

ASHLEY FURNITURE PROJECT  
CONDITIONAL USE PERMIT NO. CUP-23-08  
SITE PLAN REVIEW NO. SPR-23-09

CITY COUNCIL REGULAR MEETING | NOVEMBER 13, 2023 | ITEM: 5.3



# SUMMARY



- ❑ The proposal is for a Conditional Use Permit and Site Plan Review for the development of a 1,486,607 sq. ft. Ashley Furniture Outlet and Warehouse on an 89-acre site
- ❑ The proposed building includes:
  - ❑ 24,000 sq. ft. office
  - ❑ 110,260 sq. ft. retail outlet and showroom
  - ❑ 1,352,347 sq. ft. warehouse distribution center
- ❑ Approximately 500 jobs at full operation

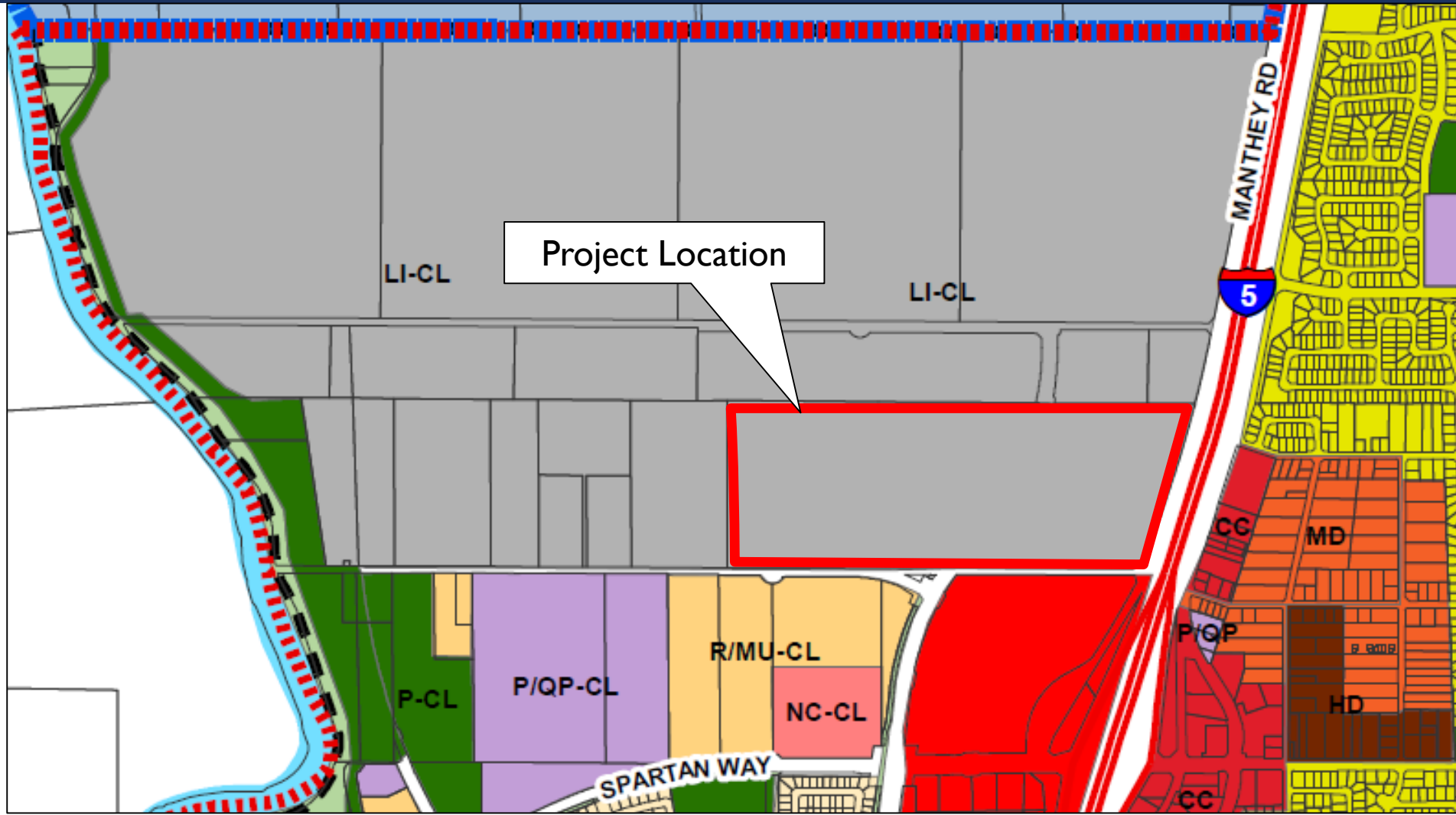
# VICINITY MAP – PROJECT LOCATION



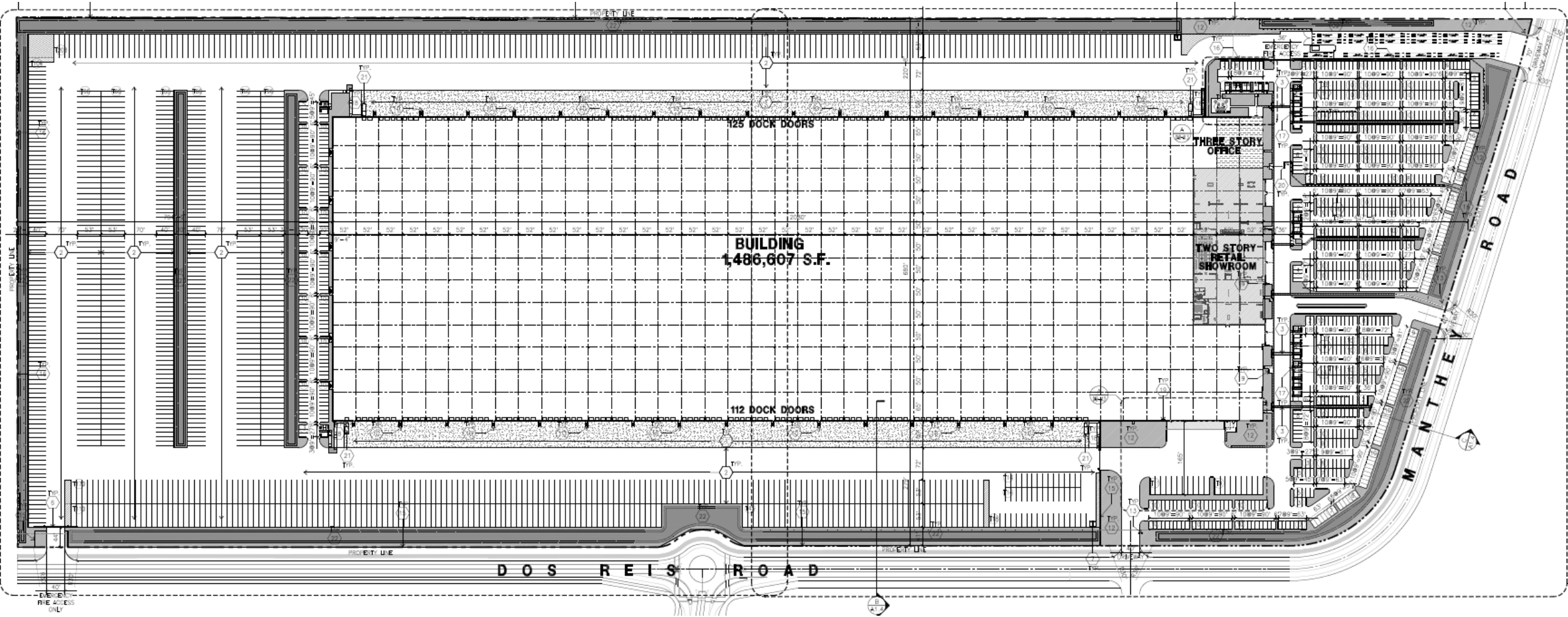
# VICINITY MAP – PROJECT LOCATION



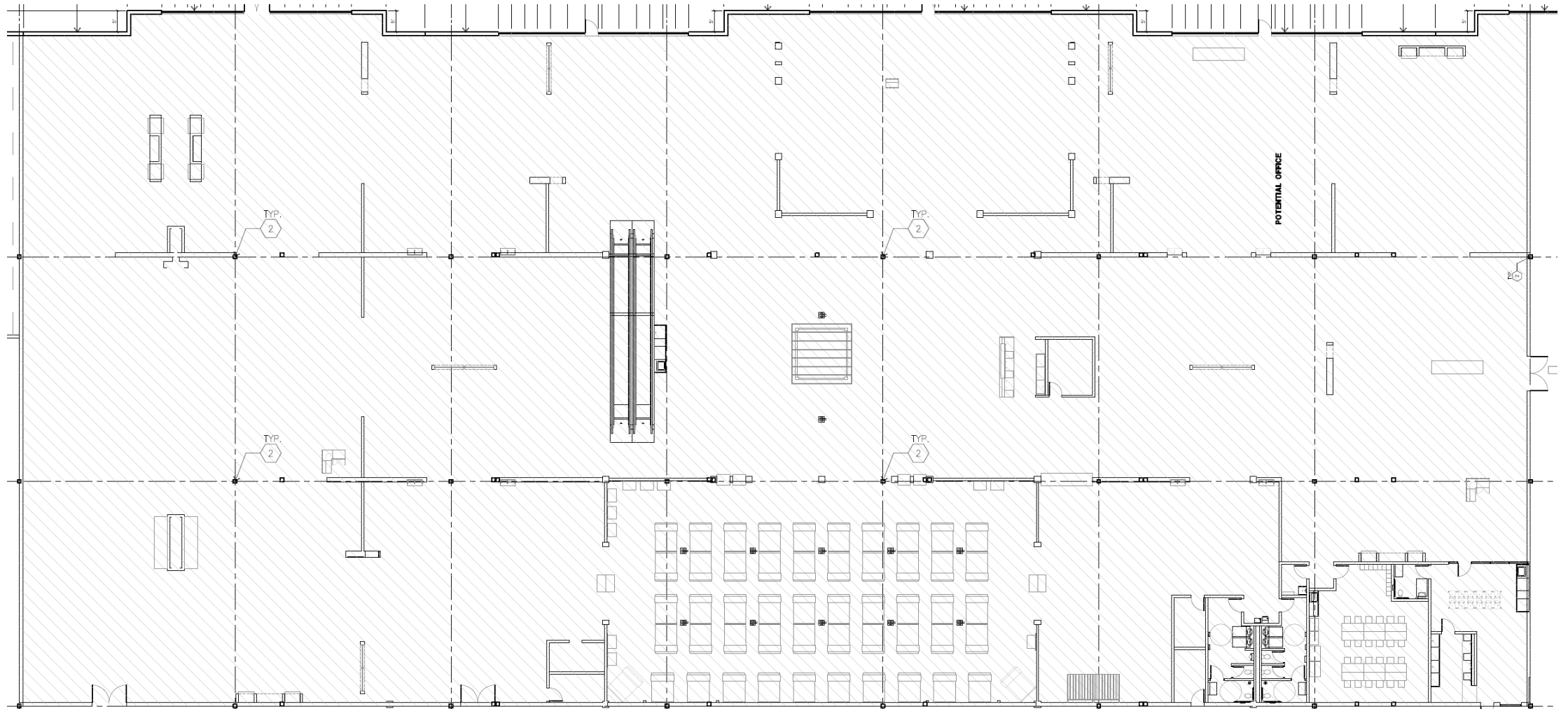
# GENERAL PLAN – LIMITED INDUSTRIAL



# SITE PLAN



# TWO STORY RETAIL SHOWROOM 110K SF



# AERIAL VIEW RENDERING



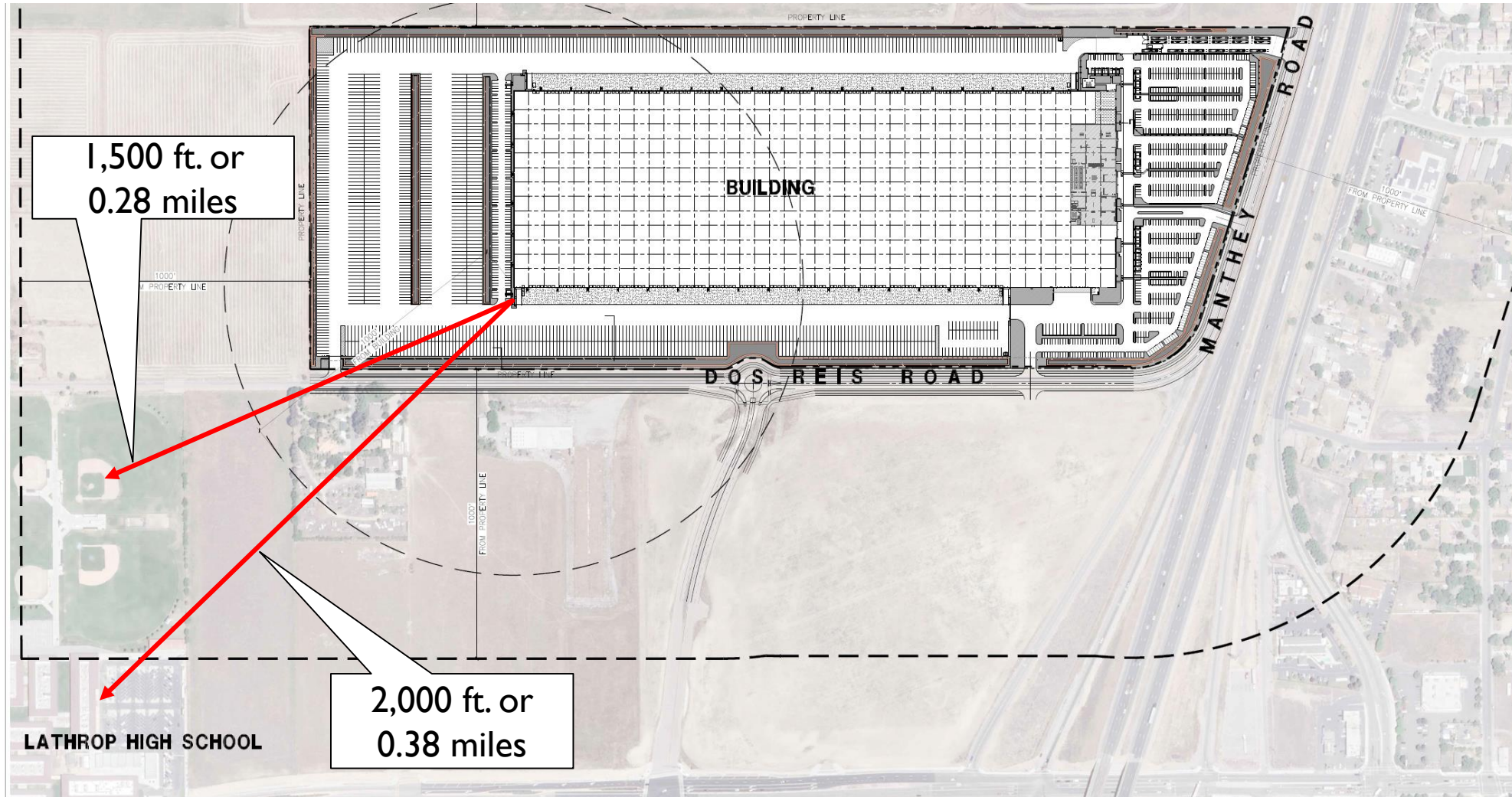


# UTILITIES



- ❑ Potable water will be supplied to the project via connection to an existing 12” water line on Golden Valley Pkwy, south of Dos Reis Rd.
