



To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: Department of Cannabis Control
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Prem Gen (Project)

State Clearinghouse No.: 2025071210

Project Applicant: Prem Gen Corp., 536, 538, 540 El Roya Avenue, Modesto, CA 95354, (209) 985-4566

Project Location: 536, 538, and 540 El Roya Avenue, in the Modesto area of unincorporated Stanislaus County

County: Stanislaus County

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.

As ☒ Lead Agency ☐ a Responsible Agency under the California Environmental Quality Act (CEQA), Department of Cannabis Control (DCC) approved the above-described project on November 13, 2025. DCC has made the following determinations regarding the above-described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. A ☒ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of project approval.
4. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

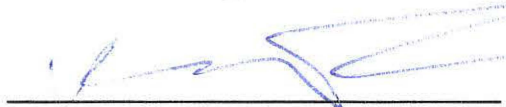
This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following location:

Department of Cannabis Control
2920 Kilgore Road
Rancho Cordova, CA 95741-9106

Kevin Ponce
Contact Person Name

Senior Environmental Scientist Supervisor
Contact Person Title

(916) 247-1659
Phone #


Signature

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: