Department of Cannabis Control
CALIFORNIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

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

From: Department of Cannabis Control
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Truleaf (Project)

State Clearinghouse No.: 2025071279

Project Applicant: Truleaf Inc., 4622 Glass Court, Modesto, CA 95356, (209) 485-8951

Project Location: 4622 Glass Court, in the Modesto area of unincorporated Stanislaus County

County: Stanislaus County

Project Description: The Proposed Project consists of the 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 in the P-I (Planned Industrial) zoning district. The Proposed Project would include a 7,957 square foot indoor cultivation area with 4,900 square feet of canopy in an existing warehouse. The warehouse would house grow rooms for cultivation, with separate areas for processing, drying, packaging, storage, employee break rooms, administration, and warehouse space. Within the warehouse the proposed operation would cultivate flowering cannabis plants, including planting, growing, harvesting, drying, curing, grading, and trimming of the cannabis plants, for the purpose of wholesale to other licensed distributors and retailers. The cultivation activities would include some nursery stock, which are produced within the cultivation facility within a dedicated 390 square foot Veg Room within which 320 square feet are dedicated to non-flowering cannabis plants.

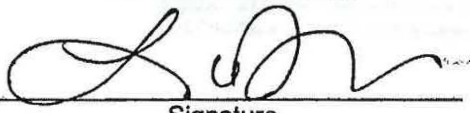
As ☒ Lead Agency ☐ a Responsible Agency under the California Environmental Quality Act (CEQA), Department of Cannabis Control (DCC) approved the above-described project on December 9, 2025. DCC has made the following determinations regarding the above-described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. A ☒ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of project approval.
4. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following location:

Department of Cannabis Control
2920 Kilgore Road
Rancho Cordova, CA 95741-9106

Lindsay Rains	Environmental Program Manager	(916) 616-6458
Contact Person Name	Contact Person Title	Phone #



Signature

TO BE COMPLETED BY OPR ONLY	
Date Received For Filing and Posting at OPR:	

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
50-12/12/2025-168

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2025071279

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
DEPARTMENT OF CANNABIS CONTROL		12/12/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
STANISLAUS COUNTY	50-2025-214

PROJECT TITLE

TRULEAF (PROJECT)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TRULEAF INC.		(209) 485-8951

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
4622 GLASS COURT	MODESTO	CA	95356

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$ 2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 57.00	$ 57.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 79279

TOTAL RECEIVED $ 3,025.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Romeo Mora Deputy Clerk

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars ($50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
The next eight digits automatically populate when a date is entered.
The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:
California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

Mail to:

Name: DCC c/o Caitlin Hengeveld

Address: PO Box 419106

City, State, Zip Rancho Cordova, CA 95741

50-2025-214

FILED
December 12, 2025
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: _____
Deputy Clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Truleaf (Project)

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [x] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [ ] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE STANISLAUS
COUNTY CLERK ON 12/12/2025
Posted 12/12/2025 **Removed** 1/16/2026
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.