- ❑ The project will connect to an existing 24” sanitary sewer line on Golden Valley Pkwy, south of Dos Reis Rd.
- ❑ The project will connect to the existing 54” stormdrain line on Golden Valley Pkwy. Stormwater will be treated on-site through a series of bio-detention basins prior to entering into the City system.

# DISTANCE TO HIGH SCHOOL



# VIEW FROM HIGH SCHOOL (DOS REIS RD)



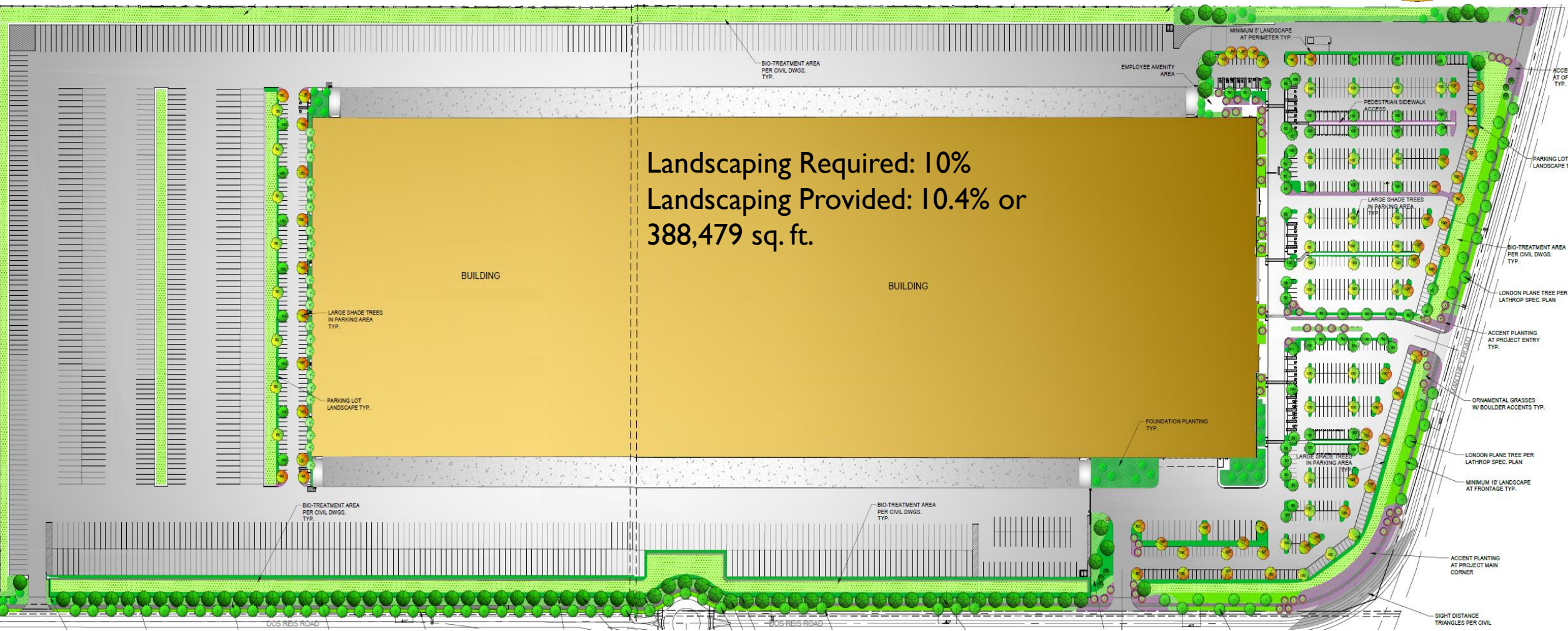
# VIEW FROM HIGH SCHOOL (DOS REIS RD)



