



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

DATE OF NOTICE: July 28, 2025

PROJECT TITLE: Truleaf

PROJECT APPLICANT: Truleaf Inc.

PROJECT LOCATION: 4622 Glass Court, in the Modesto area of unincorporated Stanislaus County (see attached project location map).

ASSESSOR PARCEL NO.: 046-011-049

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.

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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Date: 2025.07.22 22:06:08 -07'00'

7/22/2025

Kevin Ponce, Environmental Program Manager

Date

Truleaf
Project Location



Source: Stanislaus County Planning Department GIS BOS, 2018