

## Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: San Joaquin

44 N. San Joaquin Street, Second Floor, Suite 260

Stockton, CA 95202

From: (Public Agency): City of Lathrop  
390 Towne Centre Dr  
Lathrop, CA 95330

(Address)

Project Title: Ashley Warehouse Project

Project Applicant: HMC Construction, Inc.

Project Location - Specific:

NW corner of Dos Reis Rd and Manthey Road, Lathrop, CA. (APN) 192-020-14

Project Location - City: Lathrop

Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

Amendment to Conditional Use Permit (CUP-23-08) to clarify CUP authorizes allowable uses for the approximately 1,486,607 square foot building with a mix of retail, office/call center, and warehouse and distribution uses, development may be modified consistent with the CUP and developed in multiple phases. The primary mix of uses within the Project building include an up to 110,000 square foot retail showroom, a 24,000 square foot, 2-3 story office space consisting of call center and a regional office. Warehouse and distribution uses will comprise the balance of the 1,352,347 square feet. The project site is approx. 90 acres.

Name of Public Agency Approving Project: City of Lathrop

Name of Person or Agency Carrying Out Project: Hodgdon Group Realty, Inc.

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: \_\_\_\_\_
- ☒ Statutory Exemptions. State code number: PRC 21083.3 and CEQA Guidelines 15183

Reasons why project is exempt:

Project is consistent with the General Plan, for which an EIR was certified. There are no peculiar or site specific impacts.

Lead Agency

Contact Person: Rick Caguiat, CDD Director

Area Code/Telephone/Extension: (209) 941-7260

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature]

Date: 6/12/25

Title: CDD Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

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06/12/2025 02:18:21 PM

Steve J. Bestolarides  
San Joaquin County Clerk

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