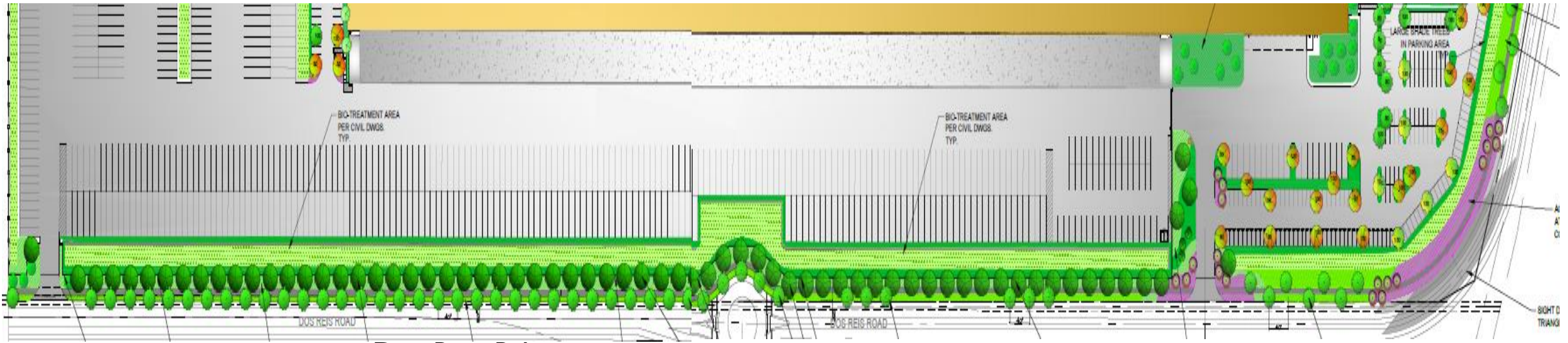
# LANDSCAPING PLAN



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

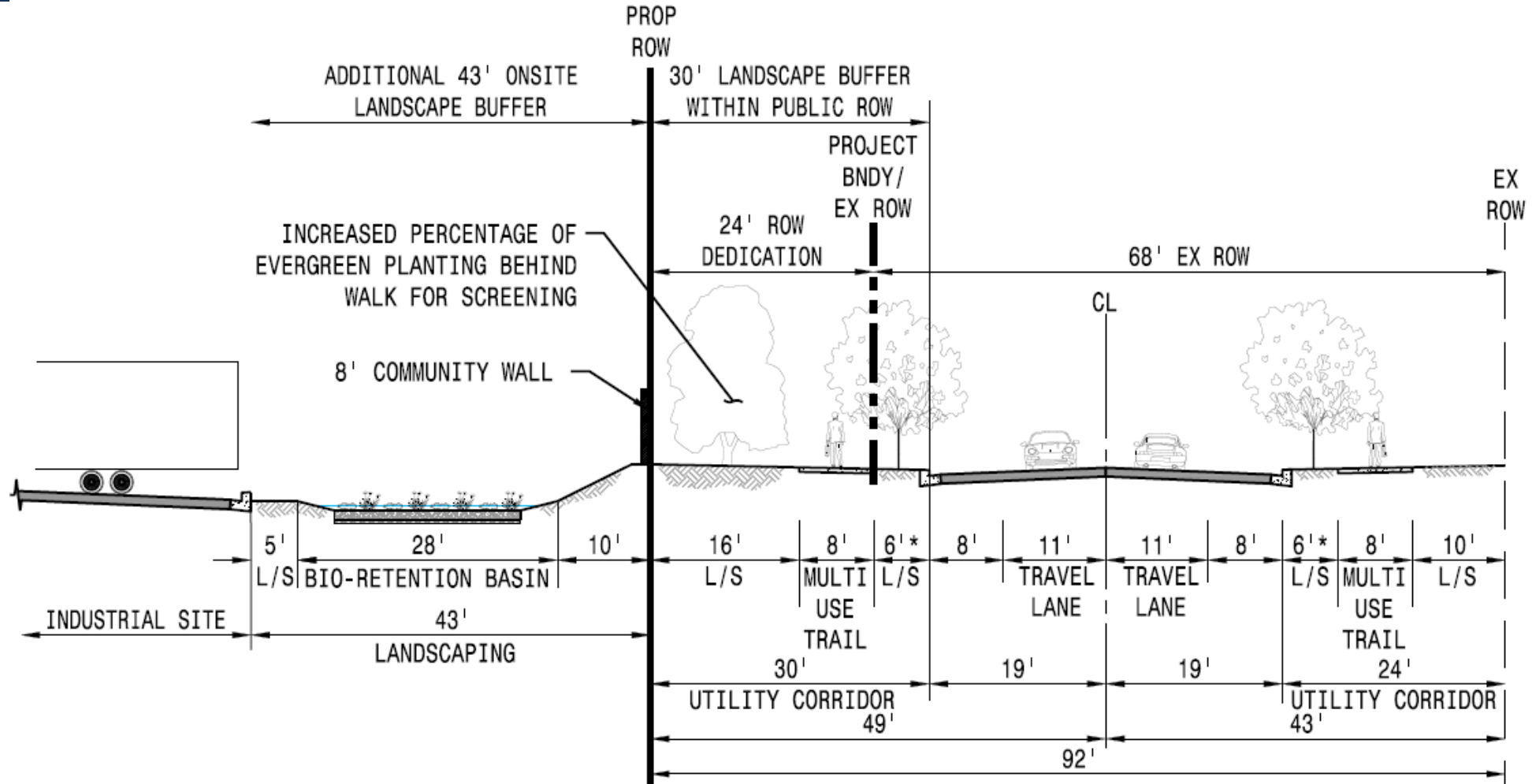


# LANDSCAPE BUFFER



Dos Reis Rd

# LANDSCAPE BUFFER



# LANDSCAPE BUFFER – DOS REIS








# FENCING & WALL PLAN

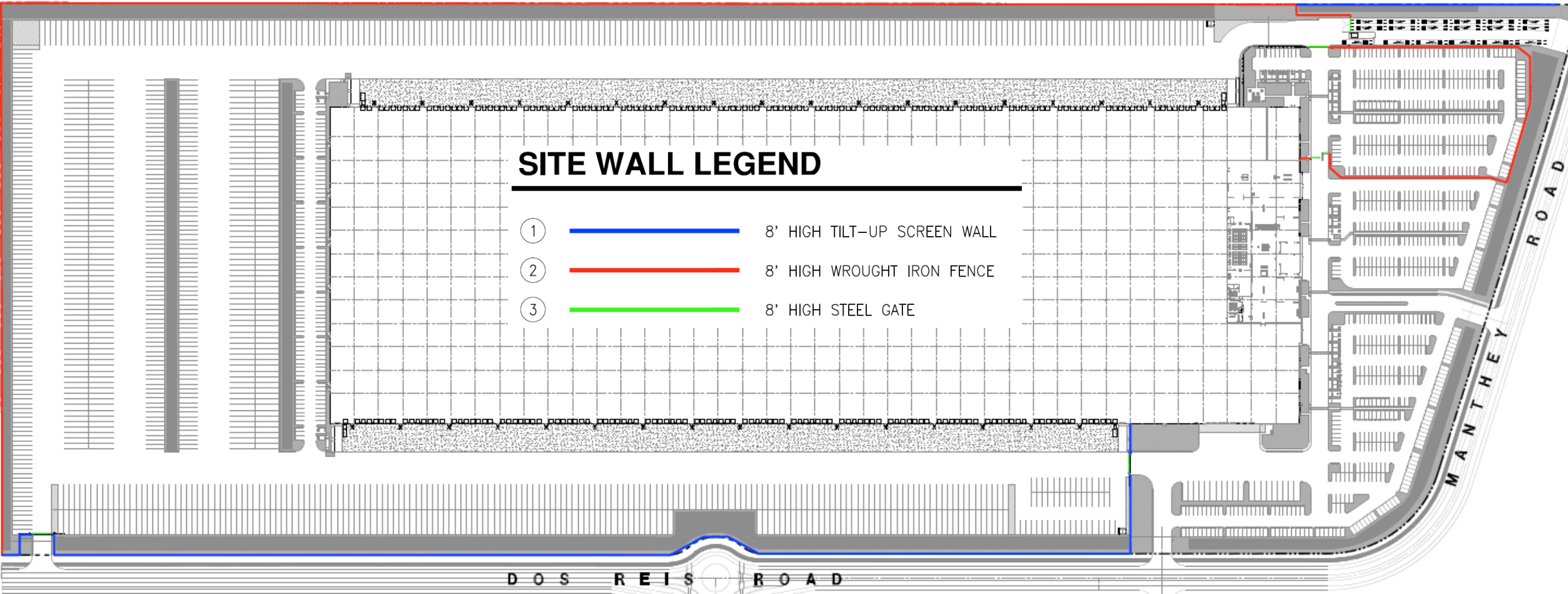


## SITE WALL LEGEND

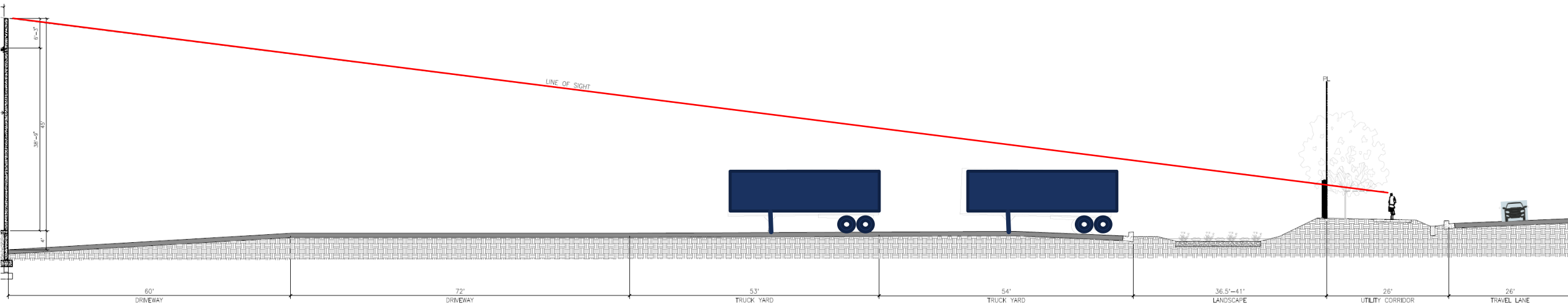
- ①  8' HIGH TILT-UP SCREEN WALL
- ②  8' HIGH WROUGHT IRON FENCE
- ③  8' HIGH STEEL GATE

