



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, November 8, 2021  
*Item 5.2*

# Vicinity Map



# Background



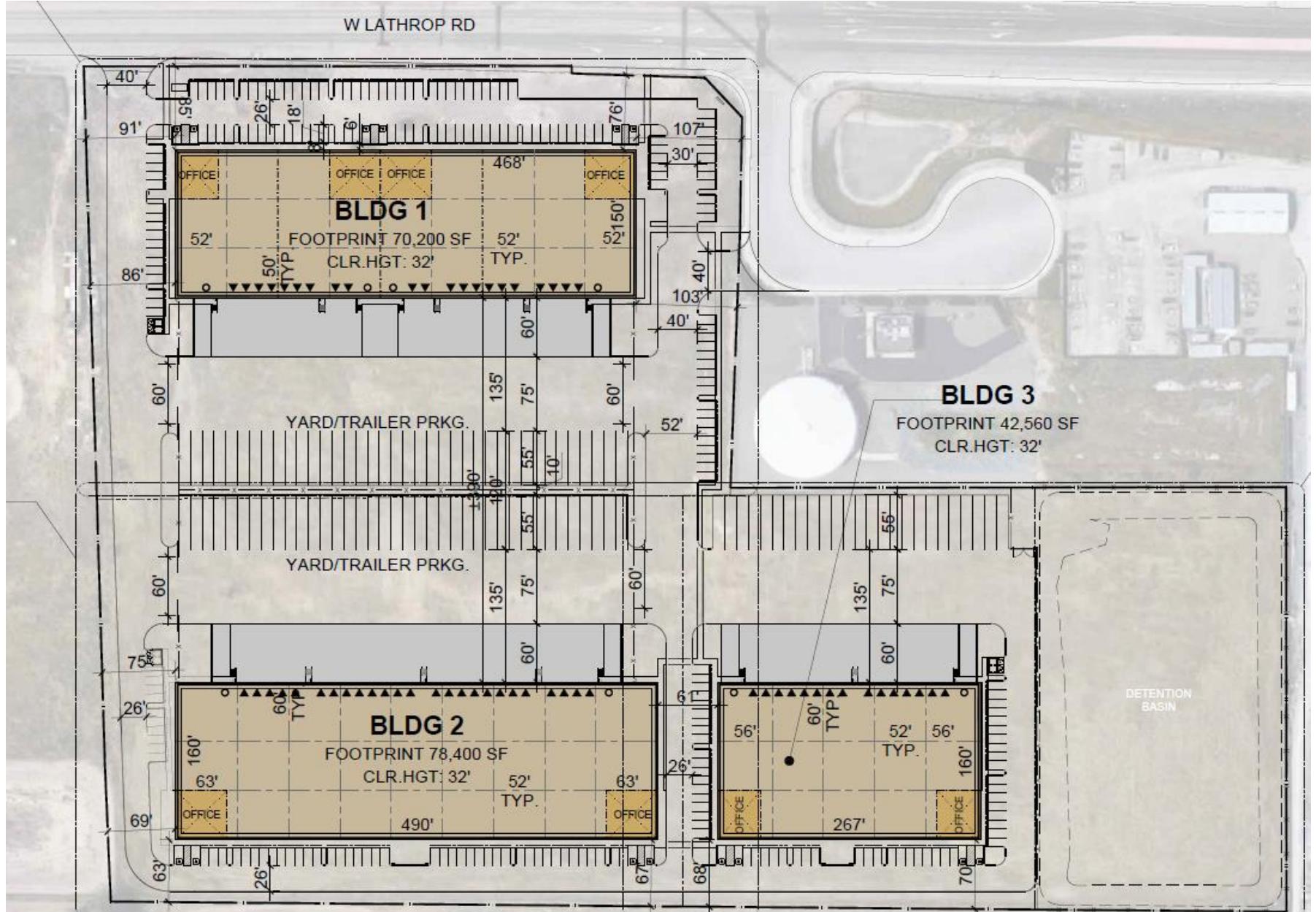
- ▶ Historically, the site was utilized as a truck storage and maintenance yard in the 1970's.
- ▶ In 2004, the property was acquired by Lathrop Land Development Company (LLDC) with the intention to utilize the property as a sprayfield or storage ponds for recycled (treated) wastewater.
- ▶ According to aerial photographs from 2005, the project site has been vacant and undeveloped.

