



Ashley Furniture Project
Conditional Use Permit No. CUP-23-08
Site Plan Review No. SPR-23-09

City Council Meeting
October 9, 2023
Item 5.3

Summary

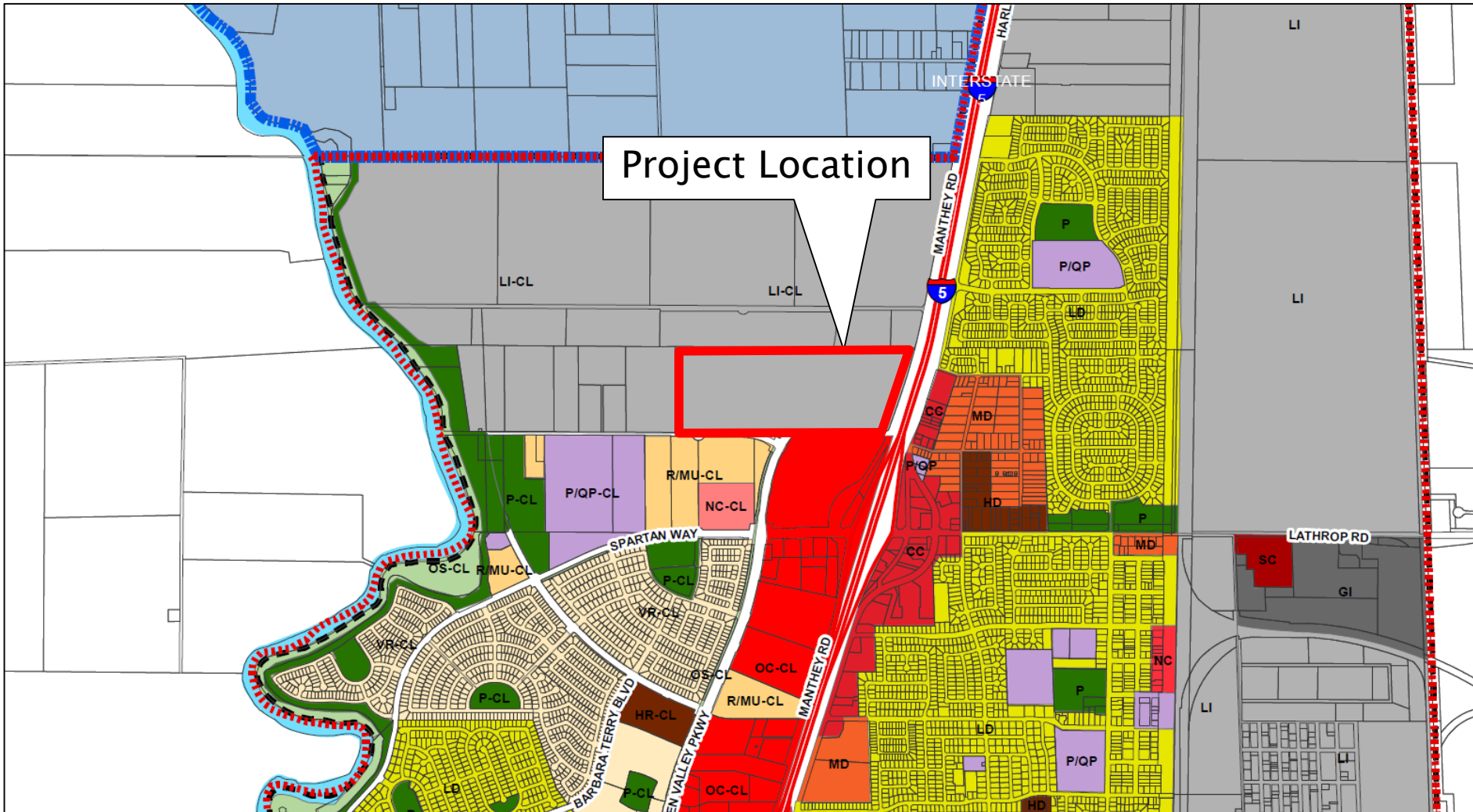


- ▶ The proposal includes a Conditional Use Permit and Site Plan Review to allow for the development of a 1,486,607 sq. ft. concrete tilt-up building on an 89.82-acre site located at the northwest corner of Dos Reis Road and Manthey Road.
- ▶ The proposed building include a 24,000 sq. ft. office, a 110,260 sq. ft. retail outlet and showroom and a 1,352,347 sq. ft. warehouse distribution center.

