



## 4.1 Agriculture and Forestry Resources

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This section summarizes the setting for agricultural and forestry resources, including agricultural lands, timber land, and forest land, and analyzes the impacts of the project to agriculture and forestry resources. Assessment of impacts is based partially on pertinent analysis provided in the City of Ukiah 2040 General Plan Environmental Impact Report (EIR), which evaluated agricultural and forestry impacts associated with buildout under the General Plan.

### 4.1.1 Setting

The City of Ukiah is located within central Mendocino County in the Ukiah Valley, an area that has historically supported agricultural production due to its relatively flat valley floor, fertile alluvial soils, and access to water resources. Agricultural lands in Mendocino County are distributed throughout interior valleys, river corridors, and upland grazing areas, with the Ukiah Valley representing one of the county's primary agricultural planning areas.

#### a. Agricultural Resources

##### Important Farmland

The California Department of Conservation (DOC) develops Important Farmland Maps as part of its Farmland Mapping and Monitoring Program (FMMP) and includes the following definitions for Important Farmland (DOC 2026a):

1. **Prime Farmland.** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
2. **Farmland of Statewide Importance.** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
3. **Unique Farmland.** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
4. **Farmland of Local Importance.** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance, but they are shown separately.
5. **Grazing Land.** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
6. **Urban and Built-up Land.** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
7. **Other Land.** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.



## Regional Agriculture

Mendocino County supports a substantial amount of agricultural land, particularly within valley floor and gently sloping areas that contain soils suitable for cultivation and grazing. According to the FMMP, agricultural lands in the county include areas classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Grazing Land. These classifications are based on soil quality, land use, and agricultural productivity and are used to inform land use planning and environmental review.

Agricultural activities in Mendocino County are distributed across several distinct agricultural regions, including coastal terraces, interior valleys, and river corridors. The Ukiah Valley represents one of the county's primary agricultural areas due to its relatively flat topography, fertile alluvial soils, and access to water resources. Agricultural uses within the Ukiah Valley predominantly include vineyards, orchards, pasturelands, and other cultivated agricultural activities supported by the area's fertile soils and valley geography. As shown on Figure 4.1-1, areas of Prime Farmland and Farmland of Statewide Importance are present within Mendocino County, including portions located north and south of the City of Ukiah.

In addition to FMMP-designated farmland, surrounding areas are subject to the California Land Conservation Act of 1965 (Williamson Act). Lands under Williamson Act contract are restricted to agricultural and open space uses and are administered by Mendocino County. Figure 4.1-3 identifies Williamson Act lands within the region, including parcels located within the proposed project area (DOC 2026b).

