



# NOTICE OF CEQA EXEMPTION

**TO: X Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814**

**FROM: City of Ukiah  
300 Seminary Avenue  
Ukiah, CA 95482**

**X County Clerk  
500 Low Gap Road  
Ukiah, CA, 95482**

**PROJECT TITLE:** Minor Use Permit for Conversion of an Existing Commercial Structure into "Ukiah Bowl."

**PROJECT LOCATION:** 680 South State Street, Ukiah, CA; APN 002-301-54

**LEAD/PUBLIC AGENCY:** City of Ukiah, Zoning Administrator

**DATE OF APPROVAL:** June 3, 2026

**NAME OF PROJECT APPLICANT:** Ukiah Bowl, LLC (Stephen DeLucia)

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1400 Tenth Street  
Sacramento, CA 95814**

**FROM: City of Ukiah  
300 Seminary Avenue  
Ukiah, CA 95482**

**X Mendocino County Clerk- Recorder  
501 Low Gap Road, STE 1020  
Ukiah, CA 95482**

**CEQA EXEMPTION STATUS:**

- Ministerial
- Declared Emergency
- Categorical Exemption: Article 19, Class 1, Section 15301 (Class 1)
- Statutory Exemption:


**PROJECT DESCRIPTION:** The proposed Project at 680 South State Street is subject to the California Environmental Quality Act (CEQA) and qualifies for a categorical exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities)(a), which covers minor interior or exterior alterations. The Project involves interior tenant improvements and limited exterior modifications to an existing ±17,479 square foot commercial structure, with no change to the building footprint and only minor changes to the surrounding site. The planned modifications will not damage or disturb any significant natural features on the property, as the site is already developed.

**REASONS WHY PROJECT IS EXEMPT:** The Project is consistent with existing zoning and planning regulations, including the 2040 General Plan, Community Commercial (C-1) zoning standards, and the Ukiah Municipal Airport Use Compatibility Plan, aligning with the City's established land-use expectations for the site. The project is a site-specific adaptive reuse of an existing commercial building and will not result in significant cumulative impacts when viewed in connection with successive projects of the same type in the same place. The site is a fully developed, paved 1.66-acre commercial lot, and the proposed modifications will not generate substantial noise, traffic, or other nuisances beyond what is anticipated for commercial uses. The project site is not located within or visible from a

designated state scenic highway and will not damage any scenic resources, trees, rock outcroppings, or historic buildings. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The existing structure was constructed in 2008 and does not qualify as a historic resource, nor is listed on any local, state, or federal historic registers. Therefore, the project will not cause a substantial adverse change to the significance of a historical resource.

**Lead Agency Contact Person:** Katherine Schaefer, Planning Manager  
**Phone Number:** (707) 463-6203  
**Email:** [kschaefer@cityofukiah.com](mailto:kschaefer@cityofukiah.com)

This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

	06-04-2026	Planning Manager
Signature (Public Agency)	(Date)	(Title)