# 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 250 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

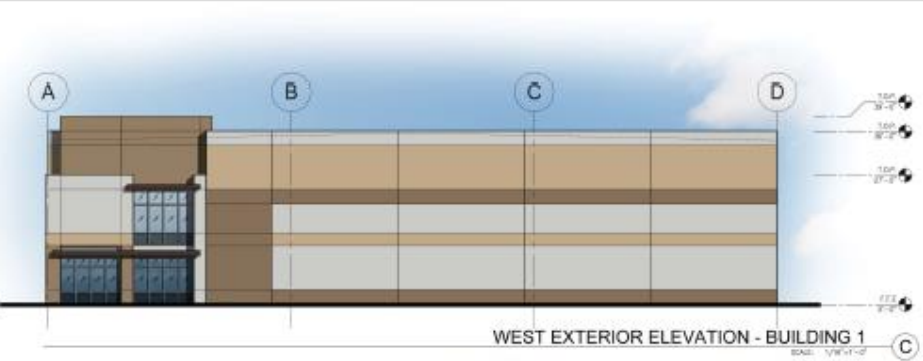


# Architecture & Elevations



- ▶ 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

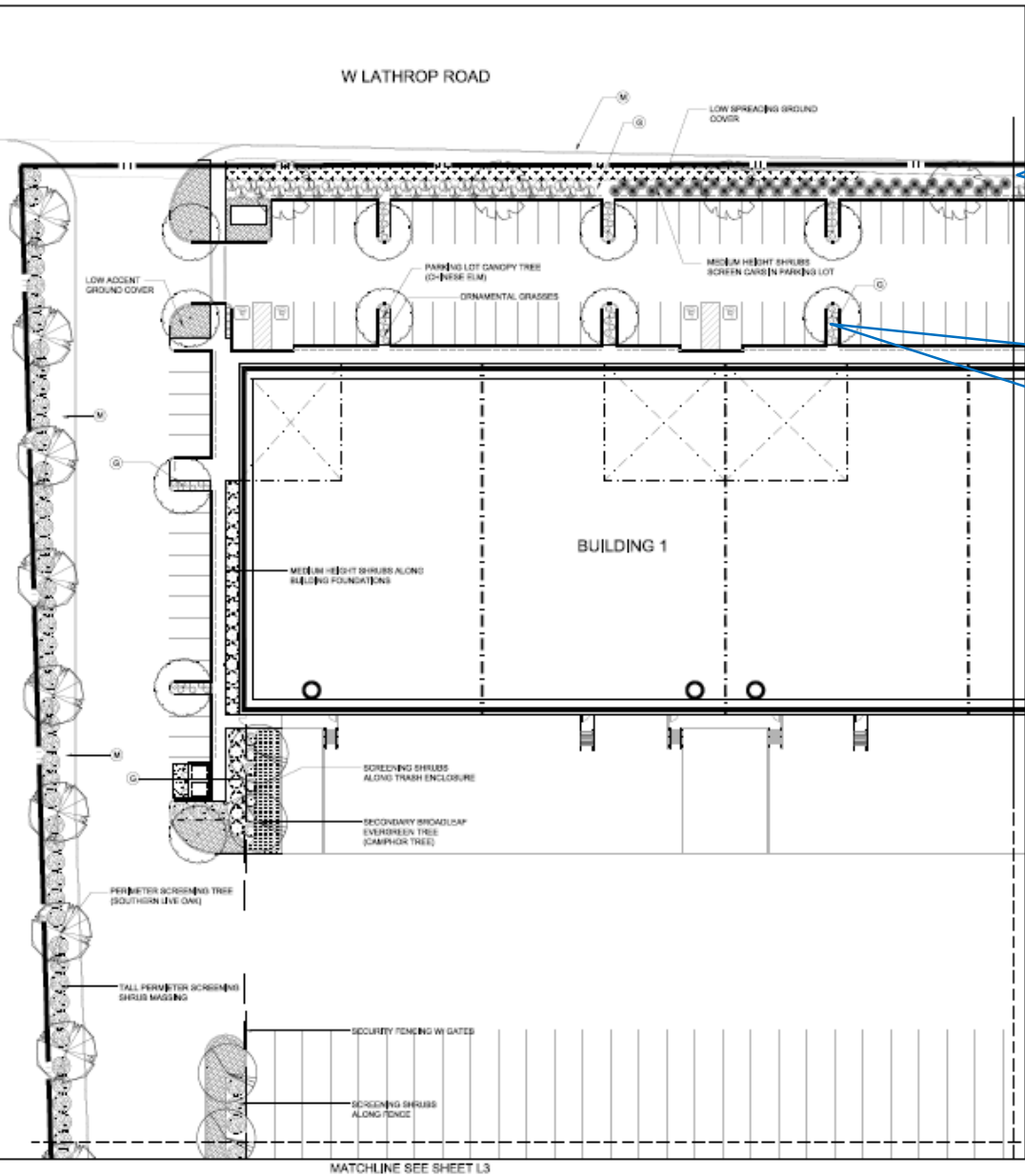


# Landscaping - Typical Improvements

10 - 15 feet of landscaping along Lathrop Road.