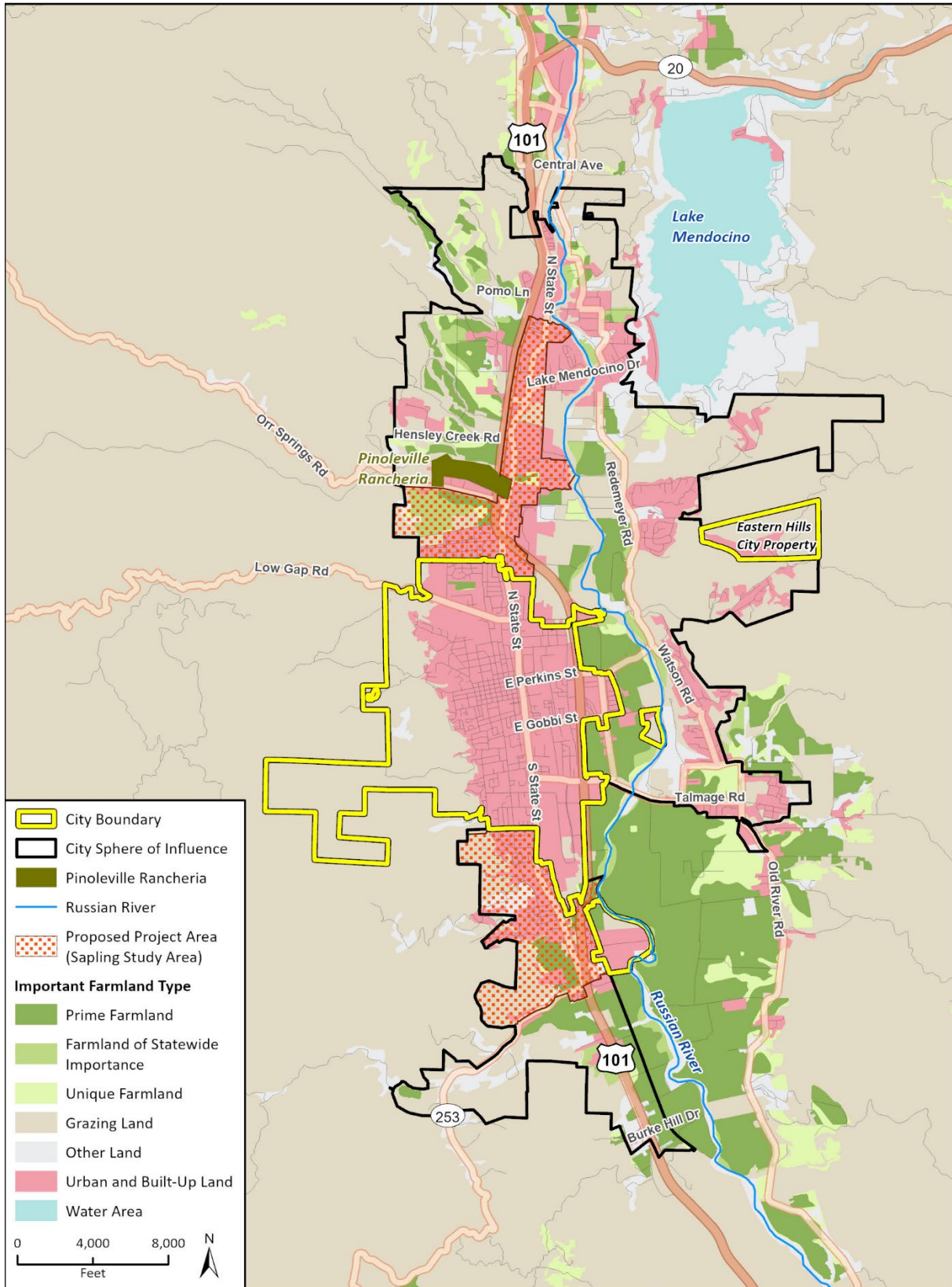
## LAFCo and Farmland

The Mendocino Local Agency Formation Commission (LAFCo) considers the protection of agricultural land as part of its review of jurisdictional boundary changes, including annexations and reorganizations. LAFCo policies relating to agricultural land are applied independently of the FMMP classifications used for CEQA analysis.

Under LAFCo policy, "prime agricultural land" may be defined more broadly than Prime Farmland as classified by the DOC. In some cases, lands such as grazing land that are not designated as Prime Farmland under FMMP may be considered prime agricultural land for purposes of LAFCo review. As shown on Figure 4.1-1, the proposed project area includes areas used for grazing and other agricultural purposes that may be subject to LAFCo farmland protection considerations.