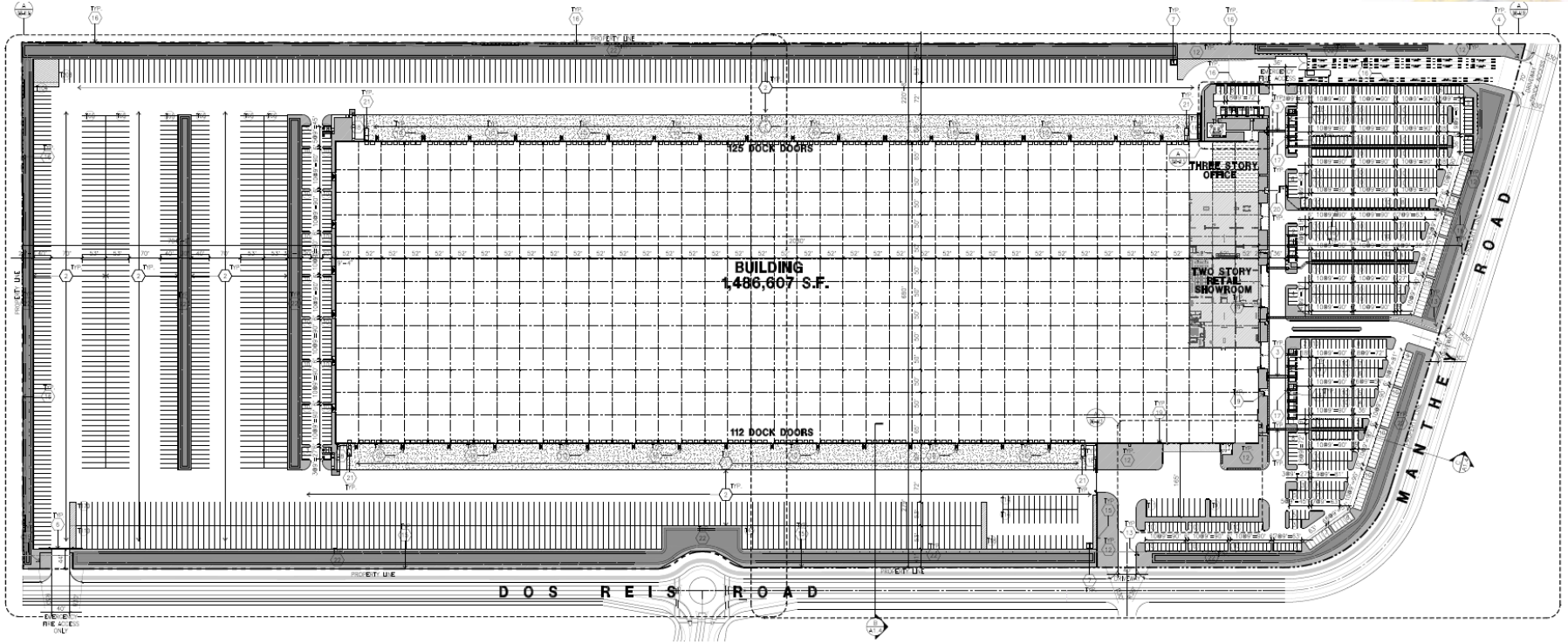
Project Location



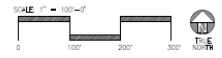
General Plan – Limited Industrial



Site Plan



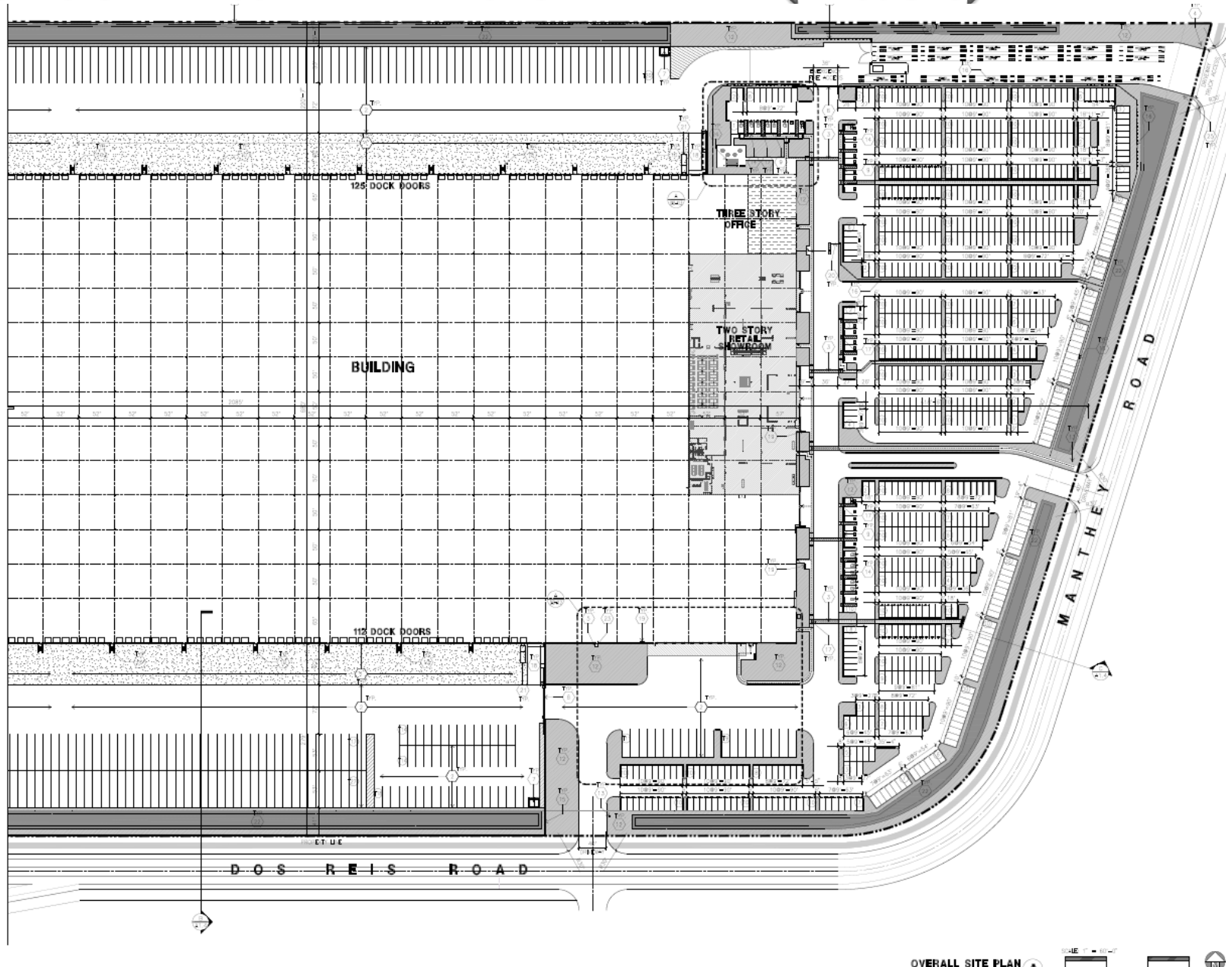
OVERALL SITE PLAN A



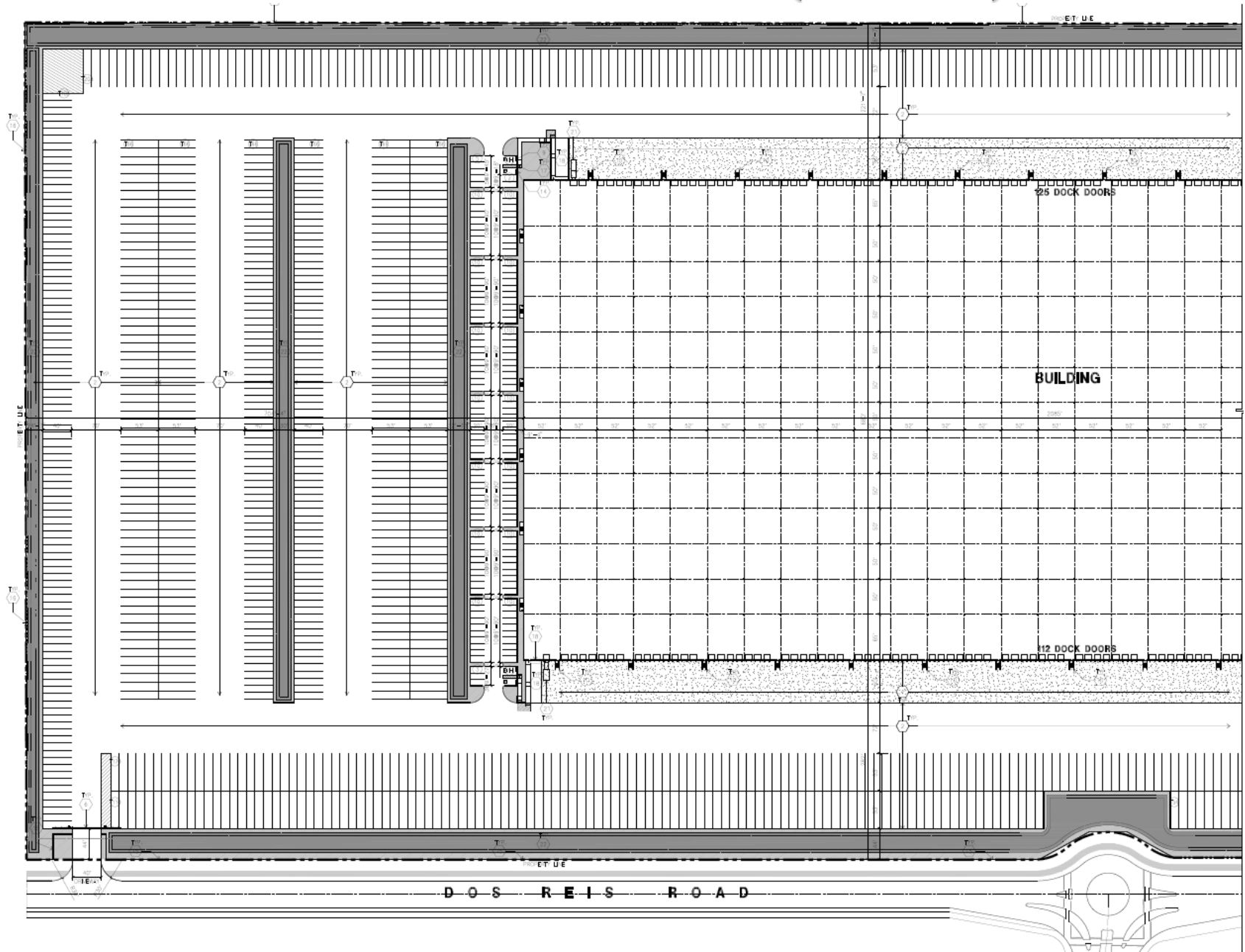
Site Plan



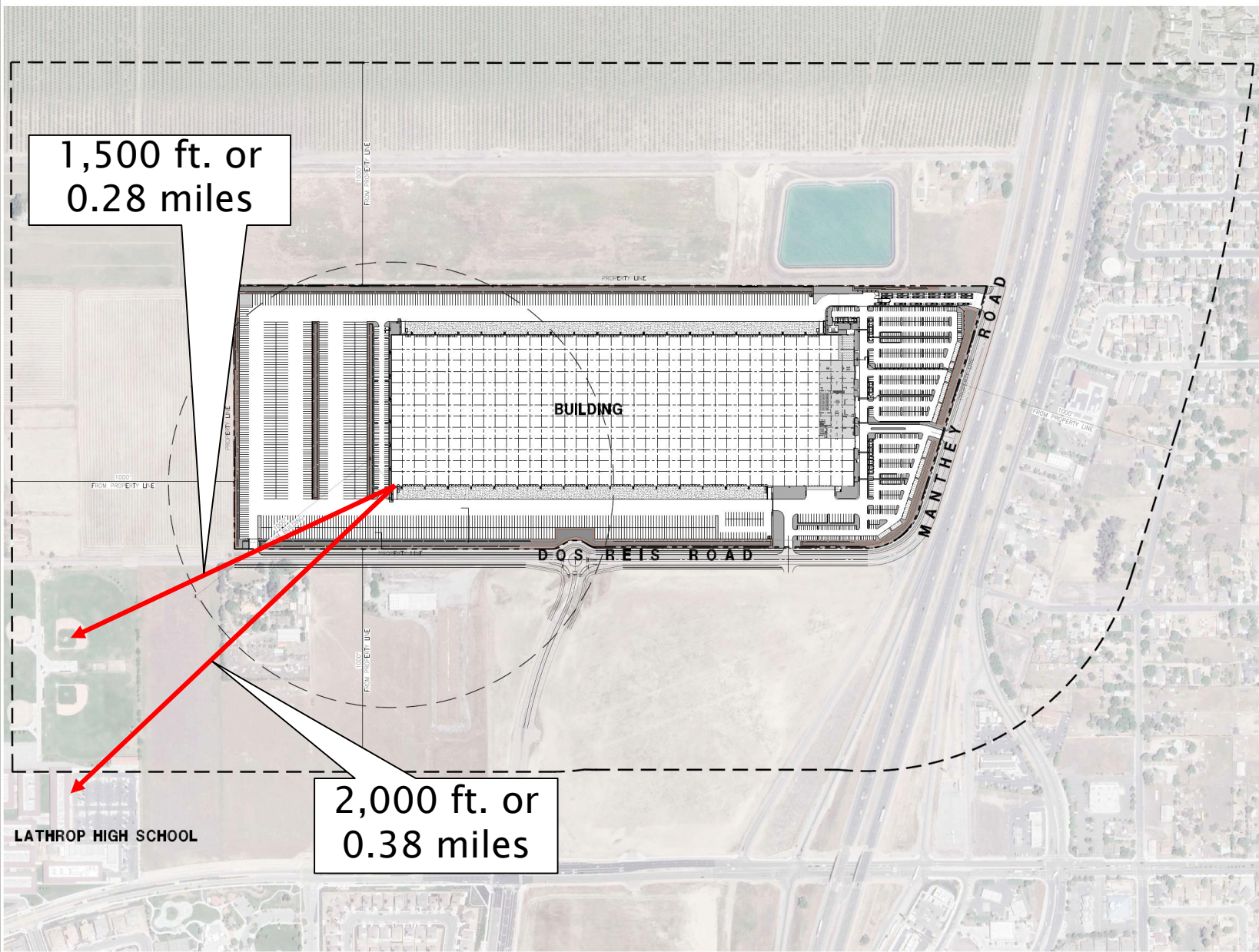