Shade Trees throughout automobile parking areas.

Minimum 5' Landscaping along perimeter.





# Utilities



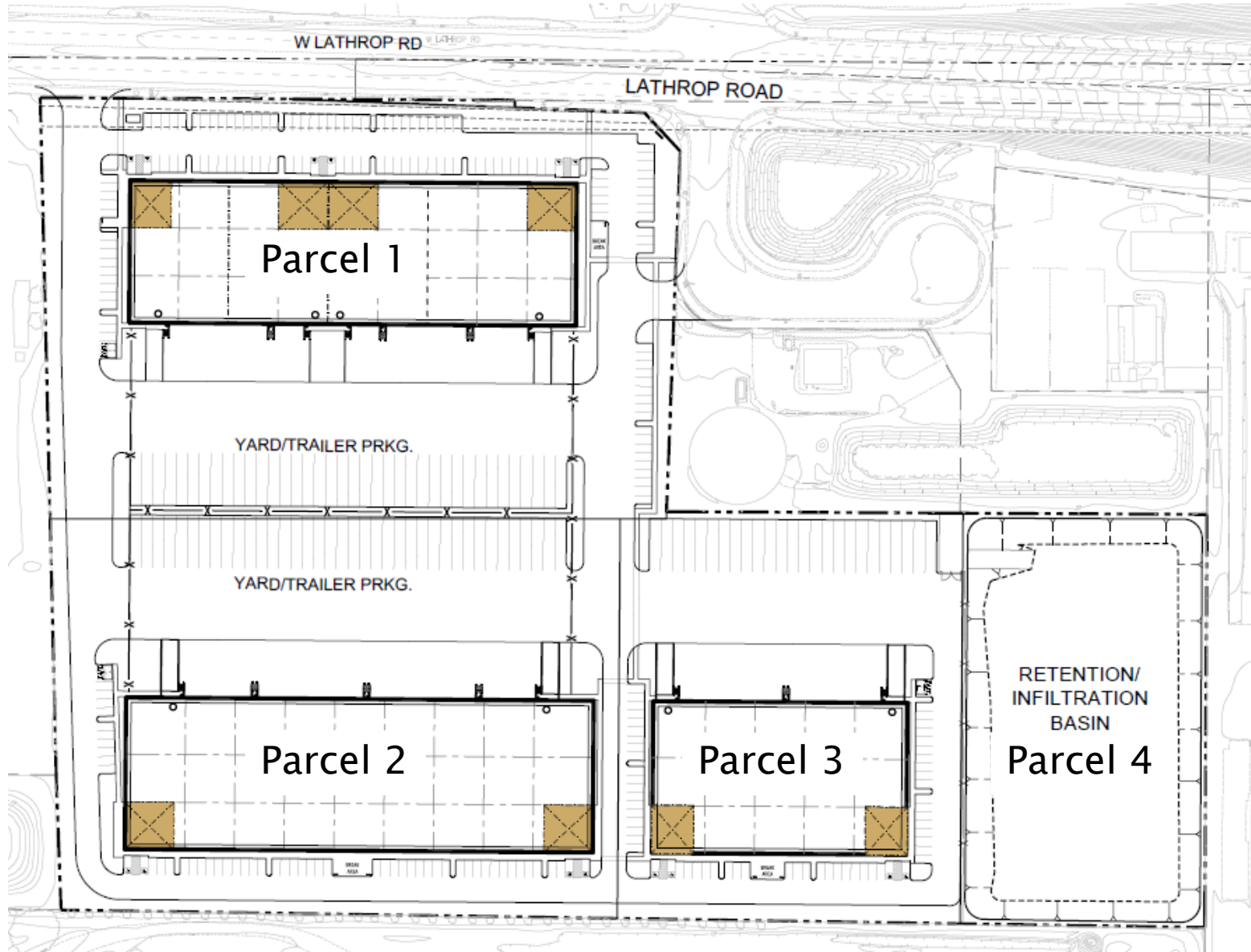
- ▶ The project proposes to connect to the City's water and sewer system through existing connections on Lathrop Road and McKinley Avenue.
- ▶ A new sewer pump station will be installed on-site with a forcemain that would connect to the City's existing forcemain at the intersection of Lathrop Road and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

