



## AGENDA SUMMARY REPORT

**SUBJECT:** Adoption of an Ordinance Modifying Ukiah City Code to Preserve and Strengthen Agricultural Uses In and Around Ukiah Consistent with the Ukiah 2040 General Plan.

**DEPARTMENT:** Community  
Development

**PREPARED BY:** Katherine Schaffers, Planning Manager

**PRESENTER:** Consent Calendar

**ATTACHMENTS:**

1. City of Ukiah Agriculture Element
2. ORDINANCE - Agricultural Consistency
3. CEQA Guidelines Section 15183 Findings of Consistency

**Summary:** Council will consider adoption of an Ordinance modifying Ukiah City Code to preserve and strengthen agricultural uses in and around Ukiah consistent with the Ukiah 2040 General Plan.

**Background:** On December 7, 2022, the City Council adopted the Ukiah 2040 General Plan, which included an Agriculture Element (Attachment 1) highlighting the importance of collaborative approaches to agricultural resources and the need to align Mendocino County and City policies regarding the preservation of regional working lands. Furthermore, the General Plan recognized that consistency across City and County standards reduces administrative complexity for property owners and operators, creating a shared and efficient regulatory framework.

As part of the 2040 General Plan, an implementation program, goals, and policies were specifically included to align Ukiah's agricultural standards with the regional standards of Mendocino County. This alignment aims to protect agricultural lands within Ukiah's Sphere of Influence from incompatible uses and ensures that zoning standards support existing agricultural practices if lands are "rezoned" and subsequently "annexed" into the City. While originally scheduled for review by the Planning Commission on November 13, 2024, City Staff requested that the review and hearing be postponed to ensure feedback could be incorporated from entities such as the Mendocino County Farm Bureau (MCFB), Mendocino County Resource Conservation District (MCRCD), Mendocino County Department of Planning and Building Services (PBS), and the Mendocino County Agricultural Commissioner.

On December 11, 2024, the Ukiah Planning Commission evaluated the proposed amendments to the Ukiah City Code ("UCC") and unanimously recommended approval to the City Council through adoption of Resolution No. 2024-01. Since the Commission's recommendation, Staff has revised the proposed Ordinance to incorporate minor typographical edits, along with changes identified by stakeholders—particularly the Mendocino County Farm Bureau (MCFB)—that were discussed with the Planning Commission, as well as recommendations from the City Attorney for consistency with state law.

On February 19, 2025, the Ukiah City Council held a public hearing where they reviewed the Planning Commission and Staff's recommendation. During the meeting, Staff proposed a revision to Section 9174.2(F)(4), which regulates outdoor commercial cannabis cultivation. The proposed change aims to eliminate redundancy and clarify the language to read: "A Cannabis Cultivation Business located in the A-E

district or with an A-overlay will not be subject to the location limitations set forth in Subsections F.1.a through F.1.e of this Section.”

The original language referenced ‘Public Facilities’ with an Agricultural Overlay, specifically addressing the only area with this designation: the Public Facilities (PF) zone around the Wastewater Treatment Plant. However, Section 9174.4 of the Ordinance already outlines location limitations and development criteria for Cannabis Cultivation Businesses in Agricultural Combining Districts, making the reference to ‘Public Facilities’ unnecessary.

At the conclusion of the public hearing, the Council unanimously (5-0) approved the introduction of the Ordinance (Attachment 2).

**Discussion:** The Agricultural Consistency Ordinance (hereafter referred to as the "Proposed Ordinance") (Attachment 2) is primarily intended to align the City’s Agricultural Exclusive (A-E) district with the agricultural standards, allowances, and land use terminology adopted by Mendocino County. This alignment specifically pertains to Chapter 20.032 (Agriculture Use Types), Chapter 20.052 (Agricultural District), and Chapter 20.060 (Rangeland District) of the Mendocino County Code. The alignment would be implemented through an update to the City’s Agricultural Exclusive (A-E) district.

These changes aim to ensure that agricultural operations within the City’s jurisdiction are regulated consistently and predictably, both now and in the future. By aligning with Mendocino County’s agricultural standards, the City seeks to provide clear guidelines and reduce uncertainty for property owners and active agricultural businesses.

In accordance with the California Environmental Quality Act (CEQA), as evaluated in Attachment 3, there is no new information resulting from the proposed ordinance amendments that would result in more severe impacts than those considered in the Ukiah 2040 General Plan EIR. Section 15183 of the State CEQA Guidelines states that a project shall qualify for an exemption if the following findings can be made:

- 1) The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
- 2) There are no project-specific effects which are peculiar to the project or its site, and which the Ukiah 2040 EIR failed to analyze as significant effects.
- 3) There are no project-specific impacts which the Ukiah 2040 EIR failed to analyze as significant effects.
- 4) There are no potentially significant offsite and/or cumulative impacts that the Ukiah 2040 EIR failed to evaluate.
- 5) There is no substantial new information that results in more severe impacts than anticipated by the Ukiah 2040 EIR.

Staff recommends Council adopt the ordinance in Attachment 2, modifying Ukiah City Code to preserve and strengthen agricultural uses in and around Ukiah consistent with the Ukiah 2040 General Plan.

---

**Recommended Action:** Adopt an Ordinance amending and adding various sections of the Ukiah City Code modifying Ukiah City Code to preserve and strengthen agricultural uses in and around Ukiah consistent with the Ukiah 2040 General Plan.

---

**BUDGET AMENDMENT REQUIRED:** N/A

---

**CURRENT BUDGET AMOUNT:** N/A

---

**PROPOSED BUDGET AMOUNT:** N/A

---

**FINANCING SOURCE:** N/A

---

**REVENUE:** No    **GRANT:** No

---

**PREVIOUS CONTRACT/PURCHASE ORDER NO.:** N/A

---

**COORDINATED WITH:** Darcy Vaughn, Assistant City Attorney

---

**STRATEGIC PLAN (SP):**N/A

---

**CLIMATE INITIATIVES (CI):**CL 5A: Update the zoning ordinance

**GENERAL PLAN ELEMENTS (GP):** Agriculture Element Implementation Program C: Align Agricultural Standards; Goal AG-1, Policy AG-1.2

---

Approved:

  
Sage Sangiacomo, City Manager