Site Plan - Zoom In (East)



Site Plan - Zoom In (West)



Distance to High School



Project Site



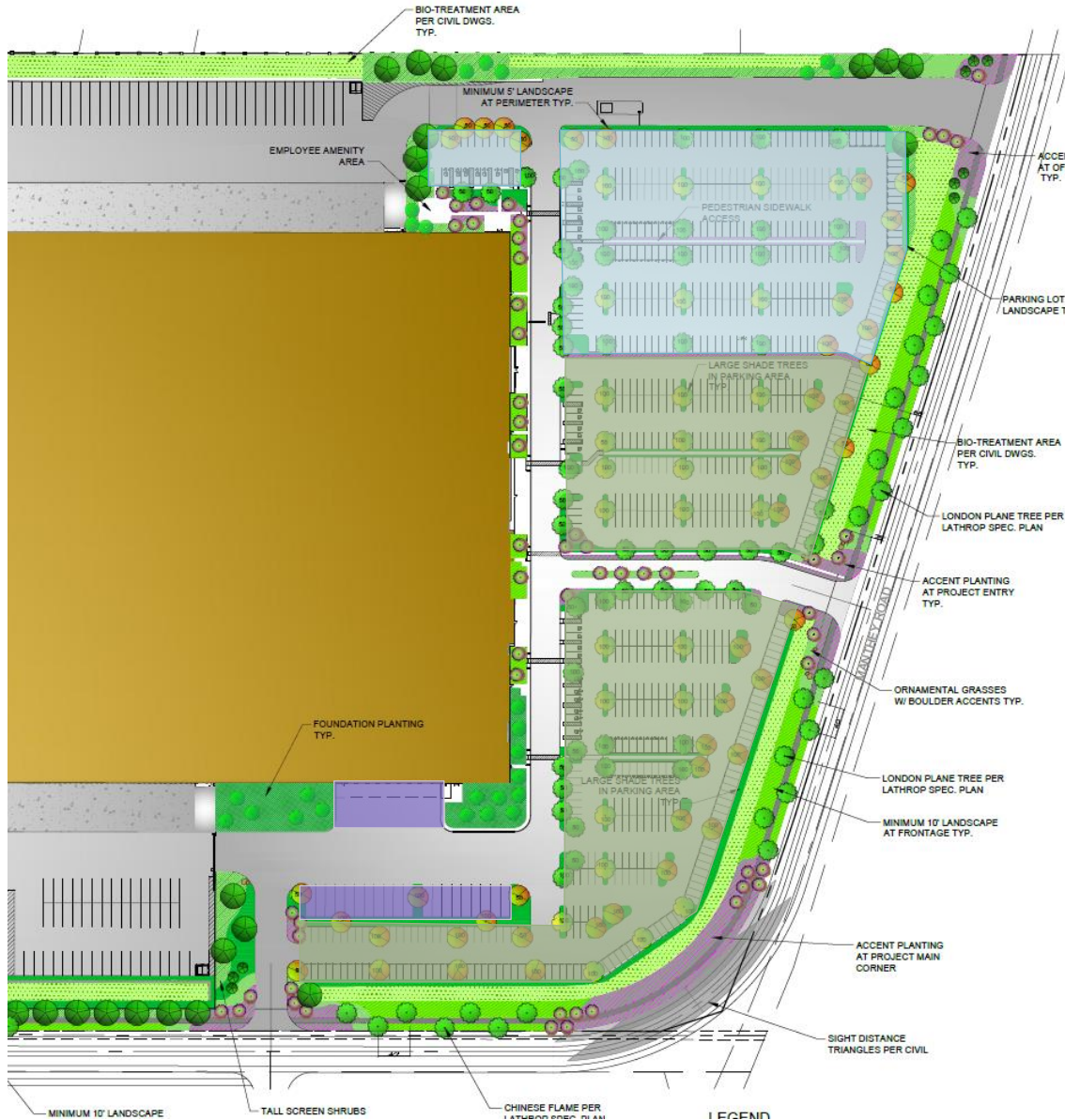
Off-Street Parking



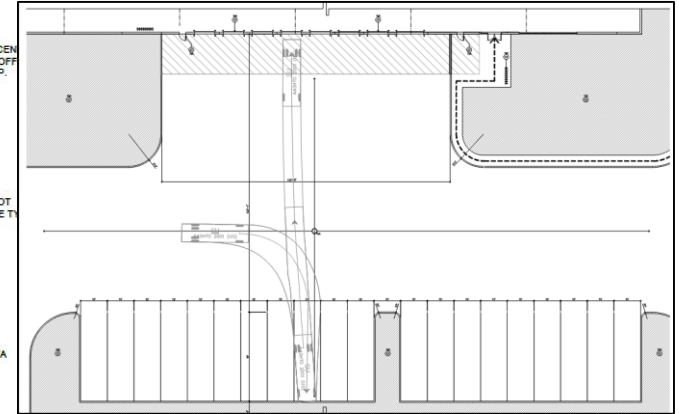
- ▶ Off-street parking is provided for passenger vehicles (employee and customer) and for commercial trucks and trailers.

