



NOTICE OF CATEGORICAL EXEMPTION

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

Sonoma County proposes to carry out the following project. Pursuant to Section 23A of the Sonoma County Code, it has been determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA):

Project Title: UPC24-0009

Down Under Industries Dispensary

Public Agency: Sonoma County

Project Applicant: Jamie Reagan

Applicant Address:

50 Ely Rd. N, Petaluma, CA 94954

Project Location:

50 Ely Rd. N, Petaluma, CA 94954

Date of Approval: September 30, 2025

To:

County Clerk- Recorder Office

County of Sonoma

585 Fiscal Drive, Room 103

Santa Rosa, CA 95403

Office of Planning and

Research

P.O. Box 3044, Room 113

Sacramento, CA 95812-3044

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is a renewal of an existing cannabis dispensary, with minor modification to expand the hours of operation from 7:00 am to 7:00 pm daily to 6:00 am to 10:00 pm daily; previously approved as UPE16-0027. The operation is located within an existing 678-square-foot tenant space within an existing multi-unit commercial building. No expansion of the current dispensary floor area is proposed. The dispensary will continue to be operated by a maximum of three on-site employees per shift and one delivery driver will continue to include sales for both medical and adult use cannabis, clones, and deliveries. This Use Permit incorporates and supersedes all previous Use Permits.

EXEMPT STATUS:

Categorical Exemption Section 15301 for Existing Facilities.

REASON WHY THIS PROJECT IS EXEMPT:

The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Code of Regulations, Section 15301(a) (Existing Facilities), as continued operation of an existing facility involving negligible expansion of use.

No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Crystal Acker

Digitally signed by Crystal Acker
DN: cn=Crystal Acker, o=Permit Sonoma, County of
Sonoma, ou=Supervising Planner,
email=crystal.acker@sonoma-county.org, c=US
Date: 2025.09.30 13:19:58 -07'00'

Deva Marie Proto, County Clerk

BY: *Norma Gonzalez*
Norma Gonzalez, Deputy Clerk

Crystal Acker, Project Planner

Permit Sonoma

Project Review Division

(707) 565-8357

This notice was posted on 09/30/2025
and will remain posted for a period of thirty days
through 10/31/2025

Doc No.49-09302025-382

**2025 ENVIRONMENTAL DOCUMENT FILING FEE****CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
49-09302025-382

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.LEAD AGENCY
SONOMA COUNTY

LEAD AGENCY EMAIL

DATE
09/30/2025COUNTY/STATE AGENCY OF FILING
SONOMADOCUMENT NUMBER
25-0930-01PROJECT TITLE
UPC24-0009 DOWN UNDER INDUSTRIES DISPENSARYPROJECT APPLICANT NAME
JAMIE REAGAN

PROJECT APPLICANT EMAIL

PHONE NUMBER
(707) 565-8357PROJECT APPLICANT ADDRESS
50 ELY RD. N, PETALUMACITY
PETALUMASTATE
CAZIP CODE
94954**PROJECT APPLICANT** (Check appropriate box)☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,123.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

☒ 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	\$ _____
☒ County documentary handling fee		\$ _____ \$50.00
☐ Other		\$ _____

PAYMENT METHOD:☐ Cash ☐ Credit ☐ Check ☒ Other**TOTAL RECEIVED** \$ _____ \$50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Norma Gonzalez, Deputy County Clerk-Recorder