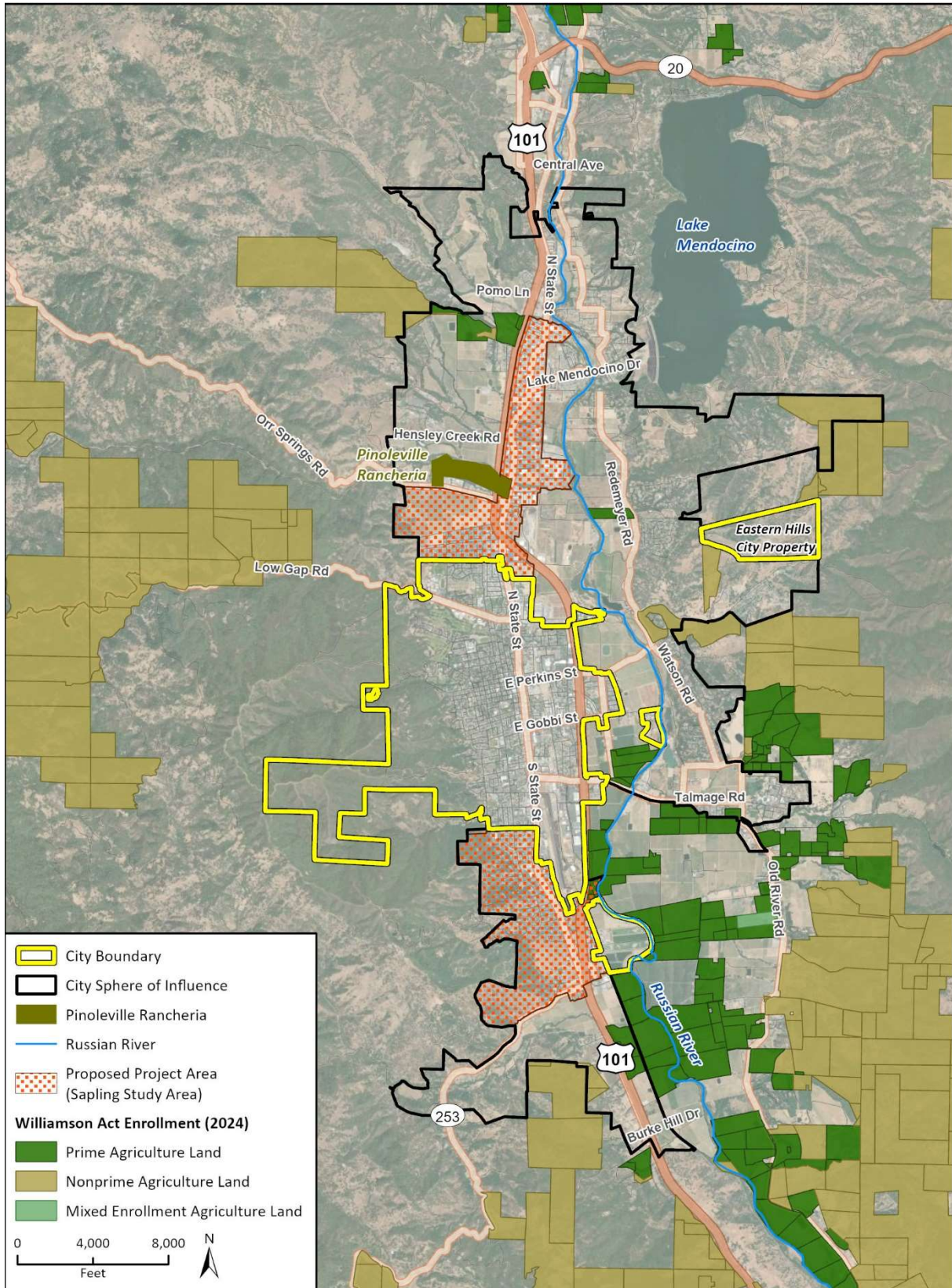
Figure 4.1-1 Important Farmland in the Proposed Project Area



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Additional data provided by CA Department of Conservation, 2022.



**Figure 4.1-2 Williamson Act Contracts in the Proposed Project Area**



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 Additional data provided by County of Mendocino, 2026; FMMP, 2024.



## **b. Forestry Resources**

### **Forest Land, Timberland, Timber Production Zones**

The proposed project area does not have areas that are zoned for Forest Land or Timber Production Zones. There are associated lumber processing and industrial activities within the existing and proposed Sphere of Influence, but those are located on industrially zoned lots and would not be affected by the project. Forestry resources include forestland, timberland, and timberland production zones. Definitions used for forestland and timberland are those found in the California Public Resources Code (PRC) Sections 12220(g) and 4789.2(g) and California Government Code (CGC) Section 51104(g). These codes define forestland, timberland, and timberland production zones as follows:

#### *Forest Land*

Forest land is land that can support, under natural conditions, 10 percent native tree cover of any species, including hardwoods, and that allows for the preservation or management of forest-related resources such as timber, aesthetic value, fish and wildlife, biodiversity, water quality, recreational facilities, and other public benefits (PRC Section 12220(g)).

#### *Timberland*

Timberland means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis (PRC Section 4526(g)).

#### *Timberland Production Zones*

Timberland production zones or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h) (CGC Section 51104).