Use	Square Footage (sq. ft.)	Automobile Parking Spaces Required	Automobile Parking Spaces Provided	Commercial Truck and Trailer Spaces
Office	24,000	1 per 400 sq. ft. 60 spaces	942 total (Employee = 462) (Public = 480)	1,104 (12' x 30' = 46) (12' x 40' = 261) (12' x 53' = 797)
Retail Outlet	110,260	1 per 600 sq. ft. 184 spaces		
Warehouse	1,352,347	1 per 2,000 sq. ft. 676 spaces		
Total		920 spaces	942	1,104

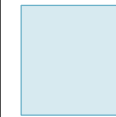
Off-Street Parking



Customer Pickup



Legend



Employee Parking



Customer Parking

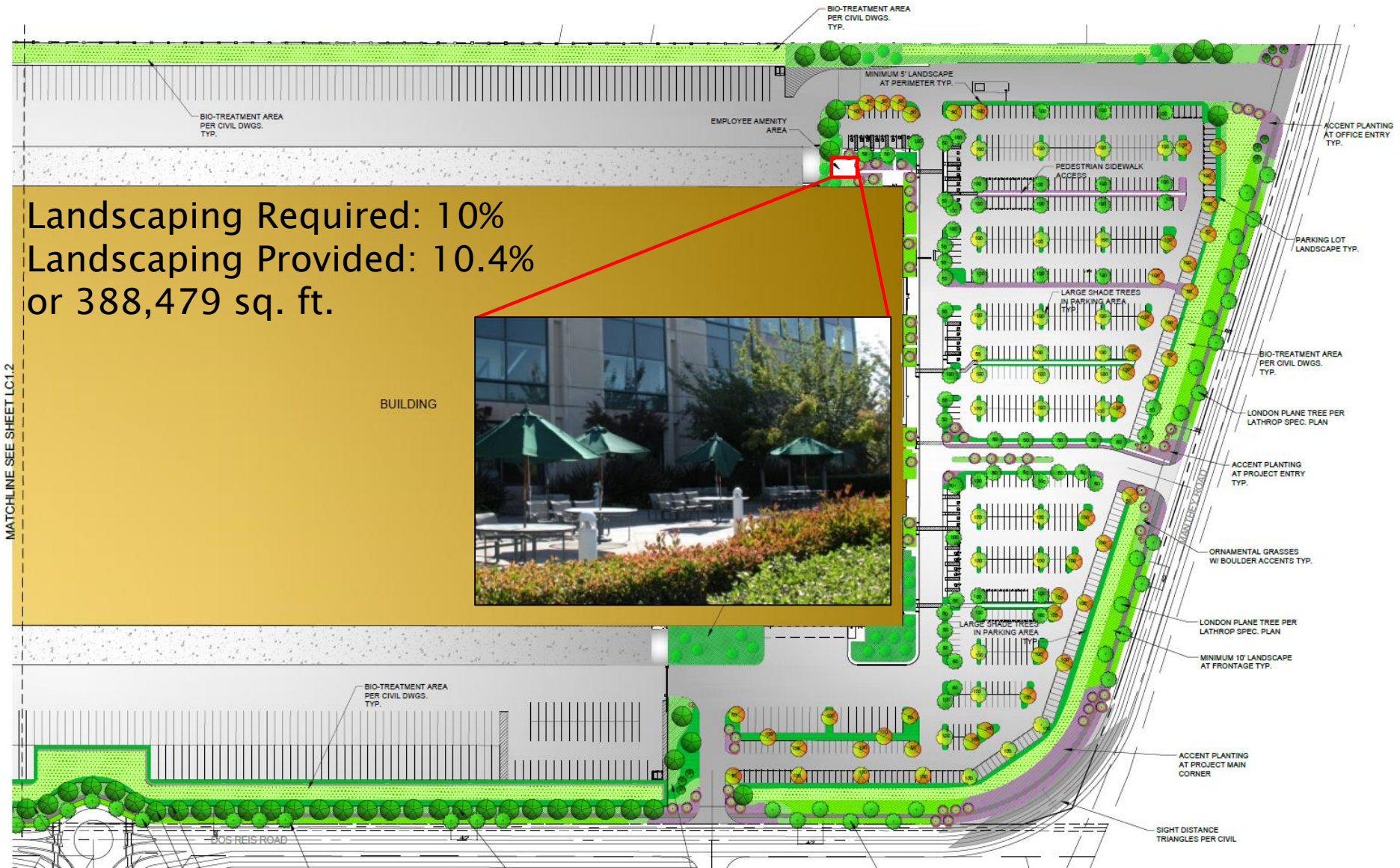


Customer Pickup

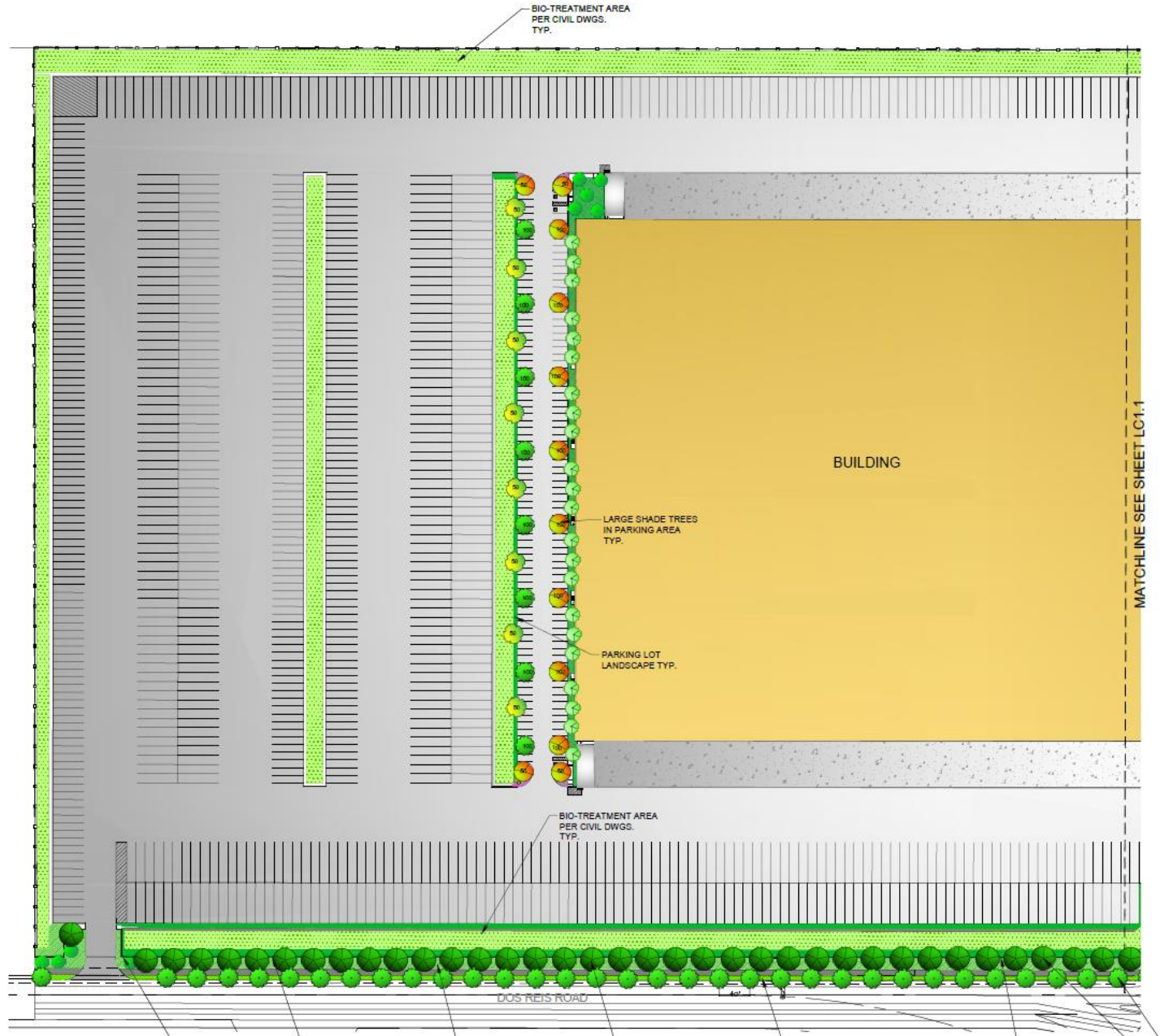


Landscaping

Landscaping Required: 10%
Landscaping Provided: 10.4%
or 388,479 sq. ft.



