



**STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET**

Mail to: County Clerk/Recorder

Name: Donna Linder

Address: 1021 I Street, Suite 101

City, State, Zip: Modesto, CA 95354

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, ATC Project Number N-1255074

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ 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 _____

Posted _____ Removed _____

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.



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



JUN 09 2026

County Clerk/Recorder
Stanislaus County
1021 I Street, Suite 101
Modesto, CA 95354

Subject: Notice of Determination

Project: Truleaf Inc. – ATC project number N-1255074

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) is filing the enclosed Notice of Determination for the subject project pursuant to CEQA §21152(a), and CEQA Guidelines §15096(i). Please post this Notice of Determination in a conspicuous place for a period of 30-days in accordance with CEQA Guidelines, and provide the District with a validated copy in accordance with established notification procedures.

On December 9, 2025, the Department of Cannabis Control, serving as Lead Agency adopted the Negative Declaration for the Truleaf Project, which covers this Project. Enclosed is a receipt demonstrating that the Department of Cannabis Control paid the California Fish and Wildlife fees for posting the Negative Declaration. Also enclosed is the Lead Agency's proof of posting.

Thank you for your cooperation in this matter. If you have any questions, please contact Jacob Torrez at (559) 230-6558 or by email at Jacob.torrez@valleyair.org.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs

Daniel Martinez
Program Manager

*Enclosures: Notice of Determination
Check for County Filing Fee
CEQA Transmittal form
Proof of Payment of California Fish and Wildlife fee
Copy of DCC's Notice of Determination*

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95358-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93725-0244
Tel: (559) 230-6000 FAX: (559) 230-6061
www.valleyair.org

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

www.healthyliving.com

Notice of Determination

To: ☒ Office of Land Use and Climate Innovation
For U.S. Mail Street Address
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-0344 Sacramento, CA 95814
(916) 445-0613

☒ County Clerk
County of Stanislaus
1021 "I" Street, Ste. 101
Modesto, CA 95354
(209) 525-5250

From: San Joaquin Valley Unified Air Pollution Control District
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Jacob Torrez
(559) 230-6000

Lead Agency (If different from sender):
Department of Cannabis Control
P.O. Box 419106
Rancho Cordova, CA 95741
Contact: Lindsay Rains
Phone: (916) 616-6458

(For County Use Only)

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2025071279 (Trueleaf)

Project Title: Trueleaf, ATC project number N-1255074

Project Location: The project is located at 4622 Glass Court, Modesto, CA 95356

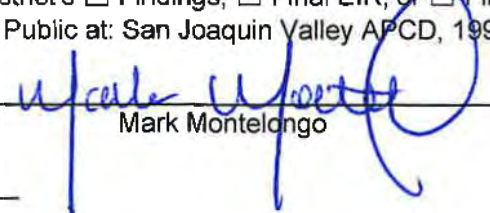
Project Description: Trueleaf Inc., the applicant, proposes to increase maximum cannabis crop yield, use of a new carbon canister filter system, use of cold rooms, and a water based mechanical extraction process.

Applicant Name, Address, & Phone Number: Christopher Heckler, 4622 Glass Court, Modesto, CA 95356, (925) 209-6646

This is to advise that the San Joaquin Valley Unified Air Pollution Control District acting as a ☐ Lead Agency or ☒ Responsible Agency has approved the above described project and has made the following determinations regarding the above described project:

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

This is to certify that the District's ☐ Findings, ☐ Final EIR, or ☐ Final Negative Declaration, ☒ record of project approval, is available to the General Public at: San Joaquin Valley APCD, 1990 E. Gettysburg Avenue, Fresno, CA.

Signature (Public Agency) 
Mark Montelongo

Title: Director of Policy and Government Affairs

Date: JUN 09 2026

06/05/2026

Check No 253735

Vendor # 00082

Stanislaus County Clerk/Recorder
1021 I Street, Ste. 101
Modesto, CA 95354

Document No.	Description	P.O.	Invoice	Amount
PI398778	NOD: N-1255074		06012026C	57.00

Total 57.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



San Joaquin Valley Unified
Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726

Wells Fargo Bank - Main
Hiram Yanez
8405 N Fresno St
Suite 301

253735

Void Six Months From Date of Issue

Date

06/05/2026

Amount

\$*****57.00

PAY: ****FIFTY SEVEN AND 0/100 DOLLARS

TO THE ORDER OF: Stanislaus County Clerk/Recorder
1021 I Street, Ste. 101
Modesto, CA 95354

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$1000.00

⑈ 253735 ⑈

⑈ 121042882⑈ 7426 037755 ⑈

THIS DOCUMENT HAS A TRUE WATERMARK IN THE PAPER • HOLD TO LIGHT TO VIEW.

Security Features Included Details on back



**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: [Signature]
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)
- ☒ 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	<u>12/12/2025</u>
Posted	<u>12/12/2025</u>
Removed	<u>1/16/2026</u>
Returned to agency on	
DEPUTY	<u>[Signature]</u>

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.



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
4622 GLASS COURT	MODESTO	CA
		ZIP CODE
		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

X *Romeo Mora*

AGENCY OF FILING PRINTED NAME AND TITLE

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, §§ 15250-15285, 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



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-1 (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
Contact Person Name

Environmental Program Manager
Contact Person Title

(916) 616-6458
Phone #


Signature

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: