

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 EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: license**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. _____ Acres 1.05 Employees 8☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Agriculture**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ 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 # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 # <u>4</u>	<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 type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Stanislaus County</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<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: <u>Montrose Environmental</u>	Applicant: <u>DeAnn Edwards</u>
Address: <u>1 Kaiser Plaza, Suite 340</u>	Address: <u>536, 538, 540 El Roya Avenue</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Modesto, CA 95354</u>
Contact: <u>Susan Pearce</u>	Phone: <u>n/a</u>
Phone: <u>831-281-0592</u>	

Signature of Lead Agency Representative: Kevin Ponce

Digitally signed by Kevin Ponce
Date: 2025.07.15 16:55:01 -0700

Date: 7/15/2025

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