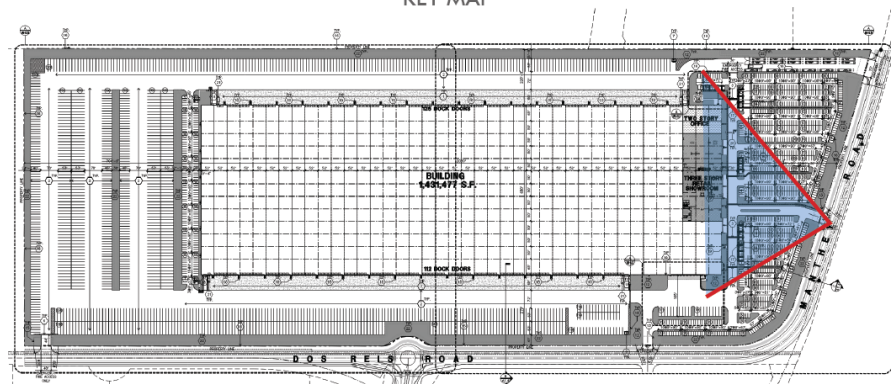
Landscaping



Landscape Entry



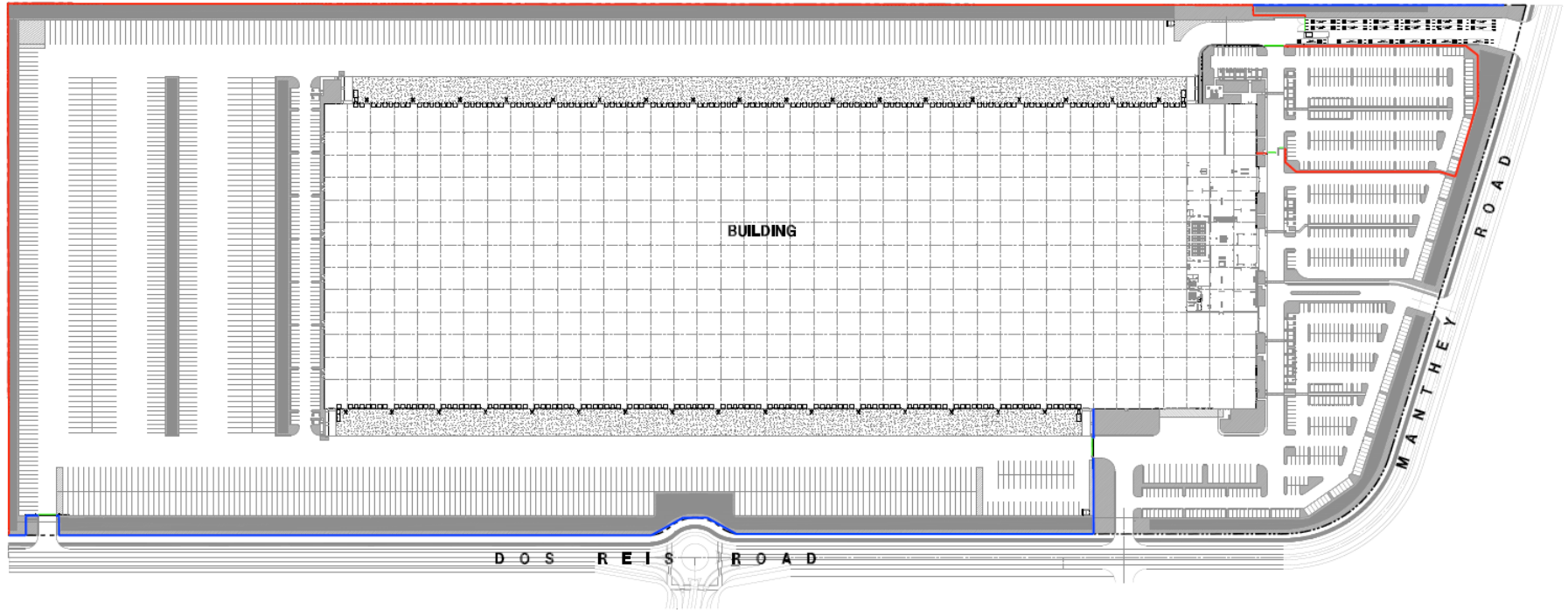
KEY MAP



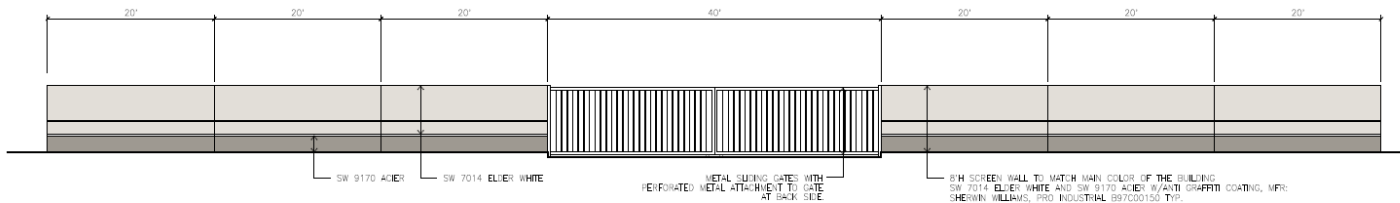
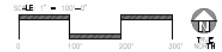
Fencing and Walls

