

Ukiah Daily Journal

415 Talmage Road Suite A

Ukiah, CA. 95482

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CITY OF UKIAH
ATTN: ACCOUNTS PAYABLE
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UKIAH, CA 95482

Jesse Lee Davis III

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Account Number: 2117148

Ad Order Number: 0006928804

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/ PO Number:

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Invoice Text: **CITY OF UKIAH
NOTICE OF PUBLIC HEARING
OPEN SPACE (O-S) ZONING
DISTRICT ORDINANCE
FILE #: 25-001278**

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing to consider introduction of an ordinance establishing regulations for an Open Space (O-S) Zoning District, consistent with previous Planning Commission workshops, the City's 2040 General Plan, and the adopted resolution of the Planning Commission. The purpose of the O-S District is to conserve natural resources, preserve sensitive environmental and cultural areas, maintain scenic and undeveloped landscapes, and allow for passive recreation and public access where appropriate. This zoning district identifies land that is either unsuitable for development or best retained in its natural state due to hazards (e.g., unstable soils, flood risk, wildfire exposure), ecological value (e.g., riparian habitat, wildlife corridors), or limited infrastructure access as appropriate for the O-S designation. The ordinance does not propose or require rezoning of any specific property at this time, and there is no intention to apply the O-S zoning designation to any parcel within City limits as part of this action.

PROJECT LOCATION: This is a zoning text amendment that would apply to any parcel within City limits that may be designated Open Space (O-S) in the future. No parcels are proposed for rezoning as part of this action.

PROJECT IMPACTS: The proposed ordinance establishes regulatory standards for the Open Space (O-S) zoning district, limiting development to conservation-oriented, low-impact, and passive recreational uses. Uses allowed by right include habitat restoration, public trails, and related activities; more intensive uses such as trailhead parking, sustainable agriculture without permanent structures, and public facilities may be allowed subject to a discretionary use permit. The ordinance imposes development controls including height limits, environmental and yard setbacks, slope development restrictions, and site area limitations intended to maintain the natural character of open space lands. Parking associated with trailheads or recreation areas must use permeable materials, be scaled to anticipated use, and comply with accessibility standards.

PUBLIC HEARING: City Council Regular Meeting

DATE/TIME: November 5, 2025, at 5:15 p.m., or as soon thereafter as the matter may be heard.

ACTION: The City Council will receive public testimony and consider introduction of the proposed Ordinance.

PROJECT PLANNER: Jesse Davis (Chief Planning Manager); 707-463-6207; jdavis@cityofukiah.com

MEETING LOCATION: Civic Center Council Chambers, 300 Seminary Avenue, Ukiah, CA. Hybrid participation will be available via teleconference (Zoom). Access details will be provided in the posted agenda at least 72 hours before the meeting at www.cityofukiah.com/meetings and on the Civic Center agenda board.

HOW TO PARTICIPATE OR COMMENT: All interested persons may attend and provide testimony. Written comments may be submitted to the City Clerk at cityclerk@cityofukiah.com or the Planning Division at planningdivision@cityofukiah.com, or delivered to the Community Development Department, 300 Seminary Avenue, Ukiah, CA 95482. Please reference the file number(s) in your correspondence.

AVAILABILITY OF DOCUMENTS: Hearing materials will be available for review at the Community Development Department counter and online at www.cityofukiah.com/ceqa-review/ at least 10 days before the hearing.

IF YOU CHALLENGE THIS MATTER IN COURT: You may be limited to issues raised at the public hearing or in written correspondence delivered to the City before or during the hearing.

ADA AND LANGUAGE ACCESS: If you require accommodation due to a disability or need an interpreter, contact the City Clerk at (707) 463-6217 or cityclerk@cityofukiah.com as soon as possible before the meeting. 10-26/25

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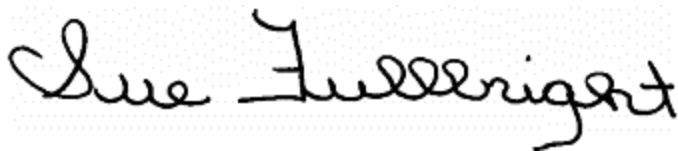
STATE OF CALIFORNIA COUNTY OF MENDOCINO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Ukiah Daily Journal, a newspaper of general circulation, printed and published daily in the City of Ukiah, County of Mendocino and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mendocino, State of California, under the date of September 22, 1952, Case Number 9267; that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/26/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ukiah, California,
October 27th, 2025



Sue Fullbright, LEGAL CLERK

Legal No. 0006928804

CITY OF UKIAH NOTICE OF PUBLIC HEARING OPEN SPACE (O-S) ZONING DISTRICT ORDINANCE FILE #: 25-001278

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing to consider introduction of an ordinance establishing regulations for an Open Space (O-S) Zoning District, consistent with previous Planning Commission workshops, the City's 2040 General Plan, and the adopted resolution of the Planning Commission. The purpose of the O-S District is to conserve natural resources, preserve sensitive environmental and cultural areas, maintain scenic and undeveloped landscapes, and allow for passive recreation and public access where appropriate. This zoning district identifies land that is either unsuitable for development or best retained in its natural state due to hazards (e.g., unstable soils, flood risk, wildfire exposure), ecological value (e.g., riparian habitat, wildlife corridors), or limited infrastructure access as appropriate for the O-S designation. The ordinance does not propose or require rezoning of any specific property at this time, and there is no intention to apply the O-S zoning designation to any parcel within City limits as part of this action.

PROJECT LOCATION: This is a zoning text amendment that would apply to any parcel within City limits that may be designated Open Space (O-S) in the future. No parcels are proposed for rezoning as part of this action.

PROJECT IMPACTS: The proposed ordinance establishes regulatory standards for the Open Space (O-S) zoning district, limiting development to conservation-oriented, low-impact, and passive recreational uses. Uses allowed by right include habitat restoration, public trails, and related activities; more intensive uses such as trailhead parking, sustainable agriculture without permanent structures, and public facilities may be allowed subject to a discretionary use permit. The ordinance imposes development controls including height limits, environmental and yard setbacks, slope development restrictions, and site area limitations intended to maintain the natural character of open space lands. Parking associated with trailheads or recreation areas must use permeable materials, be scaled to anticipated use,

and comply with accessibility standards.

PUBLIC HEARING: City Council Regular Meeting

DATE/TIME: November 5, 2025, at 5:15 p.m., or as soon thereafter as the matter may be heard.

ACTION: The City Council will receive public testimony and consider introduction of the proposed Ordinance.

PROJECT PLANNER: Jesse Davis (Chief Planning Manager); 707-463-6207; jdavis@cityofukiah.com

MEETING LOCATION: Civic Center Council Chambers, 300 Seminary Avenue, Ukiah, CA. Hybrid participation will be available via teleconference (Zoom). Access details will be provided in the posted agenda at least 72 hours before the meeting at www.cityofukiah.com/meetings and on the Civic Center agenda board.

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