

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: Prem Gen Corp Initial Study/Negative Declaration

Lead Agency: Department of Cannabis Control

Contact Person: Kevin Ponce

Mailing Address: 2920 Kilgore Rd

Phone: 916 247 1659

City: Rancho Cordova

Zip: 95670

County: Sacramento

Project Location: County: Stanislaus

City/Nearest Community: Modesto

Cross Streets: El Roya Ave and Nathan Ave

Zip Code: 95354

Longitude/Latitude (degrees, minutes and seconds): 37 ° 37 ' 54 " N / 120 ° 56 ' 25 " W Total Acres: 1.05

Assessor's Parcel No.: 036-008-033 Section: 35 Twp.: 3S Range: 9E Base: Mt Diablo

Within 2 Miles: State Hwy #: --

Waterways: Unnamed ditch/canal

Airports: Modesto City-County Airport

Railways: --

Schools: Capistrano E.S.

Document Type:

CEQA: NOP Draft EIR
 Early Cons Supplement/Subsequent EIR
 Neg Dec (Prior SCH No.) _____
 Mit Neg Dec Other: _____

NEPA: NOI EA
 Draft EIS FONSI

Other: Joint Document
 Final Document
 Other: _____

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 checked="" type="checkbox"/> Industrial: Sq.ft. _____	Acres 1.05	<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: Agriculture
<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 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 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 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:

Industrial/(Industrial) M/Industrial

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

The Proposed Project involves evaluating the issuance of State licenses for the proposed operation of indoor commercial cannabis cultivation, nursery, and distribution businesses in three phases within three existing 5,000 square-foot warehouses located at 536, 538, and 540 El Roya Avenue on an approximate 1.05-acre parcel in an Industrial district. Two of the three warehouses have been in commercial cannabis production since 2018. Phase 3 would include the demolition and rebuild of the warehouse at 538 El Roya Avenue.

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 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 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: DeAnn Edwards
Address: 536, 538, 540 El Roya Avenue
City/State/Zip: Modesto, CA 95354
Phone: n/a

Signature of Lead Agency Representative: Kevin Ponce

Digitally signed by Kevin Ponce
Date: 2025.07.15 16:55:01 -07'00'

Date: 7/15/2025

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