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STANISLAUS CO. CLERK-RECORDER  
ASHIKA NARAYAN

**NOTICE OF DETERMINATION**

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** Use Permit & Development Agreement Application No. PLN2018-0110 – 536 El Roya Avenue.

**Applicant Information:** Prem Gen Corp dba Uncle Budd's Nursery, 11236 12 Mile Road, Oakdale, CA 95361.

**Project Location:** 536 El Roya Avenue, south of Yosemite Blvd. (HWY 132), in the Modesto area. Stanislaus County, APN: 036-008-033.

**Description of Project:** Request to establish an indoor commercial cannabis cultivation, nursery, and distribution operation in three phases within three existing 5,000 square-foot warehouses in the M (Industrial) zoning district.

**Name of Agency Approving Project:** Stanislaus County Board of Supervisors

**Lead Agency Contact Person:** Jeremy Ballard, Associate Planner

**Telephone:** (209) 525-6330

This is to advise that the Stanislaus County Board of Supervisors on **March 19, 2019** has approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. Environmental Impact Report was prepared for the General Plan pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the General Plan.
4. A mitigation reporting, and monitoring program was adopted for the General Plan.
5. A statement of Overriding Considerations was adopted for the General Plan.
6. Findings were made pursuant to the provisions of CEQA.
7. The proposed project is consistent with the development density established by the Stanislaus County General Plan and that there are no new or increased impacts peculiar to the project or its site.

This is to certify that the General Plan EIR, is available to the General Public at:  
<http://www.stancounty.com/planning/pl/agenda-min.shtm>

3/20/19

Dated

  
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Jeremy Ballard  
Associate Planner

Date removed from posting 4/29/19