



Department of
Cannabis Control
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

P.O. BOX 419106, RANCHO CORDOVA, CA 95741-9106

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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

Project Title: CENTRAL AVENUE NURSERY, LLC (Project)

Project Location: The Project is located at 723 S. Allen Street, San Bernardino, CA 92408, in San Bernardino County.

County: San Bernardino

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved a Cannabis Microbusiness License submitted on 11/11/2021, by Narine Zograbyan. CENTRAL AVENUE NURSERY, LLC applied for a microbusiness license out of an existing facility located at 723 S. Allen Street, San Bernardino, CA 92408 (APN 0136-401-19). The applicant will store cannabis products for cultivation, retail, and distribution in 11,290 square foot facility. The applicant will use 2,384 square feet of canopy cover with 768 square feet of immature plants and will use the City of San Bernardino Municipal Water Dept as a water source.

Project Activities:

The Project will consist of 11,290 square feet of cultivation, retail, and distribution activities. The project will not expand the existing facility and there are minor interior tenant improvements proposed.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
 Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec.15269(a)]
 Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec.15269(b)(c)]
 X Categorical Exemption: [Class 1 Categorical Exemption Cal. Code Regs., Title 14, §15301]
 Statutory Exemptions: [State code section number]
 General Rule [CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt:

The Department of Cannabis Control has determined that the project is a Class 1 Categorical Exemption Project. Class 1 Categorical Exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations to existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves the use of an existing building which was formerly vacant with no proposal for building expansion. The design, location, size, and operating characteristics of the Project are compatible with the existing and future land uses within the vicinity as it is zoned light industrial zoned. None of the exceptions to the exemption defined in Section 15300.2 apply to the Project.

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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Tiffany Adorno
Contact Name

Environmental Planner
Contact Title

916-251-4491
Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: