

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Truleaf Inc. Initial Study/Negative Declaration

Lead Agency: Department of Cannabis Control Contact Person: Kevin Ponce
 Mailing Address: 2920 Kilgore Rd. Phone: 916 247 1659
 City: Rancho Cordova Zip: 95670 County: Sacramento

Project Location: County: Stanislaus City/Nearest Community: Modesto
 Cross Streets: Glass Ct/Glass Ln Zip Code: 95356

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 24 " N / 120 ° 59 ' 59 " W Total Acres: 1.28

Assessor's Parcel No.: 046-011-049 Section: 5 Twp.: 3S Range: 9E Base: Mt Diablo

Within 2 Miles: State Hwy #: SR-108, SR-219 Waterways: Lateral Number One, Lateral Number Six
 Airports: -- Railways: -- Schools: --

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: license

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres 1.28 Employees 8
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Agricultural

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Cannabis

Present Land Use/Zoning/General Plan Designation:

Industrial / Planned Industrial (P-I) / Planned Industrial (P-I)

Project Description: *(please use a separate page if necessary)*

The Proposed Project involves development of a commercial cannabis cultivation, distribution and non-volatile manufacturing business in an existing 20,400 square foot warehouse on a 1.28-acre parcel. DCC issued a provisional Specialty Indoor license on July 29, 2020. The Stanislaus County Board of Supervisors (BOS) approved the Use Permit and Development Agreement on February 25, 2020.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Stanislaus County</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 28, 2025 Ending Date September 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Montrose Environmental</u>	Applicant: <u>Truleaf, Inc.</u>
Address: <u>1 Kaiser Plaza, Suite 340</u>	Address: <u>4622 Glass Court</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Modesto, 95356</u>
Contact: <u>Susan Pearce</u>	Phone: <u>n/a</u>
Phone: <u>831-281-0592</u>	

Signature of Lead Agency Representative: Kevin Ponce

Digitally signed by Kevin Ponce
Date: 2025.07.15 16:54:16 -0700

Date: 7/15/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.