D O S R E I S R O A D

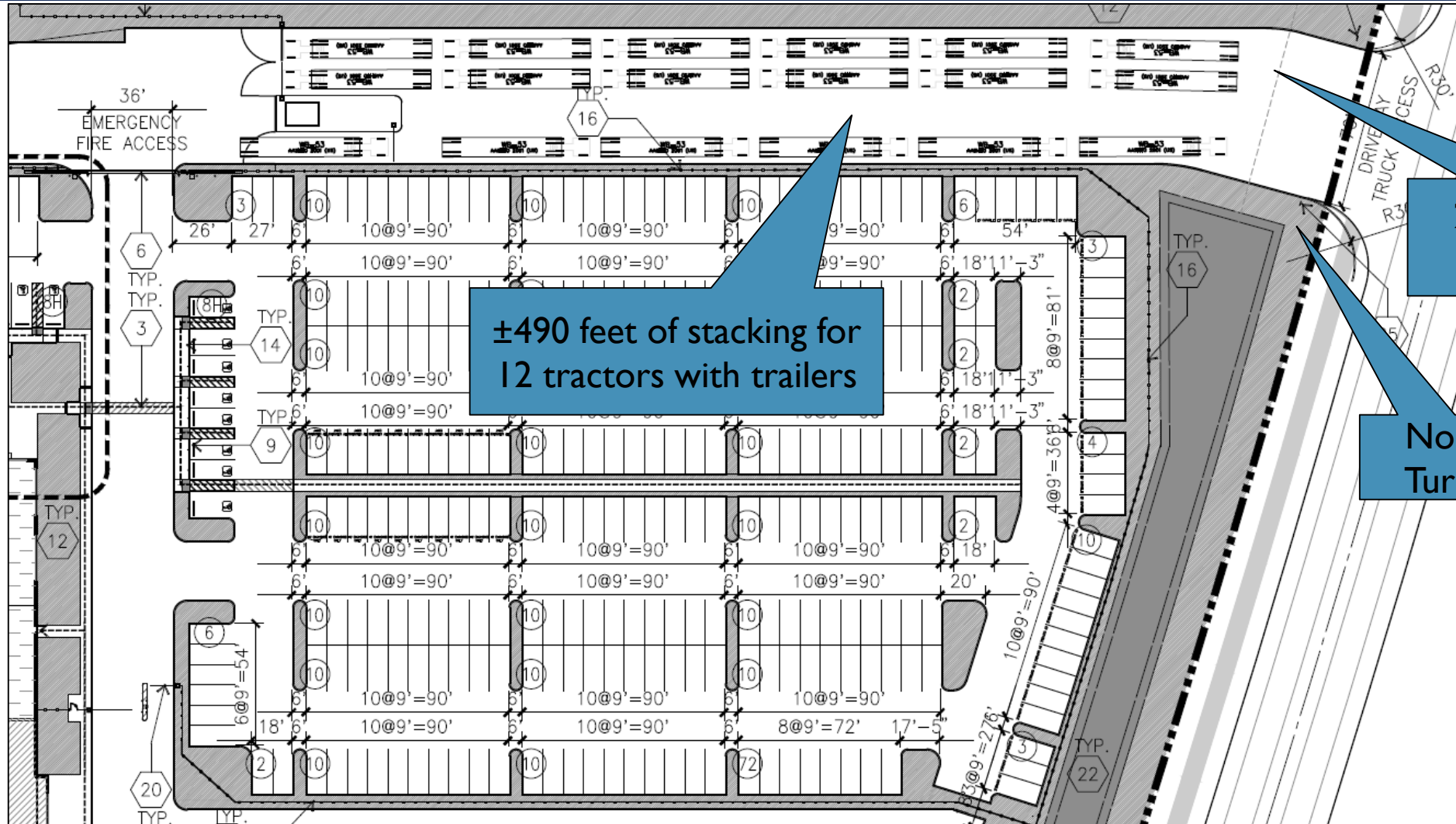
MANTHEY ROAD



# LINE OF SIGHT



# TRUCK ENTRANCE / EXIT



±490 feet of stacking for 12 tractors with trailers

2 Lane Entrance and 1 Lane Exit

No Right Turn Sign

# PARKING COUNT



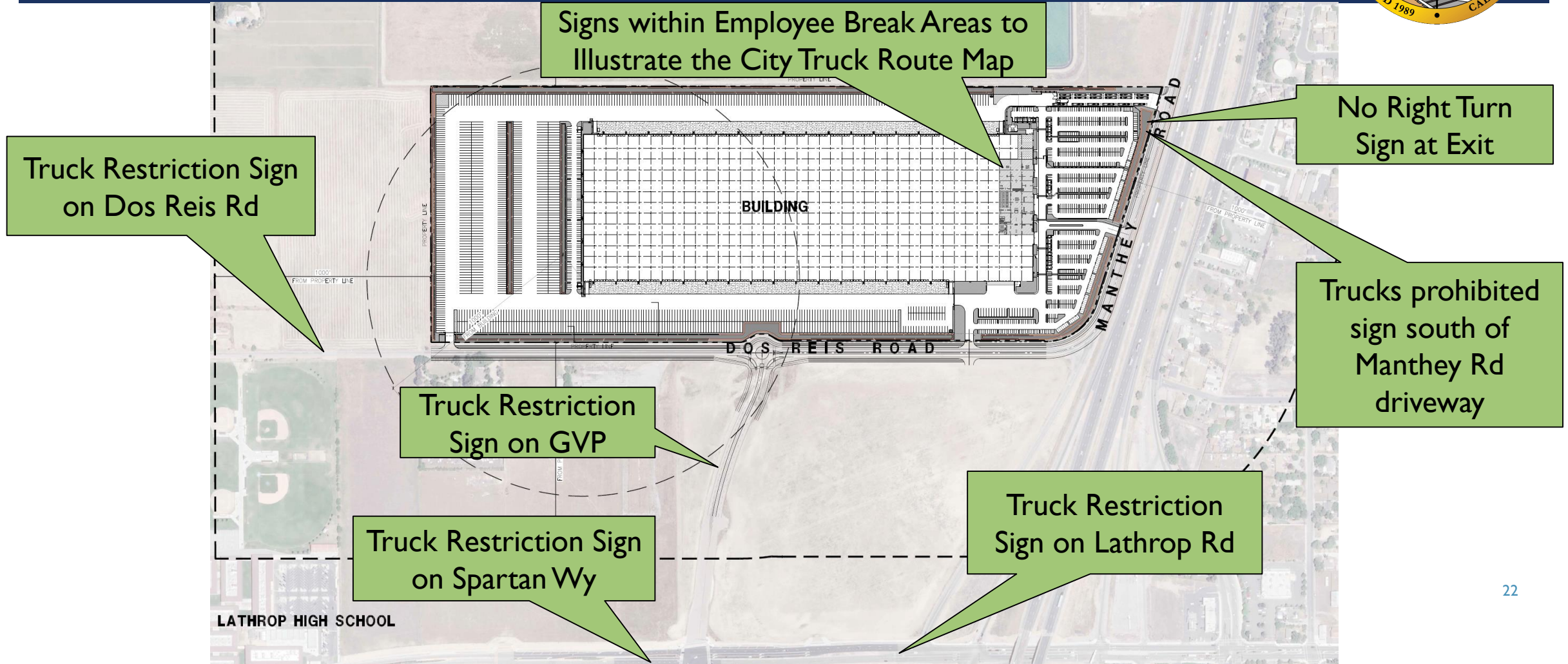
Use	Square Footage (sq. ft.)	Automobile Parking Spaces Required	Automobile Parking Spaces Provided	Commercial Truck and Trailer Spaces
Office	24,000	1 per 400 sq. ft. 60 spaces		
Retail Outlet	110,260	1 per 600 sq. ft. 184 spaces		
Warehouse	1,352,347	1 per 2,000 sq. ft. 676 spaces	942 total (Employee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

