



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

DATE OF NOTICE: July 28, 2025

PROJECT TITLE: Prem Gen

PROJECT APPLICANT: Prem Gen Corp.

PROJECT LOCATION: 536, 538, and 540 El Roya Avenue, in the Modesto area of unincorporated Stanislaus County (see attached project location map).

ASSESSOR PARCEL NO.: 036-008-033

PROJECT DESCRIPTION: The Proposed Project consists of the operation of indoor commercial cannabis cultivation, nursery, and distribution businesses in three phases of operation within three existing 5,000 square-foot warehouses on an approximate 1.05-acre parcel in the M (Industrial) zoning district. Phase 1 includes 2,731 square feet growing canopy of nursery plants consisting of several separate growing areas and one research and development area. Phase 2 would provide an additional 3,268 square feet of indoor canopy space at 540 El Roya Avenue upon completion of build out and would include a room for harvesting, processing, and chemical storage. Phase 3 would include the demolition and re-build of 538 El Roya Avenue. Upon completion, the canopy space and layout of 538 El Roya would be identical to warehouse 540 El Roya, including 3,268 square feet of canopy space with additional rooms for harvesting, processing, and chemical storage.

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.

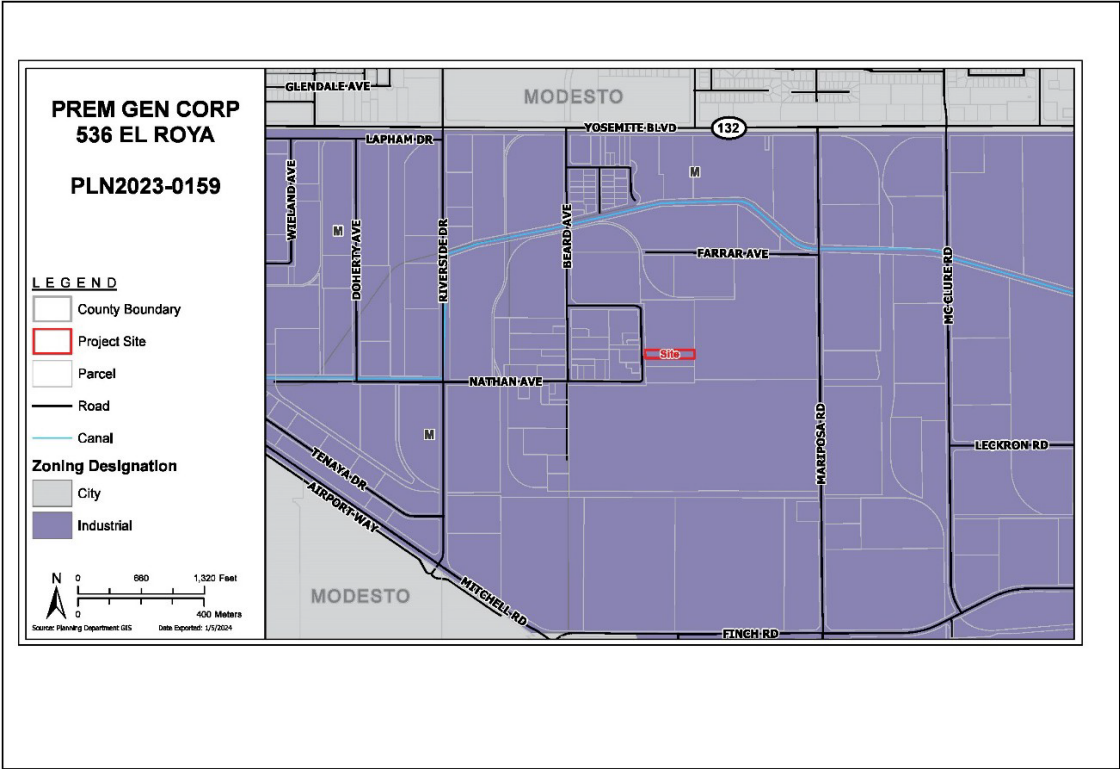
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7/22/2025

Kevin Ponce, Environmental Program Manager

Date

Prem Gen
Project Location



Source: Stanislaus County Planning Department GIS BOS, 2024