



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE OF NOTICE: July 28, 2025

PROJECT TITLE: Central Valley Growers

PROJECT APPLICANT: Central Valley Growers, LLC.

PROJECT LOCATION: 2789 Howard Road, Patterson, unincorporated Stanislaus County (see attached project location map).

ASSESSOR PARCEL NO.: 016-019-036

PROJECT DESCRIPTION: The Proposed Project consists of the development of a mixed-light cannabis cultivation facility within a 12.1-acre portion of a 53-acre parcel zoned A-2-40 (General Agriculture). The Proposed Project would include a 22,000 square-foot canopy within 36 greenhouses totalling 29,880 square-feet; and office, storage, and processing activities within a 7,470 square-foot warehouse. There would be no demolition of existing structures on the project site. However, development of the site would include the removal of mature almond trees from the existing almond orchard. The project structures and improvements would be constructed in four phases over three to five years.

CEQA DETERMINATION: In accordance with CEQA, the Department of Cannabis Control (DCC) has completed an Initial Study to determine whether the Proposed Project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the DCC, concludes that the Proposed Project will not have a significant effect on the environment with mitigation measures incorporated. The DCC has therefore prepared a Mitigated Negative Declaration. Pursuant to Section 15072 of the State CEQA Guidelines, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code, also known as the [Cortese List](#).

PUBLIC REVIEW: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from July 28, 2025 to September 2, 2025. The Initial Study and Mitigated Negative Declaration will be available for public review at: **2920 Kilgore Road Rancho Cordova, CA 95670** and online at: <https://cannabis.ca.gov/2025/07/ceqa-stanislaus-county/>

PUBLIC COMMENTS: All comments must be addressed to Kevin Ponce, Environmental Program Manager or sent via email to, kevin.ponce@cannabis.ca.gov. If you have any questions or would like additional information, please contact Kevin Ponce, Department of Cannabis Control at (916) 247-1659 or kevin.ponce@cannabis.ca.gov.

Kevin Ponce

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7/22/2025

Kevin Ponce, Environmental Program Manager

Date

Central Valley Growers
Project Location