SITE WALL LEGEND

- ① ——— 8' HIGH TILT-UP SCREEN WALL
- ② ——— 8' HIGH WROUGHT IRON FENCE
- ③ ——— 8' HIGH STEEL GATE



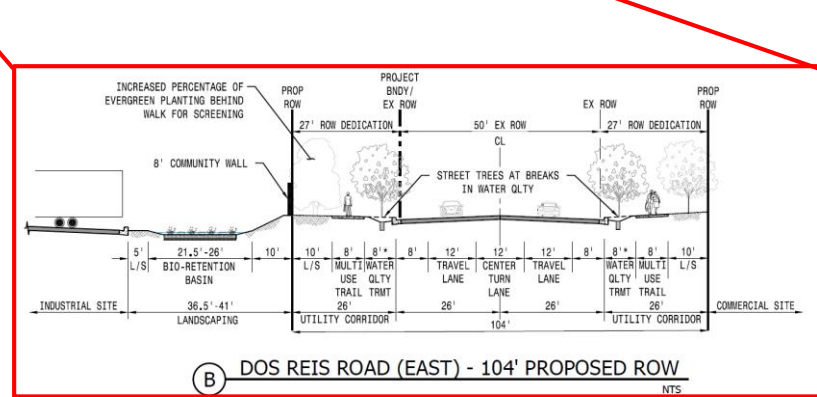
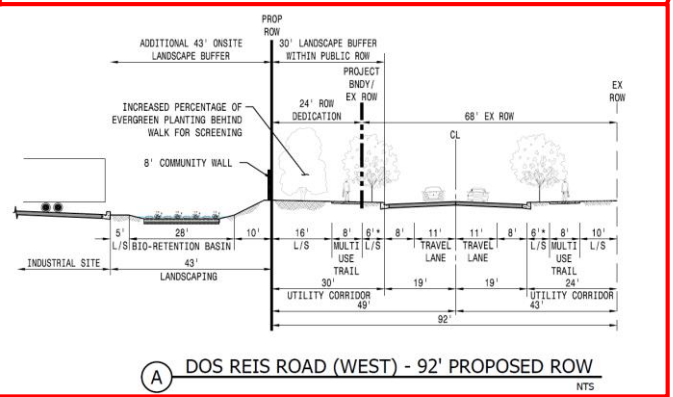
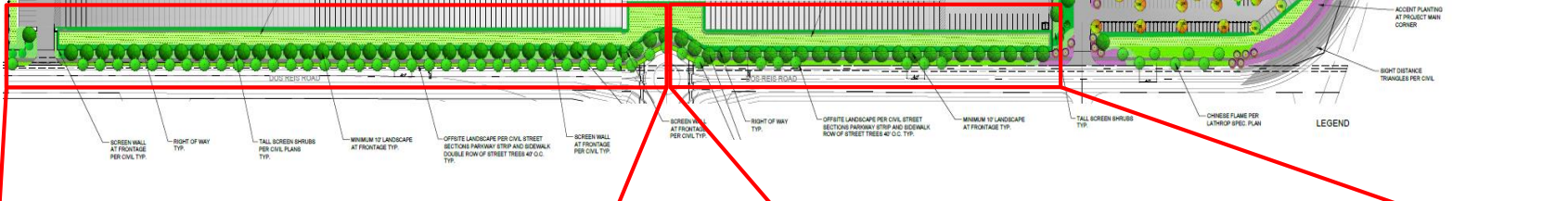
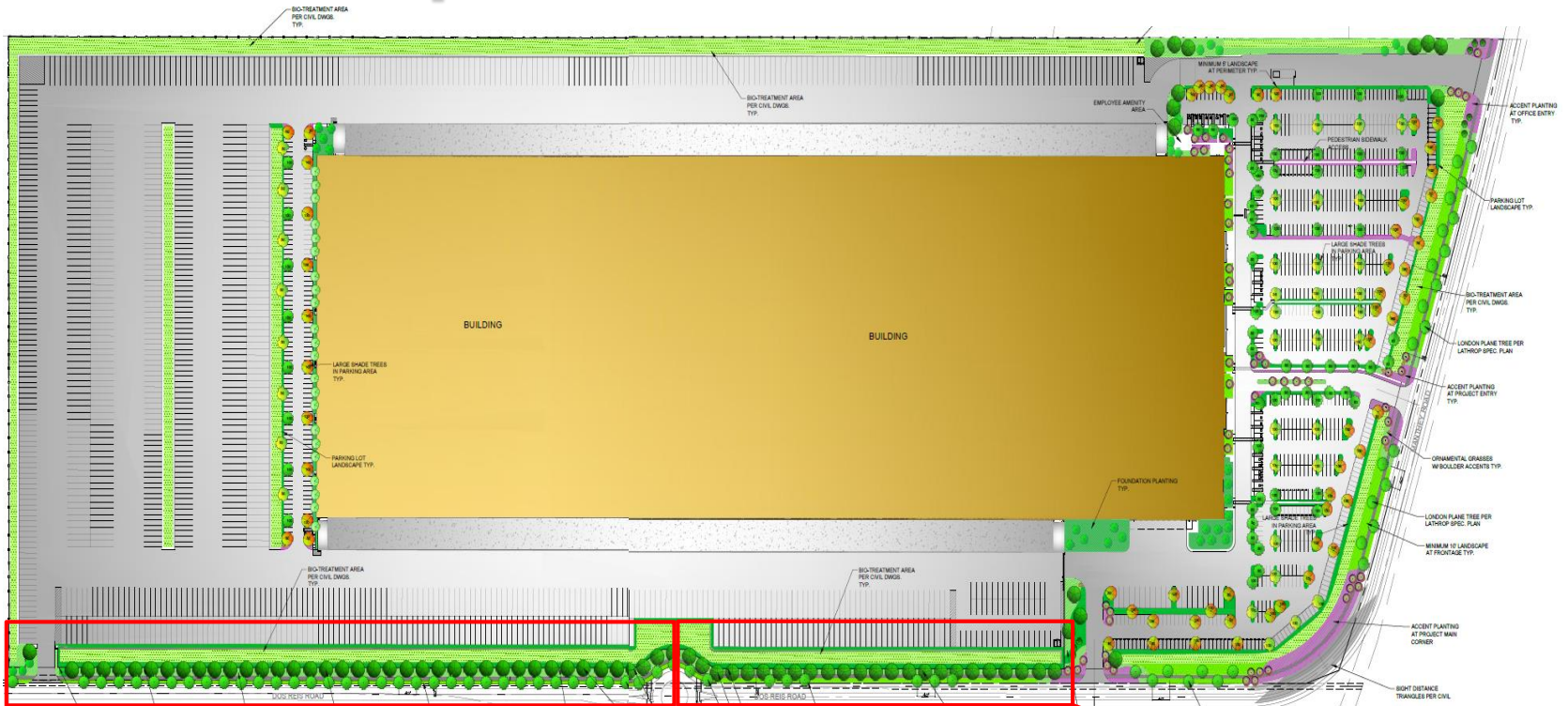
OVERALL SITE PLAN A



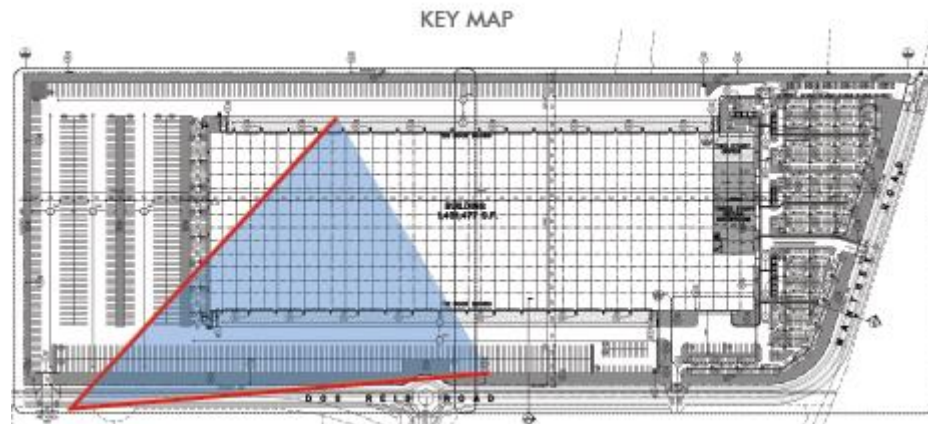
8'H SCREEN WALL - TYP. ELEVATION A

scale: 1/8" = 1'-0"