# Tentative Parcel Map

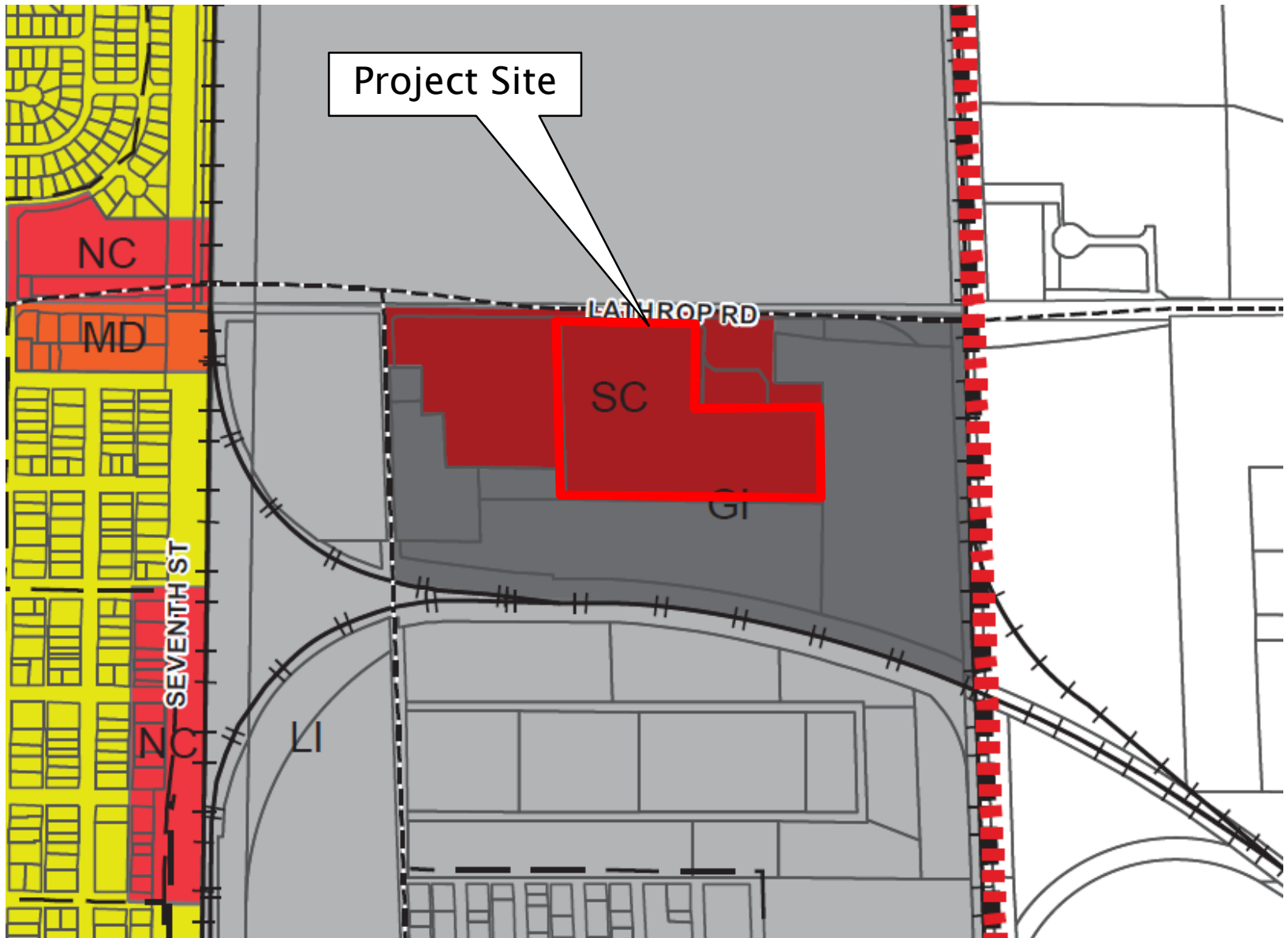


- ▶ The proposal is to subdivide the 18-acre parcel into four (4) individual parcels broken down as follows:
  - Parcel 1 – 6.54-acres (Building 1)
  - Parcel 2 – 5.58-acres (Building 2)
  - Parcel 3 – 3.50-acres (Building 3)
  - Parcel 4 – 2.52-acres (Stormwater Retention Basin)

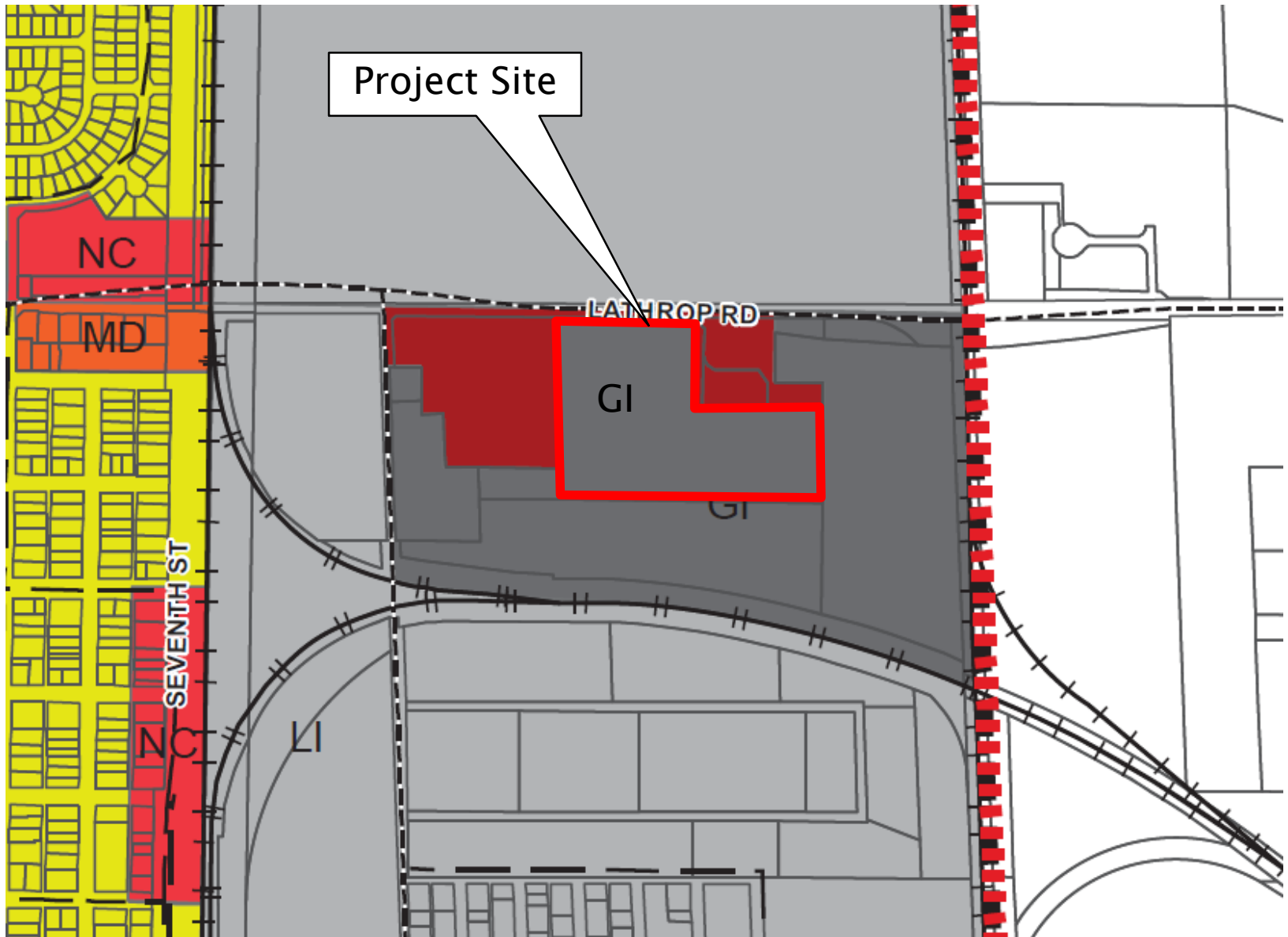
# Tentative Parcel Map



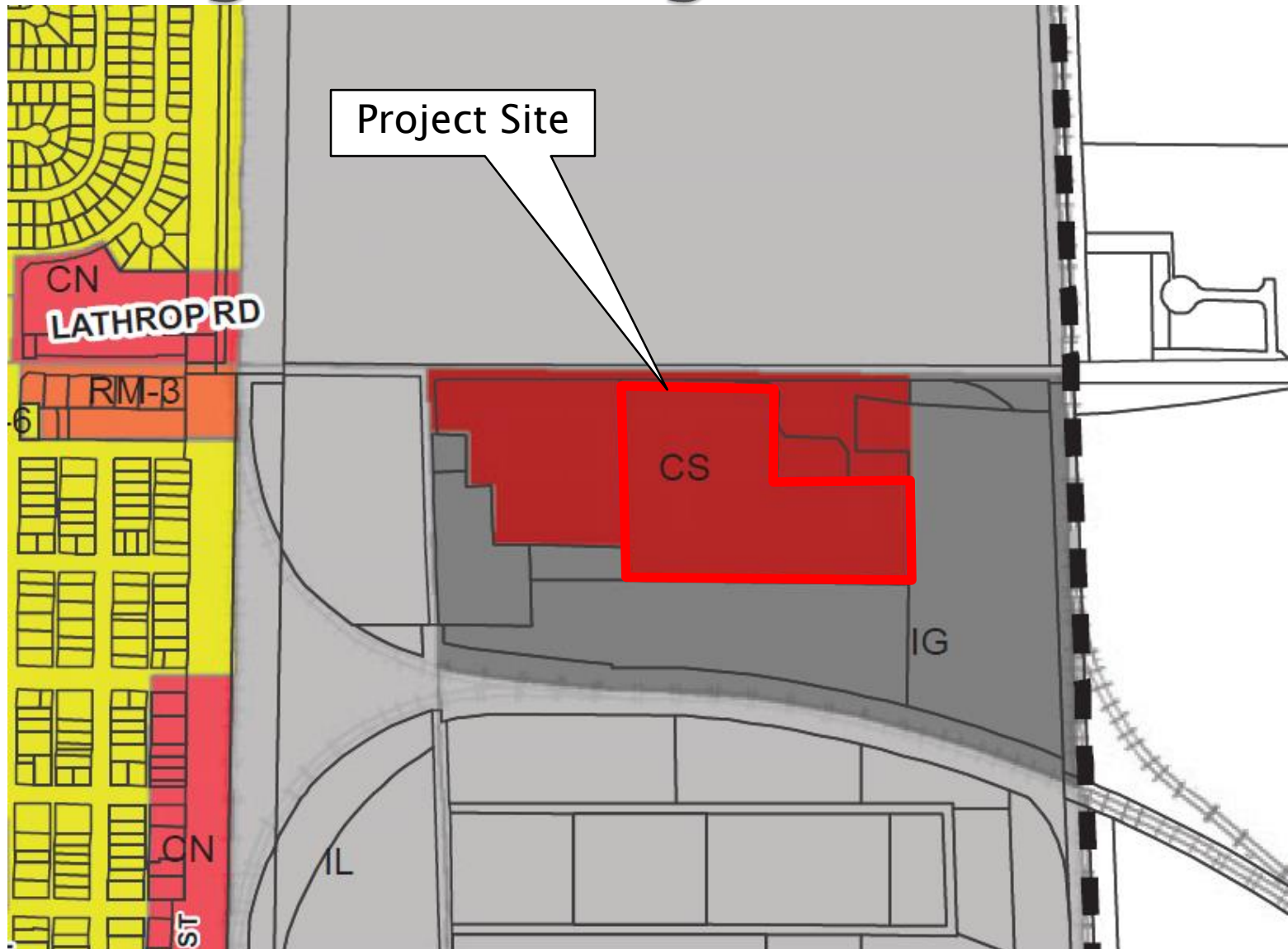
# General Plan – Existing



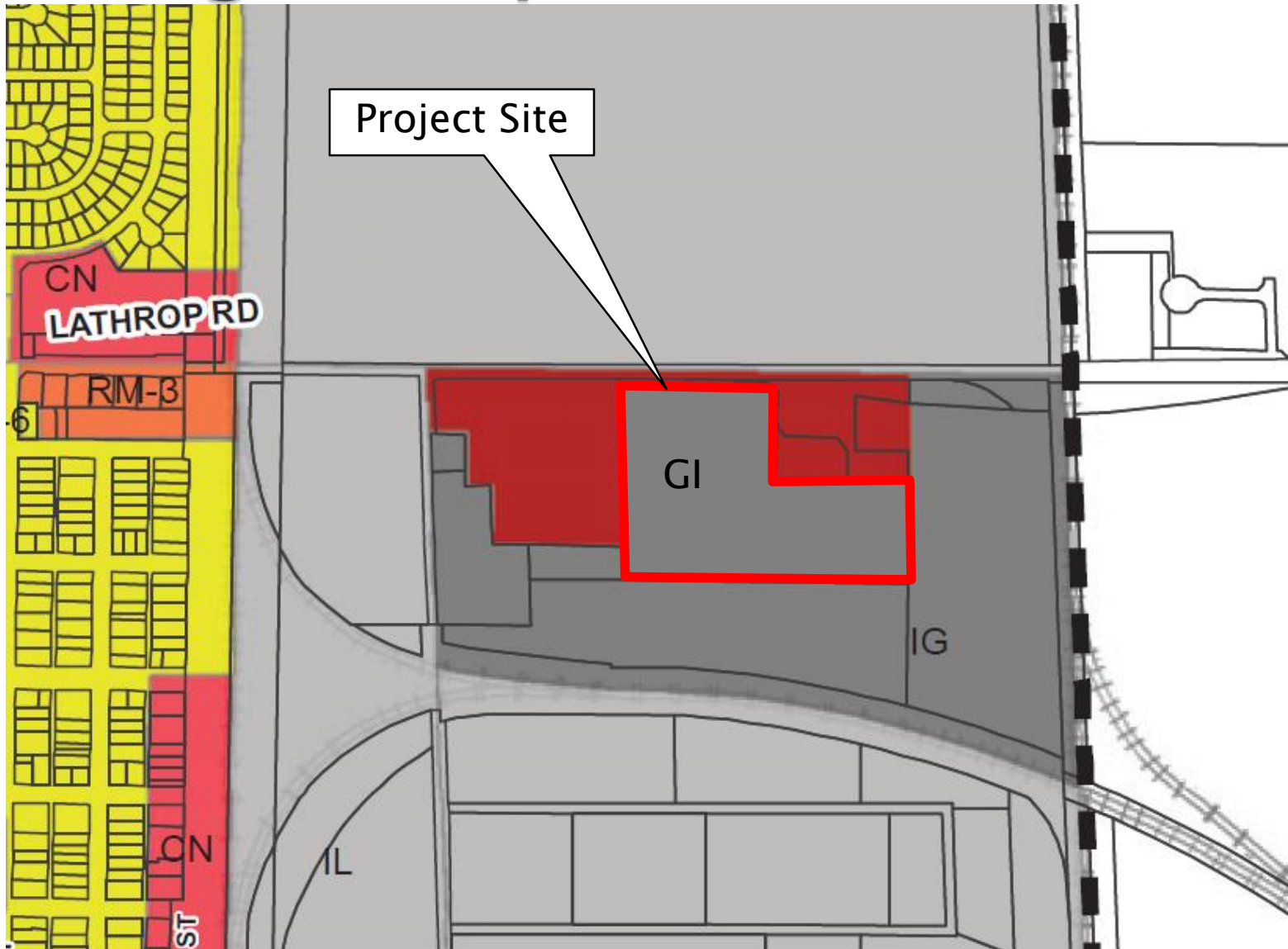