# TRAFFIC & CIRCULATION

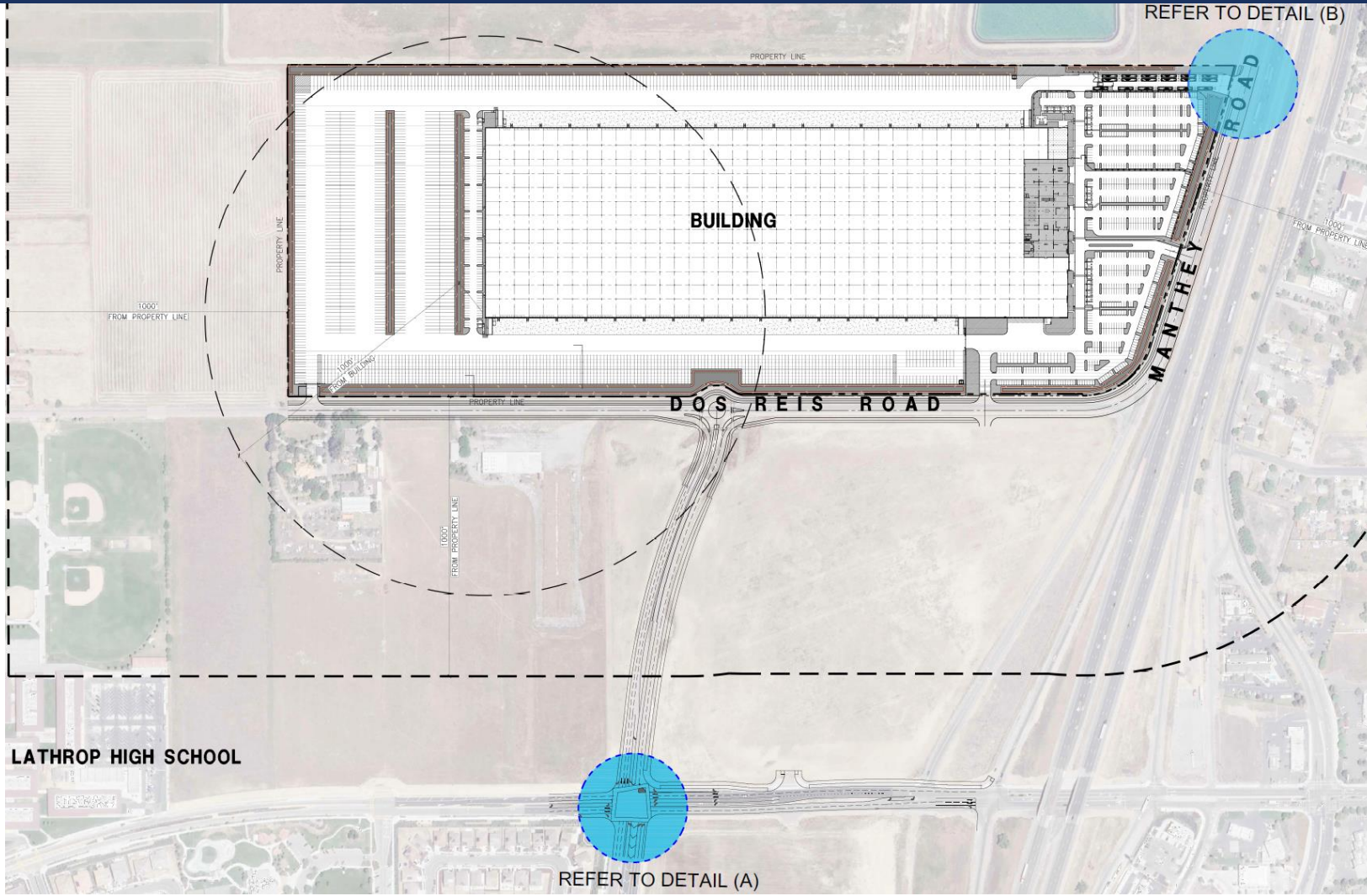


- ❑ Pursuant to the General Plan and the CLSP, truck traffic for the project is limited to roadways north of Dos Reis Rd, including Manthey Rd, Roth Rd and I-5. Trucks are prohibited south of the northern driveway.
- ❑ The applicant is required to install signage on Lathrop Rd, Spartan Wy, Golden Valley Pkwy, Dos Reis Rd, and Manthey Rd south of the north driveway prohibiting trucks from utilizing these roadways.
- ❑ The applicant is required to install on-site signage requiring trucks to travel north on Manthey Rd when exiting the site and signage inside the driver lounge and breakrooms identifying the City's Truck Route Map.