Landscape Buffer - Dos Reis



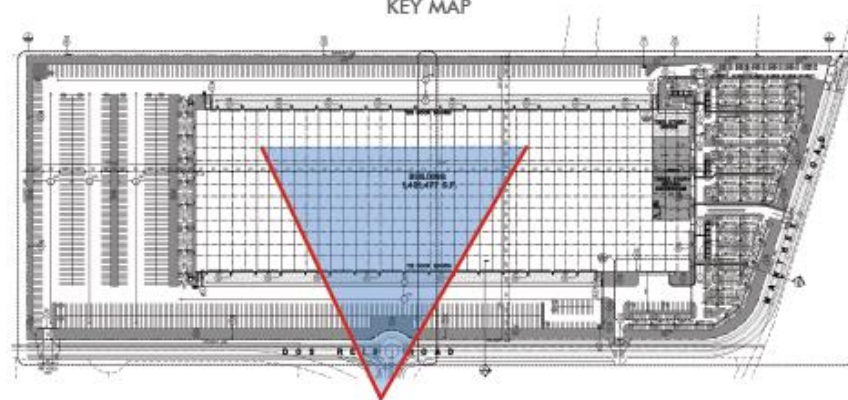
Landscape Buffer – Dos Reis



Landscape Buffer – Dos Reis



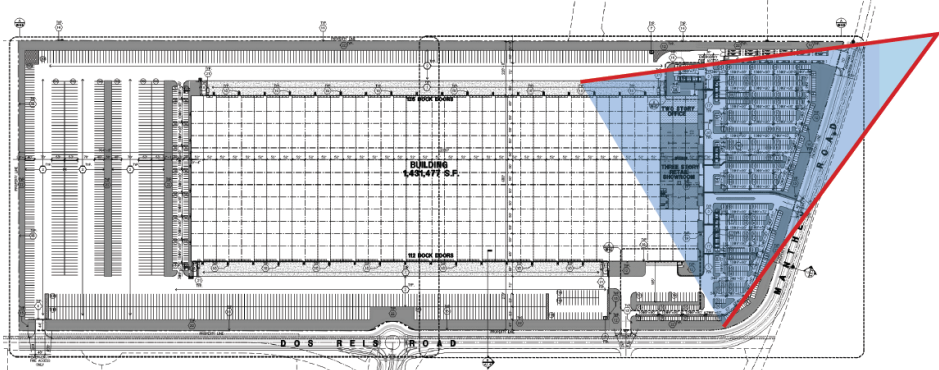
KEY MAP



Elevations



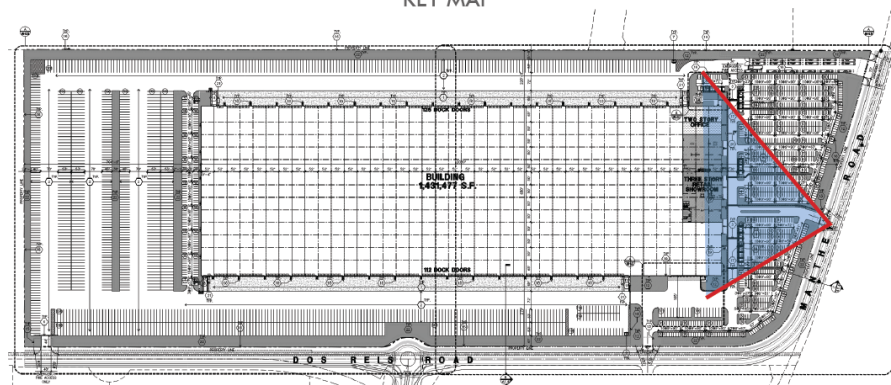
KEY MAP



Elevations



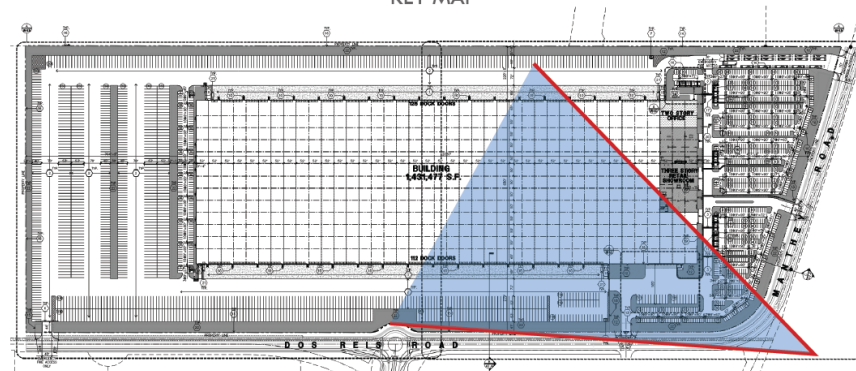
KEY MAP



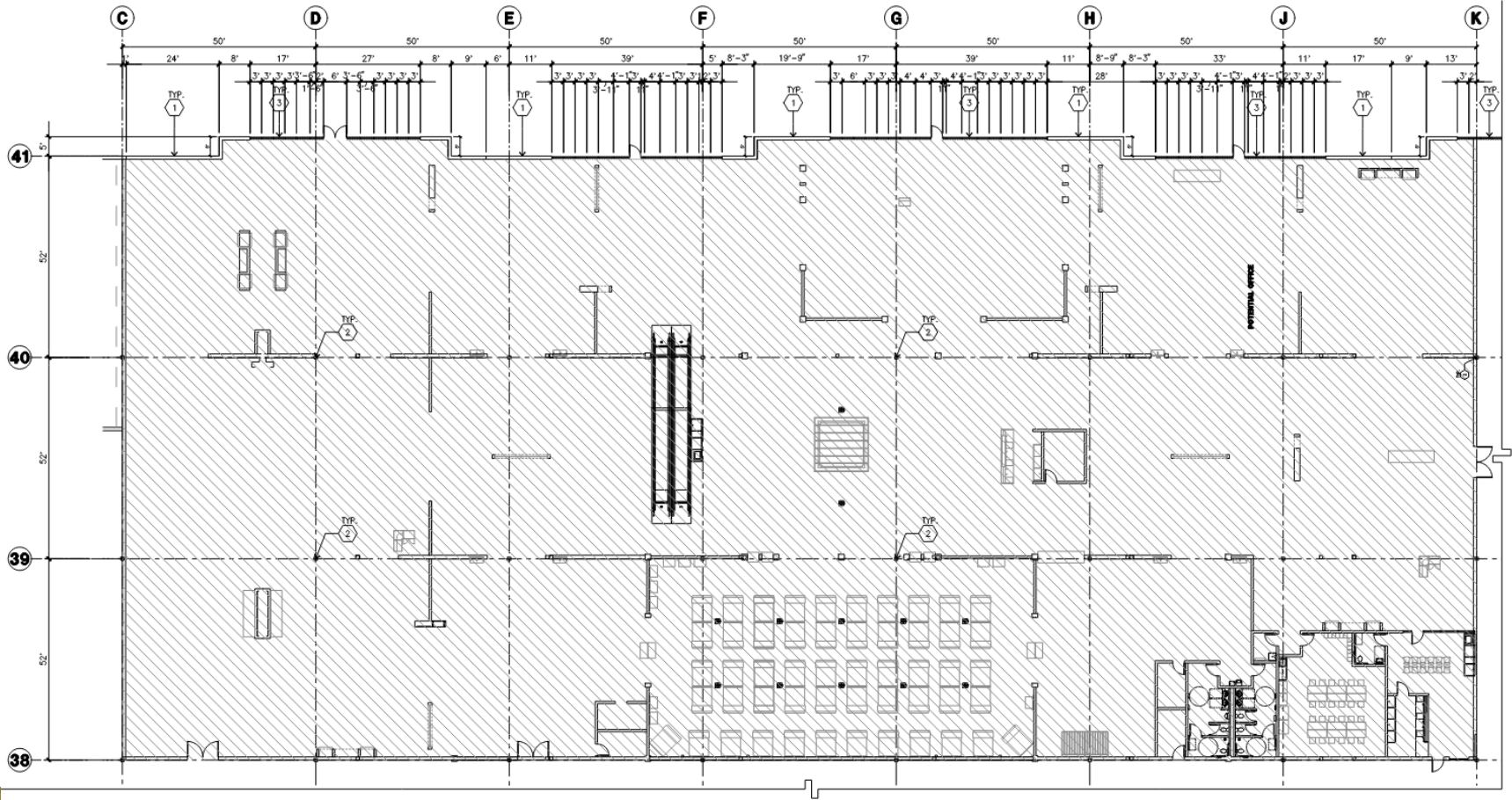
Elevations



KEY MAP



Floor Plan – Showroom

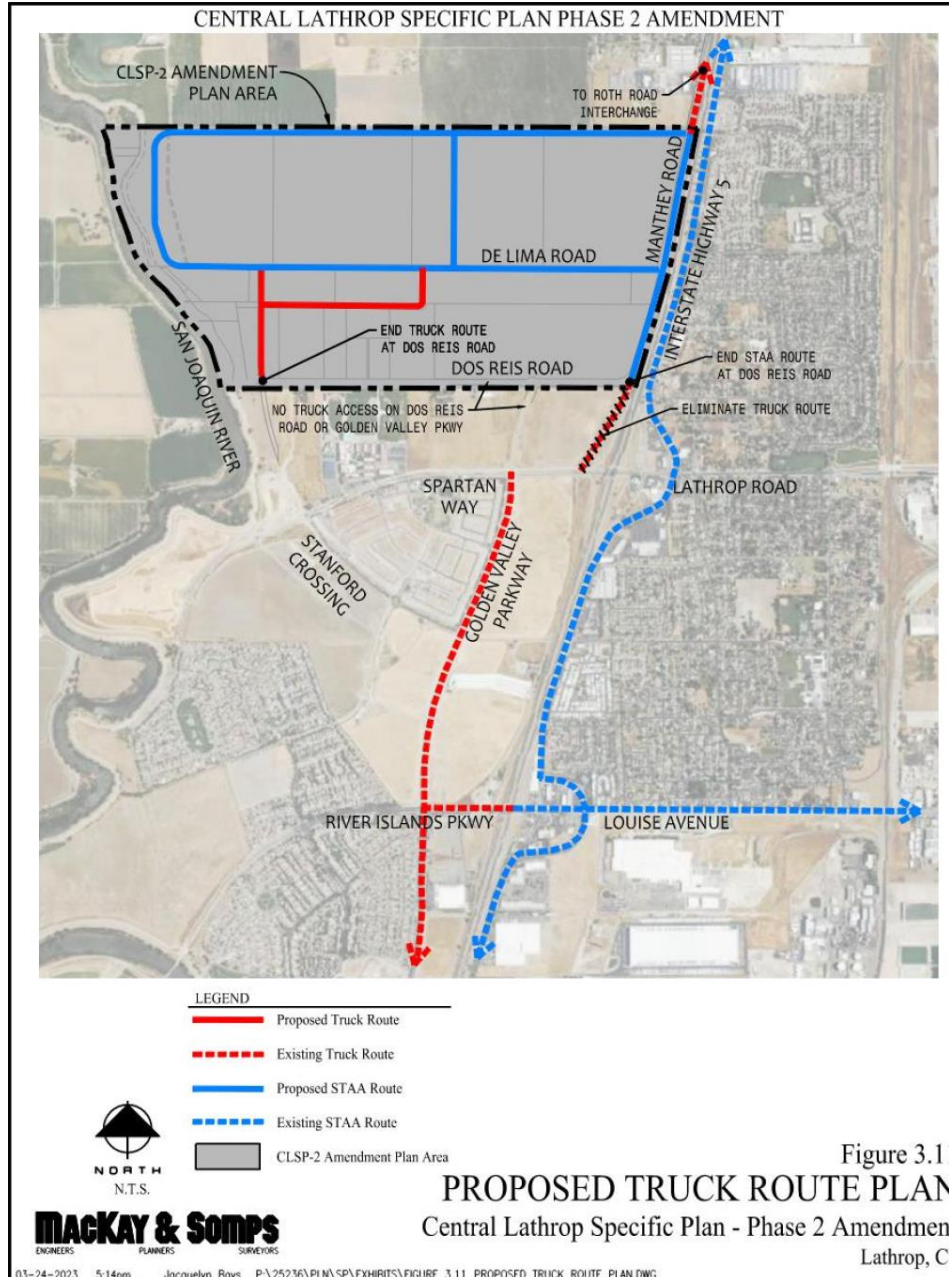


Traffic and Circulation

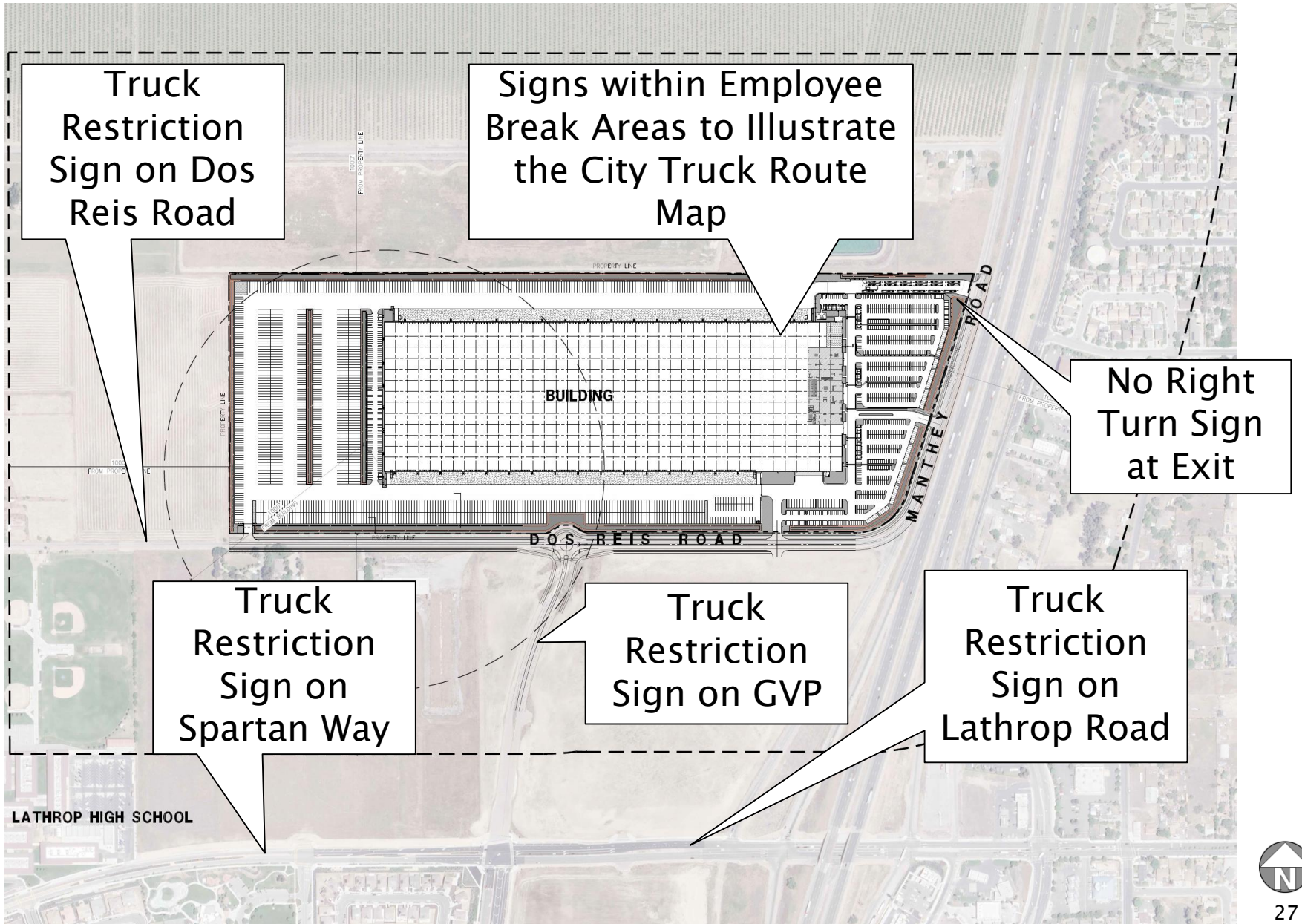


- ▶ Pursuant to General Plan Implementation Measure LU-5f and the Central Lathrop Specific Plan Phase 2 Amendment, truck traffic from the proposed project shall be limited to De Lima Road, and any future roadways north of Dos Reis Road, to connect to S. Manthey Road, Roth Road and Interstate 5.
- ▶ The proposed project is conditioned to install signage on Lathrop Road, Spartan Way, Golden Valley Parkway, Dos Reis Road, and S. Manthey Road south of Dos Reis Road prohibiting trucks from utilizing these roadways.
- ▶ Additionally, the proposed project is conditioned to install signage on-site requiring trucks to travel north on S. Manthey Road when exiting the site. Additional conditions require signage to be placed in driver lounge(s) and breakroom(s) educating drivers of the City's Truck Route Map and requirements.

Traffic and Circulation



Signage Requirements



Utilities



- ▶ Potable Water will be supplied to the proposed project by the City via connection to an existing 12” water line in Golden Valley Parkway, south of Dos Reis Road.
- ▶ Wastewater generated by the project will be treated by the City’s Consolidated Treatment Facility along Christopher Way, southeast of the project site. The project will connect to an existing 24” sanitary sewer line in Golden Valley Parkway, south of Dos Reis Road.
- ▶ The proposed project will connect the existing 54” Stormdrain line in Golden Valley Parkway. Stormwater will be treated on-site with Best Management Practices (BMPs) through a series of bio-detention basins prior to entering into the City system.

CEQA



