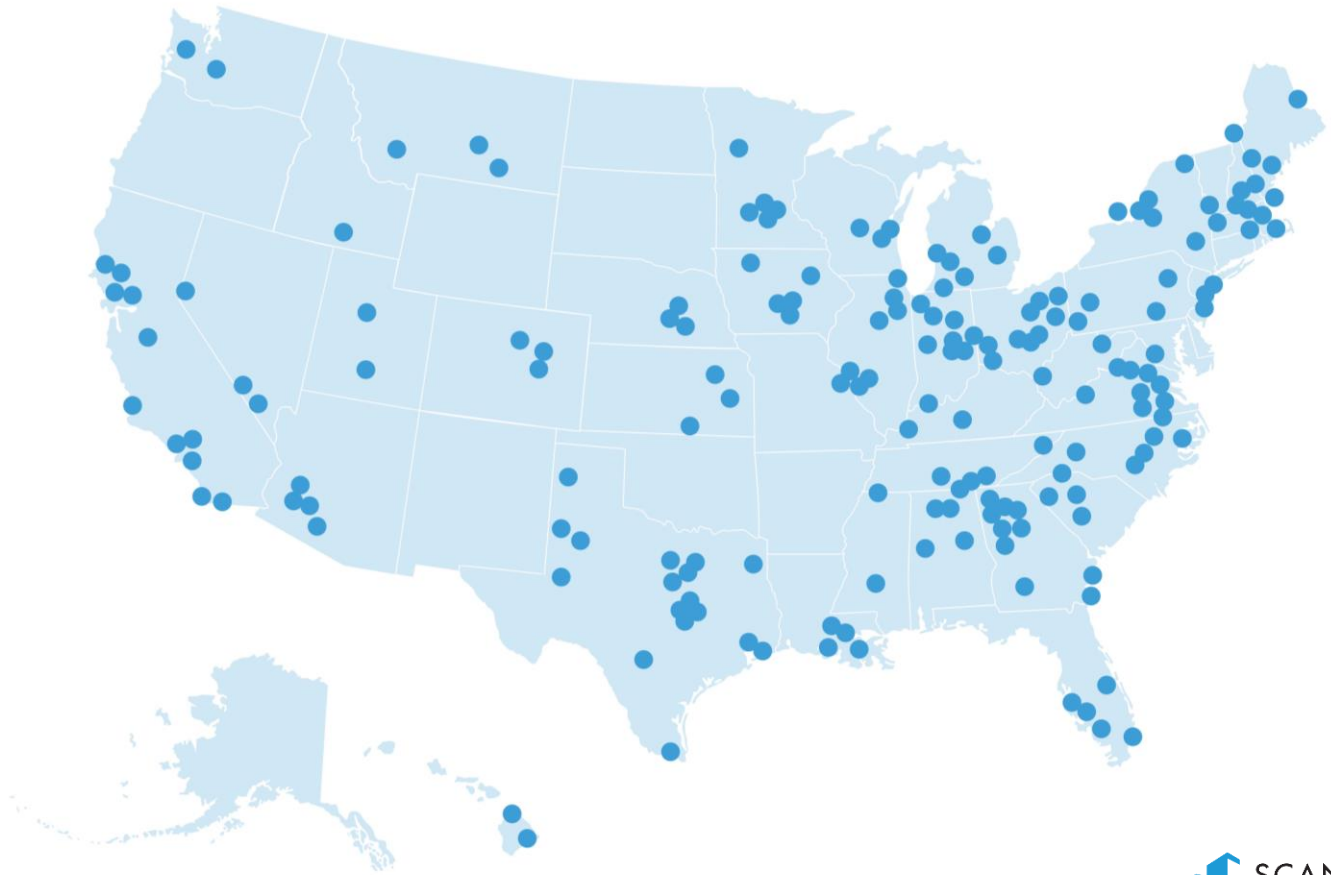
**Scannell Properties is a privately owned real estate development and investment company, focusing on build-to-suit projects throughout the U.S., Canada and Europe.**

## OUR CLIENTS



# North American Development

● BTS completed



# RECENT PROJECTS



## LOCATION

- Tracy, CA

## USE

- 156,000 SF Cold Storage BTS for Blueline
- Warehouse/distribution providing supply chain solutions with a customized and strategic global supply chain

## SPECIAL FEATURES

- 6,500 SF Freezer, 6,500 SF Cooler, 5,200 SF Cold Dock
- 44 trailer stalls + excess land to add additional 35 stalls