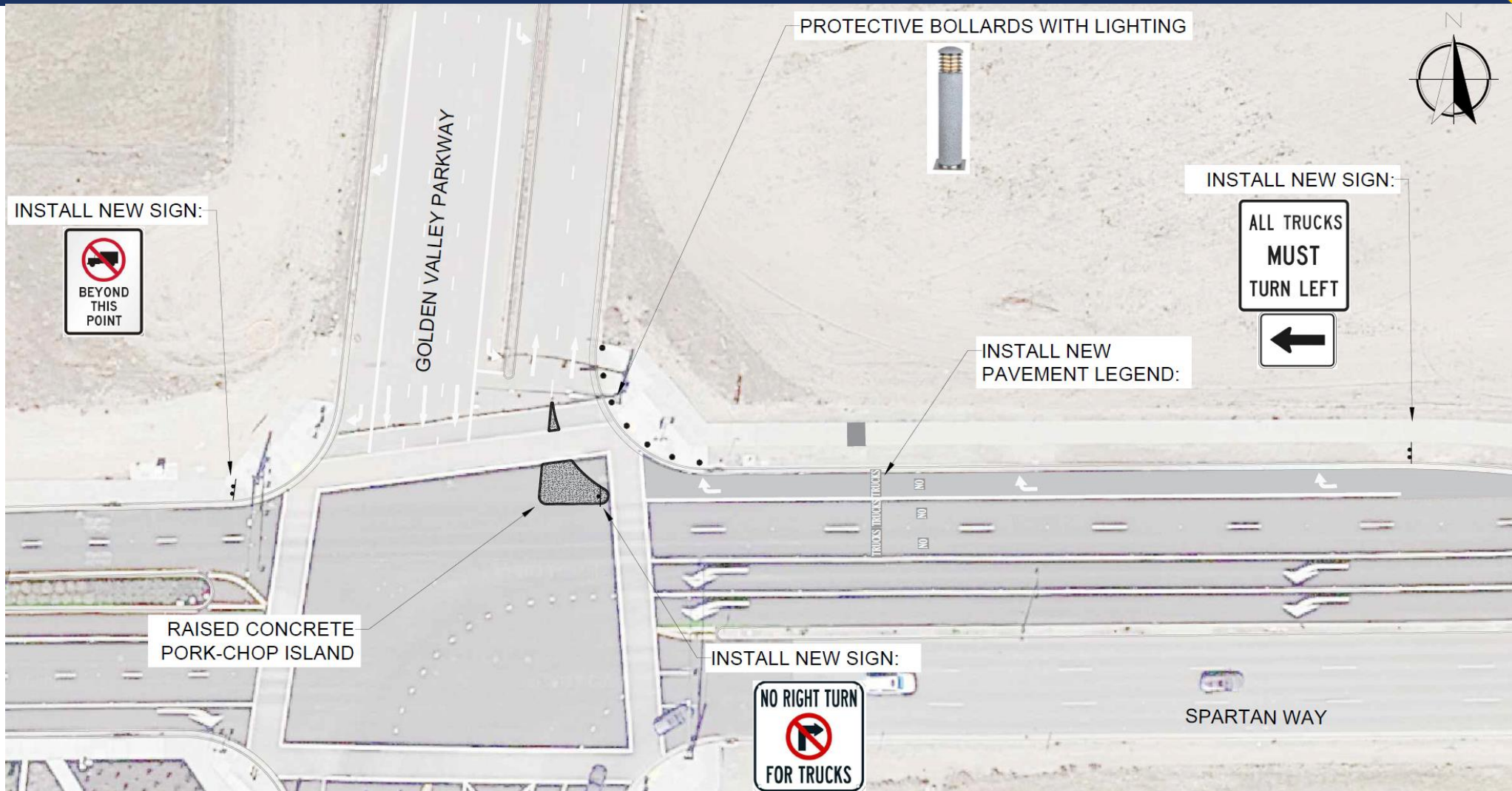
# REQUIRED SIGNAGE



# TRUCK ACCESS DETERRENCE

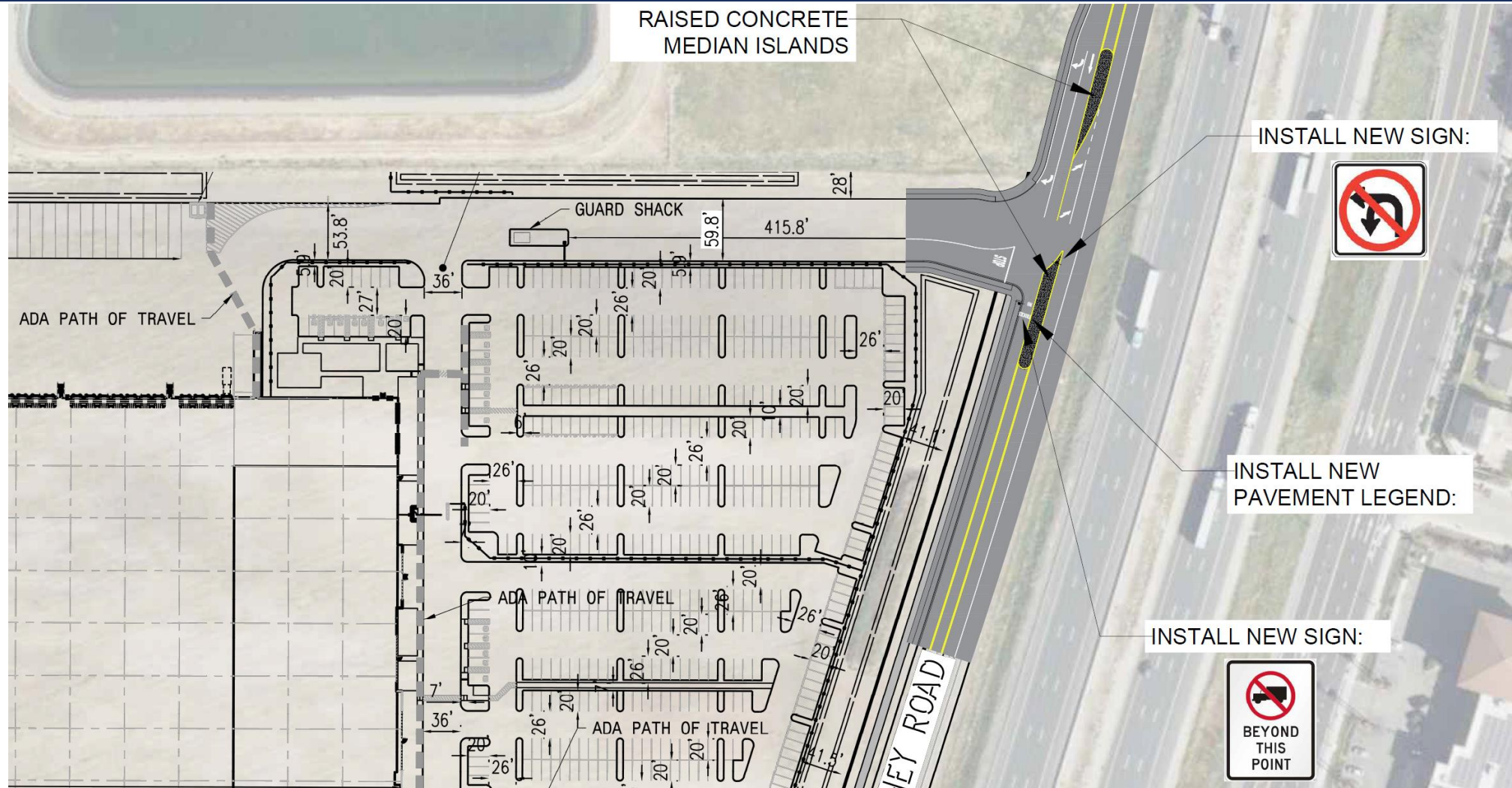


# TRUCK ACCESS DETERRENCE

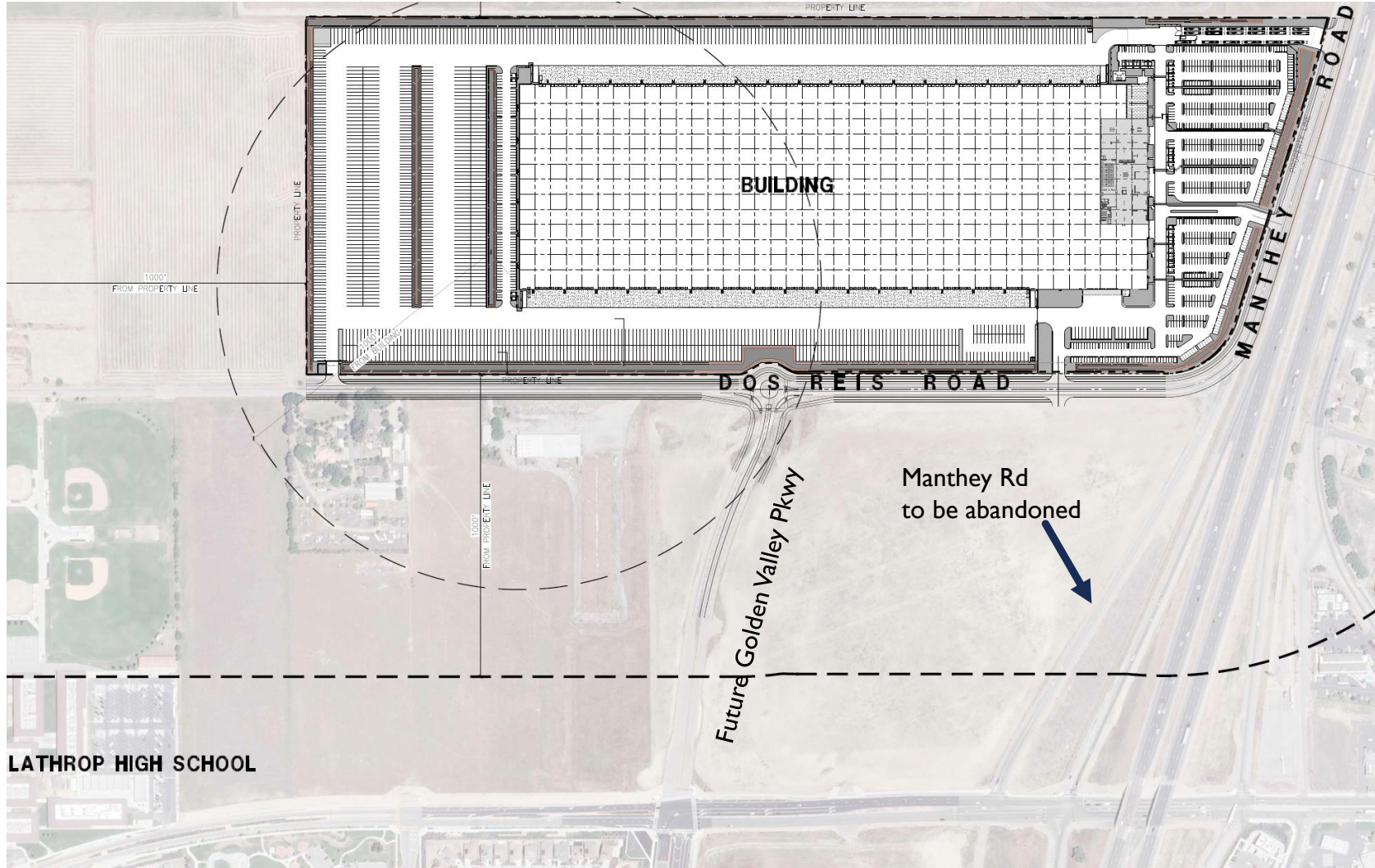




# TRUCK ACCESS DETERRENCE



# GOLDEN VALLEY PKWY IMPROVEMENT



# ADDITIONAL CONDITIONS OF APPROVAL



- ❑ Planning #3 I: The applicant shall install an eight (8) foot high chain link fence (black powder coated) with black vinyl privacy slats along the western property line to screen the outdoor storage areas.
- ❑ Public Works #7: The applicant shall be required to construct a roundabout at the intersection of Golden Valley Parkway and Dos Reis Road. The roundabout shall be an enhanced gateway to the CLSP Phase 2 area and shall include components such as monumentation, art, enhanced landscaping, lighting, etc. The roundabout shall include safety improvements such as pedestrian actuated flashing warning signs. The final design shall be approved by the City Engineer. The applicant shall submit the roundabout plans for approval as part of the offsite improvement plans.

# ADDITIONAL CONDITIONS OF APPROVAL



- ❑ Public Works #11: The applicant shall construct a raised “pork chop island” with bollards on the pedestrian ramp at the northeast corner of Spartan Way and Golden Valley Parkway to discourage semi-trucks from making a right-turn towards the Central Lathrop Specific Plan (CLSP) Phase 2 area. The design of the improvements shall be reviewed and approved by the City Engineer and must be installed prior to the issuance of a Certificate of Occupancy.