## **4.1.2 Regulatory Setting**

### **a. Federal Regulations**

#### **Farmland Protection Policy Act**

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact Federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that to the extent possible federal programs are administered to be compatible with state, local units of government and private programs and policies to protect farmland. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a Federal agency or with assistance from a Federal agency.

### **b. State Regulations**

#### **California Farmland Conservancy Program Act**

The California Farmland Conservancy Program Act, also known as Senate Bill (SB) 1142, established the California Farmland Conservancy Program, which provides grants for agricultural conservation easements. An agricultural conservation easement aims to maintain agricultural land in active production by preventing development on the subject parcel and prohibiting practices that would damage or interfere with the agricultural use of the land. Because the easement is a restriction on the deed of the property, the easement remains in effect even when the land changes ownership. While other benefits may accrue



because the land is not developed (scenic and habitat values, for example), the primary use of the land is agricultural. Easements funded by the California Farmland Conservancy Program must be of a size and nature suitable for viable commercial agriculture.

### **California Farmland Mapping and Monitoring Program**

DOC, under the Division of Land Resource Protection, developed the FMMP to monitor the conversion of the state's farmland to and from agricultural use. Data is collected at the county level to produce a series of maps identifying eight land use classifications using a minimum mapping unit of 10 acres. The program also produces a biannual report on the amount of land converted from agricultural to non-agricultural use. The program maintains an inventory of state agricultural land and updates the "Important Farmland Series Maps" every two years (DOC 2016).

### **Right to Farm Act 1981**

The Right to Farm Act (Civil Code Section 3482.5) is designed to protect commercial agricultural operations from nuisance complaints that may arise when an agricultural operation is conducting business in a "manner consistent with proper and accepted customs." The code specifies that established operations that have been in business for 3 or more years that were not nuisances at the time they began shall not be considered a nuisance as a result of new land use.

### **Williamson Act**

The California Land Conservation Act of 1965, Sections 51200 et seq. of the California Government Code, commonly referred to as the "Williamson Act," enables local governments to restrict the use of specific parcels of land to agricultural or related open space use. Landowners enter into contracts with participating cities and counties and agree to restrict their land to agriculture or open space use for a minimum of ten years. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market (speculative) value.

## **c. Local Regulations**

### **Mendocino County General Plan**

The Mendocino County General Plan contains the following policies related to agriculture and forestry resources that would apply to the project:

**Policy RM-103.** Maintain extensive agricultural land areas and limit incompatible uses

**Policy RM-109.** Land shall not be converted from the Agricultural Lands or Range Lands classifications to non-agricultural classifications unless all of the following criteria are substantiated:

- The project will not result in a need for unintended expansion of infrastructure in conflict with other policies.
- The project will not adversely affect the long-term integrity of the agricultural areas or agricultural uses in the area.
- The proposed use in the subject location will achieve the long-range objectives of the General Plan.

**Policy RM-110.** Maintain land use compatibility and minimize conflicts between agricultural and non-agricultural uses

**Policy RM-117.** Protect the county's timber resources by discouraging the conversion or fragmentation of lands zoned "TPZ" to housing or some other use that permanently precludes its use for carbon sequestration, timber production or timber growing.



**Policy RM-120** Promote sustainable forest management practices (e.g., carbon sequestration, reforestation, timber stand improvement, stream corridor, and water quality protection).

**Policy RM-124.** Protect forest conservation and timber harvesting operations by minimizing conflicts posed by non-resource uses.

**Policy RM-125.** Prohibit rezoning and development of prime timberland (Site Classes I, II, and III) classified for resource uses, including proposed resort uses, unless:

- The project is determined to be in the public interest, and
- State timber conversion permits are approved, and
- The project is consistent with land use, resource management, and other applicable General Plan goals and policies.
- Managing the property for carbon sequestration or timber production is no longer sustainable.

## **Ukiah 2040 General Plan**

The Ukiah 2040 General Plan contains policies related to agriculture and forestry resources. The following goals and policies in the Land Use Element and Agriculture Element would apply to the project:

### **Goal LU-7. To ensure the orderly and timely growth and expansion of the City.**

**Policy LU-7.5.** The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization.

### **Goal LU-8. To promote growth and development practices that improve quality of life, protect open space, natural and historical resources, and reduce resource consumption.**

**LU-8.2.** The City shall support the long-term economic viability of agriculture and agrotourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate.

