

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: JDI Farms, Inc. Initial Study/Negative Declaration

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

Project Location: County: Stanislaus City/Nearest Community: Patterson
 Cross Streets: Between Sycamore Ave/Fig Ave, and Elm Ave/Fig Ave Zip Code: 95363
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 28 ' 21.49 " N / 121 ° 05 ' 37.22 " W Total Acres: 7.1
 Assessor's Parcel No.: 048-007-012-000 Section: 28 Twp.: 5S Range: 8E Base: Mt Diablo
 Within 2 Miles: State Hwy #: — Waterways: Lateral G Canal; Main Canal + others
 Airports: — Railways: — Schools: —

Document Type:

| | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Mit Neg Dec | Other: _____ | | <input type="checkbox"/> FONSI | | |

Local Action Type:

| | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: license |

Development Type:

| | | |
|---|-------------|--|
| <input type="checkbox"/> Residential: Units _____ | Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ | Acres _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ | Acres _____ | <input type="checkbox"/> Power: Type _____ MW |
| <input type="checkbox"/> Industrial: Sq.ft. _____ | Acres _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD |
| <input type="checkbox"/> Educational: _____ | | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | | <input checked="" type="checkbox"/> Other: Agricultural |
| <input type="checkbox"/> Water Facilities: Type _____ | MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agriculture/ A-2-20 (General Agriculture)/ Agriculture

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

The Proposed Project is a mixed-light commercial cannabis cultivation and nursery business. JDI Farms (Applicant) proposes to utilize 15 greenhouses for cultivation, five greenhouses for nursery production, and existing accessory buildings for office, storage, distribution, and processing activities in the A-2-20 (General Agriculture) zone in unincorporated Stanislaus County. Stanislaus County issued a use permit for the Proposed Project in June 2019. Applicant has applied to DCC for annual cultivation and distribution licenses to conduct operations at the project site.

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 # 10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <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 checked="" 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 # 4 | <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 checked="" type="checkbox"/> Other: Stanislaus County |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <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: Montrose Environmental
Address: 1 Kaiser Plaza, Suite 340
City/State/Zip: Oakland, CA 94612
Contact: Susan Pearce
Phone: 831-281-0592

Applicant: JDI Farms Inc
Address: 1631 Fig Avenue
City/State/Zip: Patterson CA, 95363
Phone: n/a

Signature of Lead Agency Representative: Kevin Ponce

Digitally signed by Kevin Ponce
Date: 2025.07.15 17:11:31 -07'00'

Date: 7/15/2025

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