## LOCATION

- Livermore, CA

## USE

- 83,000 SF Advanced Manufacturing facility for FMI Industries on 5.2 acres
- Contract manufacturer of precision components and assemblies for the semiconductor equipment industry

## SPECIAL FEATURES

- \$40 MM specialized equipment purchased for this location

# RECENT PROJECTS



## LOCATION

- Livermore, CA

## USE

- Speculatively built 111,000 SF industrial building on 6 acres

## SPECIAL FEATURES

- Flexible multi-tenant design



## LOCATION

- Livermore, CA

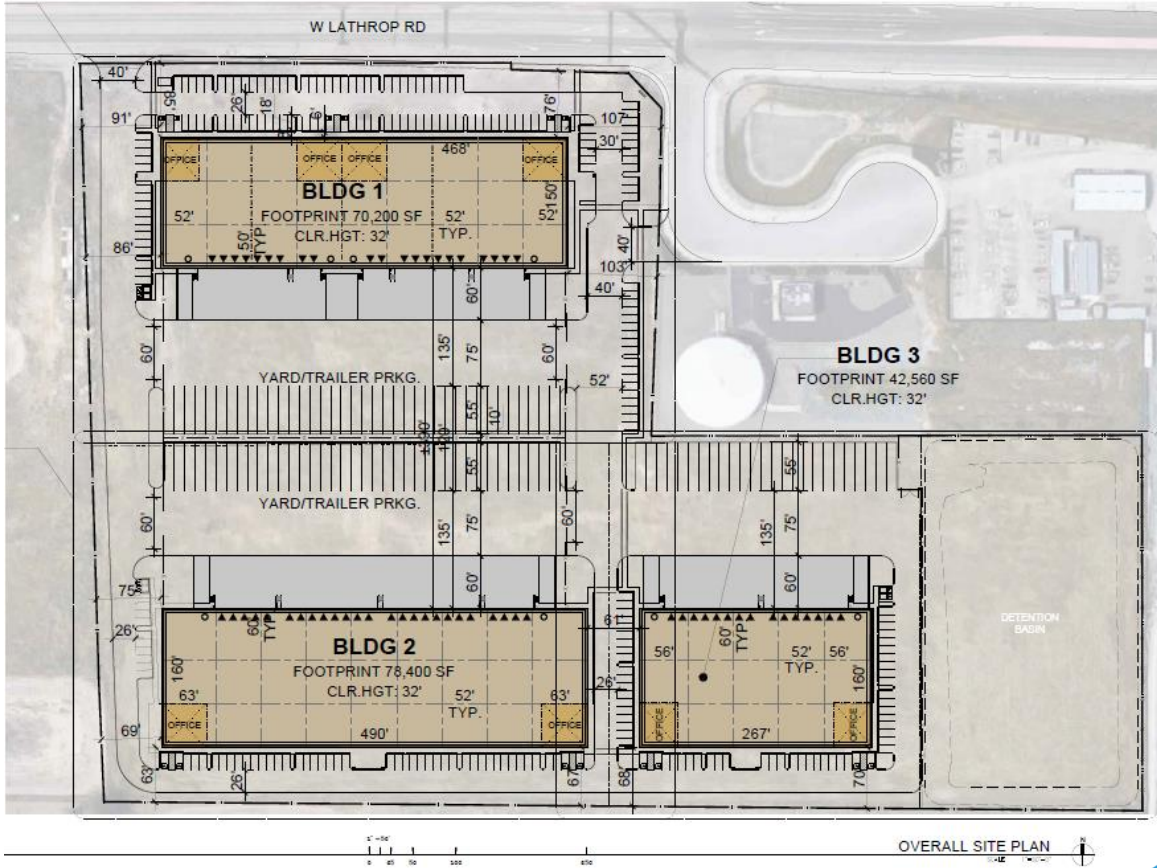
## USE

- Speculatively built 22,000 SF and 25,000 SF facilities with zero lot line
- Sold to local Pharmaceutical Manufacturing company

## SPECIAL FEATURES

- \$4 MM Owner Tenant Improvement

# PROPOSED SITE PLAN



1520 LATHROP ROAD





# CONCEPTUAL ELEVATION

1520 LATHROP ROAD



# FINAL DISCUSSION POINTS

**Industrial users in the marketplace:**

- **Pharmaceutical Manufacturing**
- **Robotics Manufacturing**
- **Precast Pipe Manufacturing**
- **Tech-based Advanced Manufacturing**



**Need GPA and Zone Change to accelerate user timing requirements**

**Project benefits include off-site force main sewer network expansion and sanitary sewer pump station**



# THANK YOU

*1520 LATHROP ROAD*

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