



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 09162026 — 663

STATE CLEARINGHOUSE NUMBER (If applicable)

N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of San Bernardino-Community Development and Housing Dept.

LEAD AGENCY EMAIL

-

DATE

09162026

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

-

PROJECT TITLE

Cannabis Business Permit No. 26-001

PROJECT APPLICANT NAME

OG Ventures, LLC

PROJECT APPLICANT EMAIL

-

PHONE NUMBER

(909) 998-2375

PROJECT APPLICANT ADDRESS

201B North E Street, 3rd Floor

CITY

San Bernardino

STATE

CA

ZIP CODE

92401

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:

#002271

☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Alicia Meza, Deputy Clerk



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

☒ 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, 15061(b)(3).

Project Title: Cannabis Business Permit No. 26-001
Lead Agency Contact Person: Stephanie Castro
Economic Development Project Manager
Telephone (include area code): (909) 998-2375
Project Location (include county): 1602 West Highland Avenue, City of San Bernardino
County of San Bernardino
Project Description: Commercial Cannabis Business (CCB) No. 26-001 amends CBP
Permit No. 22-004 to relocate an existing storefront cannabis
retail permit from 225 East Airport Drive to 1602 West
Highland Avenue and transfer ownership from PTRE
Management, LLC to OG Ventures, LLC
Name of Public Agency Approving Project: City of San Bernardino, Community Development and Housing
Department
Name of Applicant or Agency Implementing Project: OG Ventures, LLC

Exempt Status: (check one)

- ☒ Categorical Exemption. State Type & Section Number: §15301 (Existing Facilities)
☒ Other. State Type & Section Number: § 15061(b)(3) (Common Sense Exemption)

Reasons why project is exempt from: See attachment to Notice of Exemption.

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: Stephanie Castro
Stephanie Castro

Date: September 16, 2026

Title: Economic Development Project Manager

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at

DATE FILED & POSTED

Posted On: 9/16/26

Removed On: 10/22/26

Receipt No: 316-09162026-663

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 16 PM 1:31
SAN BERNARDINO COUNTY
CALIFORNIA

Attachment to Notice of Exemption

Commercial Cannabis Business No. 26-001
1602 West Highland Avenue, San Bernardino, California
APN 0268-394-31-0000

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 16 PM 1:33
SAN BERNARDINO COUNTY
CALIFORNIA

Reasons Why Project Is Exempt

The City of San Bernardino ("City"), as lead agency under the California Environmental Quality Act ("CEQA"), determined that Commercial Cannabis Business Permit No. 26-001 ("CCB 26-001" or "Project") is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities) and, independently, exempt pursuant to CEQA Guidelines section 15061(b)(3). None of the exceptions to the categorical exemption preclude application of the Class 1 exemption.

Project and Existing Conditions

CCB 26-001 amends Cannabis Business Permit No. 22-004 to relocate an existing storefront cannabis retail permit from 225 East Airport Drive to 1602 West Highland Avenue and transfer ownership from PTRE Management, LLC to OG Ventures, LLC.

The Project site is an existing developed commercial property zoned Commercial General (CG-1). It consists of a 10,470 square foot parcel developed with an existing 2,150 square foot commercial building, approximately 7,352.5 square feet of paved parking, and eleven parking spaces. The application and site plan identify the Project as a proposed dispensary storefront with retail delivery within an existing 2,150 square foot building, and the proposed floor plan likewise totals 2,150 square feet.

The building was formerly occupied by Amigo Market. The application photographs document the existing market building, paved parking lot, surrounding streets, neighboring commercial uses, and nearby residences. The materials presented to the City Council likewise depict the existing Amigo Market followed by proposed elevations retaining and renovating the existing building.

The application proposes eight employees and operating hours of 8:00 am to 10:00 pm. The proposed floor plan contains an entry vestibule, controlled check-in/security area, retail area, employee area, intake area, vault, offices, and related spaces. Customer access to the retail area is controlled, and the application limits access to retail buy room to no more than three customers per employee actively working there. On-site cannabis consumption is prohibited.

Before CCB 26-001 was submitted, the City reviewed the proposed location through Zoning Verification Letter ("ZVL") No. 26-0001. City staff inspected the property and surrounding neighborhood on April 7, 2026, for compliance with zoning, sensitive-use buffers, and location requirements and determined that the property complied with applicable zoning and sensitive-use buffers.

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 16 PM 1:33
SAN BERNARDINO COUNTY
CALIFORNIA

Class 1 – Existing Facilities (CEQA Guidelines section 15301)

CEQA Guidelines section 15301 exempts the operation, permitting, licensing, and minor alteration of existing facilities involving negligible or no expansion of existing or former use.

The Project falls within Class 1. It authorizes a regulated retail business within an existing 2,150 square foot commercial building on an already developed commercial parcel. Both the existing site plan and proposed floor plan identify the building as 2,150 square feet, and the proposed elevations depict renovation of the existing building rather than construction of a new or enlarged structure.