### **AG-1. To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.**

**AG-1.1.** The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

**AG-1.2.** With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley.

## **Ukiah Valley Area Plan**

The Ukiah Valley Area Plan (UVAP) includes the following goals and policies related to agriculture and forestry resources that would apply to the project:

**OC3.1b. Agricultural Land Conversion Criteria:** Proposals to convert Agricultural Lands to non-agricultural classification will be considered only after satisfying the following requirements:

- The project shall not result in a need for premature expansion of infrastructure in conflict with other Area Plan policies.
- The project shall not have a significant adverse effect on agricultural uses in the area. • The project site is substantially unusable for agricultural purposes due to encroaching adjacent nonagricultural uses.



- The proposal must achieve the long-range goals of the General Plan and Area Plan for the area as it exists prior to the proposal

## **Mendocino County LAFCo**

The Mendocino County LAFCo defines prime agricultural land as an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meet any of the following qualifications:

- Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not the land is actually irrigated, provided that irrigation is feasible.
- Land that qualifies for rating 80 through 100 Storie Index Rating.
- Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
- Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

## **City of Ukiah Municipal Code**

Chapter 8 of the City of Ukiah Municipal Code, Article 1, establishes the City's Right-to-Farm framework to preserve and protect existing agricultural operations within the city and lands that may be annexed in the future. The chapter declares legally established agricultural operations to be a priority land use and not a nuisance, consistent with the Ukiah 2040 General Plan and State Right-to-Farm law and limits the circumstances under which agricultural activities may be subject to nuisance complaints or enforcement actions. By recognizing the continued viability of farming as urban development occurs, requiring disclosure to new non-agricultural landowners, and discouraging premature conversion of agricultural lands due to land use conflicts, Chapter 8 supports the long-term protection of agricultural resources while allowing for conversion only where consistent with adopted General Plan land use designations.

### **4.1.3 Impact Analysis**

#### **a. Significance Thresholds and Methodology**

##### **Significance Thresholds**

According to Appendix G of the CEQA Guidelines, impacts related to agricultural and forestry resources from implementation of the project would be significant if it would:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))
4. Result in the loss of forest land or conversion of forest land to non-forest use



5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use

## **Methodology**

Agricultural and forestry impact assessments involved a review of data available through the Department of Conservation's FMMP maps, as well as County forest land and Williamson Act Land maps provided by the County of Mendocino. An adverse effect would occur if a proposed development would have an impact on existing, mapped agricultural or forest land.

### **b. Prior Environmental Analysis**

Agricultural and forestry resources in the proposed project area have been evaluated in multiple previously certified environmental documents, including the Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR (County General Plan Update EIR), and the UVAP EIR. These documents provide programmatic analyses of agricultural land conversion, conflicts with agricultural zoning and Williamson Act contracts, agricultural/urban interface conflicts, and potential impacts to forest and timber resources within the Ukiah Valley and Mendocino County.

### **Ukiah 2040 General Plan EIR**

Agricultural and forestry resources are analyzed in Chapter 4.2 (Agricultural and Forestry Resources) of the Ukiah 2040 General Plan EIR. The EIR evaluated impacts related to conversion of Important Farmland, conflicts with agricultural zoning and Williamson Act contracts, and impacts to forest land and timber resources. The EIR concluded that implementation of the General Plan would result in less-than-significant impacts to agricultural resources, with no loss of Important Farmland, no conflicts with Williamson Act contracts, and no impacts to forest land or timberland. These conclusions are supported by the City's Agricultural Resources Element goals and policies, which discourage incompatible urban development, reduce agricultural/urban conflicts, and support the continued operation of agricultural uses. No mitigation measures were required.

### **Mendocino County General Plan Update EIR**

Agricultural resources are addressed in Chapter 4.2 (Agriculture) of the County General Plan Update EIR. The County EIR determined that implementation of the General Plan Update could result in conversion of agricultural land, timberland, or rangeland to other land uses and could create conflicts with Williamson Act contracts and agricultural/urban interface conditions. However, the EIR concluded these impacts would be less than significant due to the limited acreage affected relative to countywide totals and the application of County zoning regulations, Right-to-Farm provisions, Williamson Act requirements, and numerous General Plan policies intended to protect agricultural and timber resources. No mitigation measures were identified beyond compliance with adopted policies and County Code provisions.

