



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

DATE OF NOTICE: July 28, 2025

PROJECT TITLE: JDI Farms

PROJECT APPLICANT: JDI Farms, Inc.

PROJECT LOCATION: 1631 Fig Avenue, between Sycamore and Elm Avenues, in the Patterson area of unincorporated Stanislaus County (see attached project location map).

ASSESSOR PARCEL NO.: 048-007-012-000

PROJECT DESCRIPTION: The Proposed Project consists of the development of a mixed-light commercial cannabis cultivation and nursery business, including 15 greenhouses to be utilized for cultivation, five greenhouses to be utilized for nursery production, and an existing agricultural storage building and two accessory storage buildings to be utilized for office, storage, distribution, and processing activities. Each greenhouse would be 2,880 square foot and would contain four planter beds measuring 350 square feet, for a total of 1,400 square feet of canopy per greenhouse. At full buildout, the Proposed Project would accommodate a canopy of 21,966 square feet of commercial cannabis cultivation in the A-2-20 (General Agriculture) zoning district.

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. The DCC has therefore prepared a 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

JDI Farms
Project Location

