



CITY OF SAN BERNARDINO
COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT
NOTICE OF EXEMPTION

FROM: CITY OF SAN BERNARDINO
Community Development and
Housing Department
201B North E Street, 3rd Floor
San Bernardino, CA 92401

TO: [] OFFICE OF PLANNING & RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814
[X] CLERK OF THE BOARD
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of a Notice of Exemption pursuant to CEQA Guidelines §15301.

Project Title: Cannabis Business Permit (CBP) 22-004
Lead Agency Contact Person: Elizabeth Mora-Rodriguez
Telephone (include area code): (909) 384-7272, extension 3075
Project Location (include county): 225 S. Airport Drive, City of San Bernardino
County of San Bernardino
Project Description: The establishment and operation of a cannabis retail business,
within an existing property containing 1,500 square feet.
Name of Public Agency Approving Project: City of San Bernardino, Community Development and Housing
Department
Name of Applicant or Agency Implementing Project: PTRE Management, LLC DBA Culture

Exempt Status: (check one)

[X] Categorical Exemption. State Type & Section Number: §15301 (Existing Facilities)

Reasons why project is exempt from: The cannabis retail will occupy an existing building located within the Commercial
Regional (CR-3) zone, which allows for retail uses whose primary function is that of retail sales and has small scale
components that support the primary retail section of the business such storing of product, and will need only building permits
for minor technical improvements. Therefore, the subject property was found consistent with sensitive use buffers and the
applicable General Plan designation, and therefore will not result in an expansion of use. None of the exceptions to the Class 1
exemption found in State CEQA Guidelines section 15300.2 apply. There are no unusual circumstances related to the project
that would result in significant environmental effects. The project site is not located along a scenic highway or on a hazardous
waste site. As the site is already developed, operation will not result in a substantial adverse change in the significance of a
historical resource. Additionally, the project would not result in cumulative impacts as the city limits the number of similar
operations. Accordingly, there would not be significant impacts due to successive projects of the same type in the same place.

This is to certify that the record of project approval is available to the general public at the Community Development and
Housing Department, Planning Division, 201B North E Street, 3rd Floor, San Bernardino, CA 92401 during regular business
hours.

Signature: [Handwritten Signature] Date: April 16, 2024 Title: Senior Planner
Elizabeth Mora-Rodriguez

[X] Signed by Lead Agency [] Signed by Applicant

Date received for filing at OPR:

DATE FILED & POSTED

Posted On: 4/17/24
Removed On: 5/23/24
Receipt No: 36-04172024-275

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
CALIFORNIA
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