



**CITY OF UKIAH
NOTICE OF PUBLIC HEARING
AGRICULTURAL CONSISTENCY ORDINANCE**

NOTICE IS HEREBY GIVEN that the City of Ukiah City Council will review and consider an ordinance to update the Ukiah City Code. This ordinance aims to preserve and strengthen agricultural uses in and around Ukiah that impact the regional economy. It proposes amendments to Division 9, Chapter 2, Article 10 (Combining Agricultural Districts) and Article 13 (Agricultural Exclusive (A-E) Zoning Districts) to align Ukiah's agricultural standards, allowances and land-use terminology with those adopted by Mendocino County, particularly Chapter 20.032 (Agriculture Use Types), Chapter 20.052 (Agricultural District), and Chapter 20.060 (Rangeland District) of the County Code, as conveyed by the 2040 Ukiah General Plan Agriculture Element, Implementation Program C (Align Agricultural Standards). Additionally, the ordinance includes amendments to Article 15.7 of Chapter 2, Division 9 of the Ukiah City Code to establish regulations related to outdoor commercial cannabis cultivation in the A-E district and parcels with an (-A) district overlay. Lastly, the ordinance would amend Ukiah City Code by updating definitions in Division 9, Chapter 2, Article 21 (Definitions).

PROJECT IMPACTS: The proposed project is subject to the California Environmental Quality Act (CEQA). This project meets the requirements for CEQA Section 15183, Projects Consistent with a Community Plan or Zoning. Pursuant to Section 15183, Findings of Consistency have been prepared that evaluate the ordinance's consistency with the Final Environmental Impact Report for the City of Ukiah General Plan Update. The 2022 Final EIR, certified in November 2022, establishes the City's vision for development through the year 2040. The evaluation determined whether the proposed changes would have new or increased significant environmental effects beyond those identified in the 2022 Final EIR. The review determined that impacts associated with the Amendment are similar to those already considered as part of the City's Agriculture Element within the 2022 Final EIR and that the implementation of the ordinance changes would not result in any new or increased environmental impacts. Therefore, as consistent with Section 15183 of the State CEQA Guidelines, no additional environmental review is required.

PUBLIC HEARING DATE/TIME: Wednesday, February 19, 2025, at 5:30 p.m. or soon thereafter.

LOCATION: This meeting will take place both in-person at the Civic Center Council Chambers, located at 300 Seminary Ave., Ukiah, CA, and via teleconference. Teleconference attendance details will be included on the agenda posted to the City website, www.cityofukiah.com/meetings/ and at the Civic Center Agenda Board no less than 72 hours prior to the meeting. Hearing materials for this project will be made available at the Community Development Counter, as well as the City of Ukiah website, www.cityofukiah.com/ceqa/ at least 10 days prior to the Public Hearing.

WHAT WILL HAPPEN: The City Council will hold a public hearing to consider all public testimony and consider introducing and a first reading of the proposed Ordinance. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter. Pertinent documents are available for review at the Community Development Department counter or online 72 hours prior to the hearing at www.cityofukiah.com/meetings/.

IF YOU CANNOT ATTEND: Comments may be submitted via email to Kristine Lawler, City Clerk, at klawler@cityofukiah.com, Katherine Schaefer at kschaefer@cityofukiah.com or in person prior to the hearing at the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482.

FOR MORE INFORMATION: All interested parties may contact Katherine Schaefer, Planning Manager at (707) 463-6203 or kschaefer@cityofukiah.com; or visit the Community Development Department located at 300 Seminary Ave.

ADA ACCOMMODATION: If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact Kristine Lawler at (707) 463-6217 or klawler@cityofukiah.com to arrange for accommodations.

APPEAL: The City Council's action regarding this item shall be final unless appealed. The last day to file an appeal is the 10th day after the City Council's decision. To file an appeal, a written statement must be filed with the City Staff with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Community Development or City Clerk at, or prior to, the public hearing. All persons are invited to present testimony in this matter.