### **Ukiah Valley Area Plan EIR**

Agricultural resources are discussed in Chapter 3.1 (Land Use) and Chapter 4.0 (Growth-Inducing Impacts) of the UVAP EIR. The UVAP EIR concluded that implementation of the UVAP could result in conversion of agricultural lands, including Important Farmland and lands subject to Williamson Act contracts, and could generate agricultural/urban interface conflicts. These impacts were identified as significant and unavoidable at a programmatic level due to growth-inducing land use changes anticipated under UVAP. The UVAP EIR also found potentially less-than-significant impacts to forest resources, noting that while no lands are zoned for Timber Production, some woodland areas meeting the State definition of forest land could be affected by future development. The UVAP EIR identified mitigation measures intended to buffer agricultural uses and minimize displacement of commercial agricultural activities.



### c. Project Impacts and Mitigation Measures

- Threshold 1:** Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- Threshold 2:** Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?
- Threshold 5:** Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**Impact AG-1**     **The proposed project would include annexation and pre-zoning actions and would not authorize development, rezone agricultural land, conflict with agricultural zoning or Williamson Act contracts, or result in direct or indirect conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, there would be no impacts to agricultural resources.**

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FMMP maps prepared by the DOC identify areas of Prime Farmland and Farmland of Statewide Importance within the broader Ukiah Valley region, including portions of the proposed project area, as shown on Figure 4.1-1. These lands support ongoing agricultural activities such as vineyards, orchards, pasturelands, and grazing. In addition, some parcels within the region are subject to the Williamson Act, which restricts enrolled lands to agricultural and compatible open space uses through renewable contracts administered by Mendocino County.

The proposed project area consists of multiple, geographically distinct unincorporated parcels located within the City of Ukiah’s Sphere of Influence that are currently under County jurisdiction. Land uses within the proposed annexation areas include a mix of developed urban and suburban uses, public and institutional uses, rural residential parcels, and limited areas designated for agricultural and open space uses under the Mendocino County General Plan and the UVAP. Agricultural lands within the proposed project area are generally characterized by small-scale grazing, pasture, and vineyard uses, and include parcels designated as Important Farmland or subject to Williamson Act contracts.

Annexed lands would retain land use designations and zoning regulations consistent with existing County standards and the UVAP. Agricultural uses currently permitted under County zoning would remain permitted following annexation. The project would not rezone agricultural land to non-agricultural use and would not conflict with zoning regulations intended to protect agricultural resources.

The proposed project area includes existing Williamson Act contracts. Annexation of lands into the City would not, in itself, terminate or conflict with existing Williamson Act contracts. The project would not include changes to land use regulations, development standards, or allowed activities that would be inconsistent with the terms of such contracts. Lands subject to Williamson Act contracts would remain restricted to agricultural and compatible open space uses unless and until contract nonrenewal or cancellation occurs through a separate discretionary process in accordance with State law.

In addition, the project would not involve construction, grading, infrastructure expansion, or other physical changes to the existing environment that could indirectly result in the conversion of farmland to non-agricultural use. The City would continue to apply its adopted General Plan Policies LU-7.5, LU-8.2, AG-1.1, and AG-1.2 that discourage premature urban development, reduce agricultural/urban conflicts, and support the long-term viability of agricultural uses within and adjacent to the City. In addition, land use consistency would be maintained with applicable Mendocino County General Plan resource management Policies RM-103, RM-109, and RM-110 that limit conversion of agricultural lands and maintain compatibility between agricultural and non-agricultural uses. The UVAP also includes Policy OC3.1b that discourage premature infrastructure extension or land use changes that would undermine the long-term viability of agricultural and forestry resources.