# General Plan – Proposed



# 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**

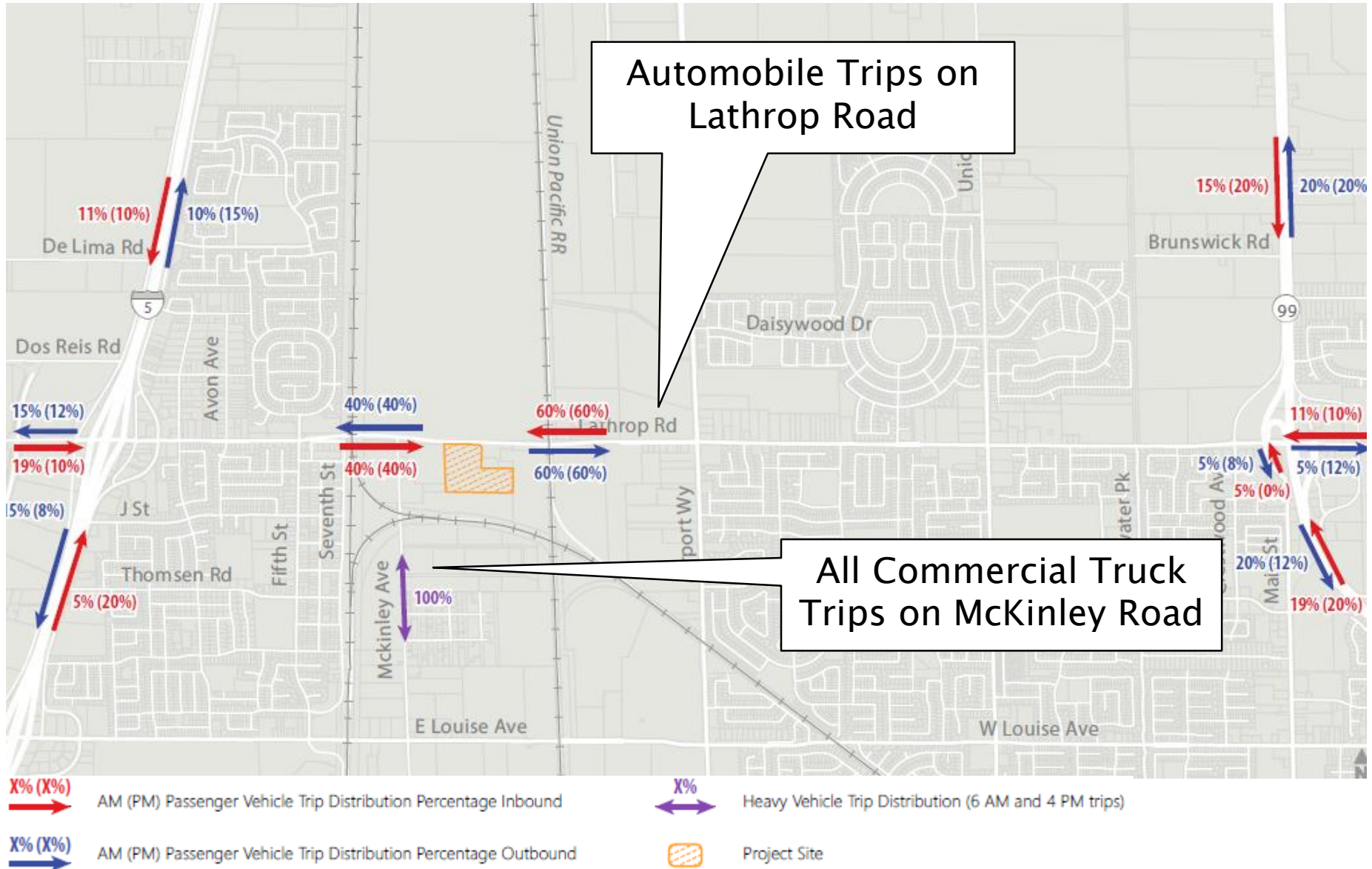
Land Use	Quantity (ksf)	Trip Type	Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Industrial/Warehouse (ITE 130, 150, 154, 155)	191.2	Passenger Vehicle	320	27	5	32	10	26	36
		Heavy Vehicle	78	3	3	6	2	2	4
		<b>Total</b>	<b>398</b>	<b>30</b>	<b>8</b>	<b>38</b>	<b>12</b>	<b>28</b>	<b>40</b>