- ▶ California Environmental Quality Act (CEQA) Guidelines Section 15183 allows for a streamlined environmental review process for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified.
- ▶ The City Council adopted the comprehensive Lathrop General Plan Update and Certified an EIR on September 19, 2022. The General Plan Update provides a framework for future growth and projects the development reasonably expected during the build-out of the City.



- ▶ An Environmental Checklist, prepared by De Novo Planning Group was prepared to analyze the project's consistency with the General Plan, the analysis contained in the General Plan EIR, and any site-specific environmental impacts or cumulative impacts that may result from project implementation.

- ▶ The following technical reports were prepared for the proposed project:
 - Biological Resources Analysis
 - Preliminary Geotechnical Report
 - Phase 1 Environmental Site Assessment
 - Shallow Soil Investigations Report
 - Acoustical Assessment
 - Air Quality-Health Risk Technical Report
 - and a Traffic Impact Analysis



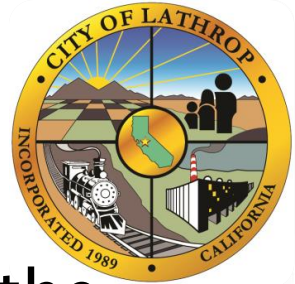
- ▶ The Environmental Checklist concluded that the proposed project is consistent with the land uses and development intensities assigned to the project by the General Plan, impacts from buildout of the General Plan including cumulative impacts associated with the proposed project were fully addressed in the General Plan EIR and implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

Planning Commission



- ▶ The Planning Commission held a public hearing on the proposed Ashley Furniture Project.
- ▶ After review and consideration of all information provided, and after taking and considering all public testimony, the Planning Commission voted unanimously (4-0) to adopt Resolution No. 23-13, recommending the City Council to find the project exempt from further environmental review and to approve the Ashley Furniture Project.

Recommendation



Planning Commission and Staff Recommend the following actions:

1. **Hold a Public Hearing;**
2. **Adopt a Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183; and**
3. **Adopt a Resolution to Approve Conditional Use Permit No. 23-08 and Site Plan Review No. SPR-23-09.**