Agricultural resources and farmland conversion associated with development allowed under existing land use and zoning designations were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and the UVAP EIR, including the potential for conversion of Important Farmland and conflicts with agricultural zoning and Williamson Act contracts resulting from future urban development. While the UVAP EIR identified significant and unavoidable agricultural impacts related to development potential under the UVAP, those impacts were attributed to growth-inducing development rather than administrative actions. The proposed project would consist of annexation and pre-zoning actions that would maintain existing County land use designations and zoning standards, would not authorize development, increase development intensity, or modify allowable land uses, and would not terminate or conflict with Williamson Act contracts. Accordingly, the proposed project would not result in new or substantially more severe agricultural impacts than those previously analyzed, nor would it expand the extent or severity of impacts identified in prior environmental documents. Therefore, no impacts would occur to agricultural resources. The project would not result in new or substantially more severe significant impacts to agricultural resources beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

### Mitigation Measures

No mitigation measures would be required.

<b>Threshold 3:</b> Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
<b>Threshold 4:</b> Would the project result in the loss of forest land or conversion of forest land to non-forest use?

**Impact AG-2 No forest land, timberland, or timberland zoned Timberland Production occurs within the proposed project area. Implementation of the proposed project would not authorize development or change allowable land uses. Therefore, the project would not conflict with forest or timberland zoning or result in the loss or conversion of forest land, and no impact would occur.**

The proposed project would not involve construction, grading, vegetation removal, or other physical changes that could result in the loss or conversion of forest land to non-forest use.

Forest and timber resource impacts were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, all of which concluded that impacts related to forest land, timberland, and TPZs would be less than significant or would not occur, as such land designations are not prevalent within the Ukiah Valley. Consistent with those findings, the proposed project would maintain existing land use designations and zoning standards and would not introduce new development or land use changes affecting forest or timber resources. Accordingly, the proposed project would not result in conflicts with forest or timberland zoning, nor would it cause the loss or conversion of forest land to non-forest use. Therefore, no impacts would occur to forest or timber resources. The project would not result in new or substantially more severe significant impacts to agricultural resources beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis are required.



## Mitigation Measures

No mitigation measures would be required.

### 4.1.4 Cumulative Impacts

A project's environmental impacts are considered cumulatively considerable if the incremental effects of an individual project are significant when viewed in connection with the effects of past, present, and reasonably foreseeable future projects (CEQA Guidelines Section 15065[a][3]). The geographic scope for cumulative agricultural and forestry impacts includes agricultural lands, grazing lands, and forestry resources within the Ukiah Valley and surrounding portions of Mendocino County, where regional land use planning decisions and growth trends could affect agricultural and forest resources.

Past, present, and reasonably foreseeable future development within Mendocino County and the City of Ukiah could cumulatively result in the conversion of agricultural land to non-agricultural uses, increased agricultural/urban interface conflicts, and long-term pressure on agricultural viability. At a regional level, these cumulative impacts have been evaluated in the Ukiah 2040 General Plan EIR, the County General Plan Update EIR, and the UVAP EIR, which identified that agricultural land conversion and related conflicts may occur over time as part of broader planning and growth patterns. However, the proposed project would be limited to jurisdictional boundary changes, including annexation, detachment, and reorganization, and the application of pre-zoning that mirrors existing County land use designations and zoning standards. The proposed project would not authorize new development, increase development intensity, expand infrastructure capacity, or modify allowable land uses on agricultural lands. As a result, the project would not contribute to cumulative agricultural land conversion, conflict with agricultural zoning or Williamson Act contracts, or otherwise induce development that could affect agricultural resources.

In addition, the City of Ukiah's General Plan policies and applicable Mendocino County General Plan and UVAP policies that protect agricultural resources, discourage premature urban development, and minimize agricultural/urban interface conflicts would continue to apply following annexation. These policies are intended to maintain the long-term viability of agricultural uses and reduce cumulative impacts to agricultural resources at a regional scale. With respect to forestry resources, no forest land, timberland, or Timberland Production Zone lands occur within the proposed project area. The proposed project would not involve development, vegetation removal, or land use changes that could affect forest resources, and therefore would not contribute to cumulative impacts related to forest land loss or conversion.

Overall, because the proposed project would not directly or indirectly result in agricultural land conversion, conflicts with agricultural zoning or Williamson Act contracts, or impacts to forest resources, it would not contribute to cumulative agricultural and forestry impacts.