- ❑ Public Works #12: The applicant shall construct a raised median on S. Manthey Road adjacent to the truck driveway at the facility to discourage trucks from making a left turn in and a right turn out of the facility. The design of the improvements shall be reviewed and approved by the City Engineer and must be installed prior to the issuance of a Certificate of Occupancy.

# ELEVATIONS



# ELEVATIONS



# ELEVATIONS



# CEQA



- 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.
- A detailed Environmental Checklist was prepared to analyze the proposed project 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:

- Traffic Impact Analysis
- Acoustical (Noise) Assessment
- Prelim Geotechnical Report
- Phase I Environmental Assessment
- Air Quality (Health Risk Assessment)
- Biological Resource Analysis
- Shallow Soil Investigations Report

# CEQA



- ❑ 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.
- ❑ Implementation of the proposed project would not result in any new or altered impacts beyond those addressed in the General Plan EIR.

# PLANNING COMMISSION



- ❑ On September 13, 2023, the Planning Commission held a public hearing on the proposed Ashley Furniture Project.
- ❑ 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



- ❑ Consider testimony presented during the public hearing held on October 9, 2023;
- ❑ Adopt a Resolution to find the project exempt from further environmental review pursuant to PRC Section 21083.3 and CEQA Guidelines Section 15183;
- ❑ Adopt a Resolution to Approve Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09 for the Ashley Furniture Project.