**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



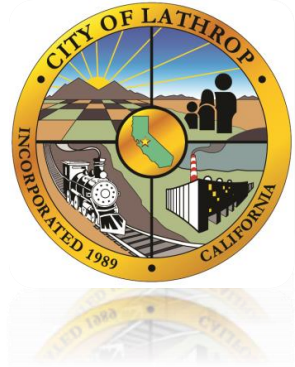
- ▶ On September 15, 2021 the Planning Commission held a Public Hearing on the proposed project.
- ▶ Comments and concerns were raised by the public during the meeting. Staff responded to the comments, and in addition, prepared written responses which are included as part of the administrative record.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

# Discussion Continued



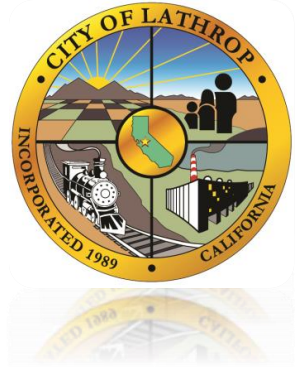
- ▶ On October 11, 2021, the City Council held a duly noticed Public Hearing on the proposed Project.
- ▶ During deliberation, a number of comments and concerns were raised by the City Council in regards to traffic, safety, and access.
- ▶ Council voted to continue the item to allow staff and the applicant to address the concerns.

# Discussion Continued



- ▶ Fehr & Peers provided additional information related to project trips, deceleration lane, traffic signal timing, and advanced warning signs.
- Project Trips – F&P reviewed data collected at 39 existing warehouse developments in SJ County. Discovered that AM/PM average peak hr. trip rates were lower than ITE trip rates. Trip rates used for project provides for more conservative analysis.
- Need for Deceleration Lanes – F&P reviewed collision data (2015 – 2019) at existing industrial developments located on Lathrop Rd & Louise Ave. (UPS, Super Store, Pratt Industries), no collisions involving heavy vehicles were reported.

# Discussion Continued



- Traffic Signal – F&P suggested City to include Lathrop Rd/D Street intersection as part of the Traffic Monitoring Program to monitor traffic volumes at the intersection.
- Advance Warning Signs – F&P provided a Warning Sign Exhibit to identify appropriate locations for “Truck Crossing” and “Truck Crossing Ahead” signs. The project is conditioned to install the signs prior to building occupancy.
- Traffic Signal Fair Share – Project is required to pay 25% of the total cost of the traffic signal at the intersection of Lathrop Rd/D Street.





# Recommendation



- ▶ Planning Commission and Staff recommend the following actions:
  1. Discuss and Consider Public Testimony Presented During the Public Hearing Held on October 11, 2021.
  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.