The record also supports negligible or no expansion in the nature or degree of the facility's former use. The building formerly operated as Amigo Market and therefore already functioned as a customer-serving retail establishment. CCB 26-001 continues the customer-serving retail use of the same building and developed commercial site, changing the products sold to regulated cannabis products and adding delivery service. The proposed operation remains confined to the existing building and existing developed site. The record identifies eight employees, controlled customer entry, limits on the number of customers permitted in the retail buy room relative to employees working there, and a prohibition against on-site cannabis consumption.

Accordingly, the record supports the City's determination that the Project involves the permitting, operations, and alteration of an existing commercial facility with negligible or no expansion of the nature or degree of its former retail use and is categorically exempt under section 15301.

Exceptions to Categorical Exemption (CEQA Guidelines section 15300.2)

Nothing in the administrative record establishes that an exception under CEQA Guidelines section 15300.2 precludes application of the Class 1 exemption.

The Project consists of the reuse of a small existing commercial building on an already developed and commercially zoned parcel for another customer-serving retail operation. The Project remains within the existing 2,150 square foot building and developed commercial site formerly occupied by Amigo Market. Its existing development, commercial zoning, building size, parking and access, and continued retail function are consistent with the types of existing facility projects encompassed by Class 1.

The record expressly recognizes the mixed character of the surrounding neighborhood. The application describes the vicinity as contain a mix of commercial, light industrial, and residential development, including apartments, inobile home parks, commercial establishments, religious uses, and scattered residential structures. These are existing characteristics of an established urban neighborhood in which the Project site was already developed and operated as a retail market.

The proposed operation does not introduce physical or operational characteristics that distinguish the Project from the existing facility projects encompassed by Class 1. The application confines the business to storefront retail and delivery within the existing building, prohibits on-site cannabis consumption, and limits the number of customers permitted in the retail buy room

relative to employees working there. The record therefore does not establish unusual circumstances giving rise to a reasonable possibility of a significant environmental effect.

Nor does the record establish any of the other exceptions applicable to Class 1. The Project is limited to relocation of an existing cannabis retail permit to the existing commercial building, and the record does not identify successive projects of the same type in the same place that would result in a significant cumulative impact. The application documents the existing site and surrounding urban environment, and the record does not identify the Project as being located along an officially designated State Scenic Highway or identify potential damage to scenic resources within such a highway.

Similarly, the record does not identify the Project property as a hazardous waste site included on a list compiled pursuant to Government Code section 65962.5 or identify an existing hazardous material condition at the property. The application further states that the proposed business will not use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables, or explosives. Finally, although the Project involves renovation and reuse of the existing Amigo Market building, the record does not identify the building or Project site as a historical resource.

Accordingly, the record does not establish that any exception under CEQA Guidelines section 15300.2 precludes application of the Class 1 exemption.

Common Sense Exemption (CEQA Guidelines section 15061(b)(3))

The Project is independently exempt under CEQA Guidelines section 15061(b)(3).

As established above, CCB 26-001 authorizes a storefront retail and delivery within an existing 2,150 square foot commercial building formerly occupied by a retail market. The Project remains within the existing building and developed commercial site.

The application does not propose cannabis cultivation, manufacturing, or extraction. It further states that the business will not use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables, or explosives, and prohibits cannabis consumption on the premises.

The City also reviewed the proposed location and surrounding neighborhood through the ZVL process and determined that the site complied with applicable zoning and sensitive use buffers. City staff subsequently reviewed CCB 26-001 and the ZVL application and determined that the proposed change in location and ownership satisfied the requirements of Chapter 5.10 of the City's Municipal Code governing commercial cannabis activities.

Given the proposed Project consists of reuse of an existing developed commercial site and existing retail building for another retail operation, the City determined that it can be seen with certainty that the Project has no possibility of causing a significant effect on the environment. The Project is therefore exempt pursuant to section 15061(b)(3).

CLERK OF THE
BOARD OF SUPERVISORS
2020 SEP 16 PM 1:33
SAN BERNARDINO COUNTY
CALIFORNIA

Conclusion

The record establishes that CCB 26-001 involves reuse of an existing 2,150 square foot commercial building and developed commercial site formerly occupied by Amigo Market for storefront cannabis retail and delivery. The building remains the same size, the site remains in commercial use, and the proposed activity continues the facility's customer-serving retail function.

Accordingly, the City determined that the Project is categorically exempt under CEQA Guidelines section 15301 (Class 1 – Existing Facilities), the unusual circumstances exception in section 15300.2(c) does not preclude the exemption, and that the Project is independently exempt under section 15061(b)(3).

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 16 PM 1:33
SAN BERNARDINO COUNTY
CALIFORNIA