

Open Space Zoning District Ordinance Amendment



PC Regular Meeting: 10/22/25

Open Space Timeline (2025-2026)



- **Planning Commission** Workshop #1
(01/08/2025)
- **Planning Commission** Workshop #2
(05/28/2025)
- **Planning Commission** Public Hearing
(10/22/2025)
- **City Council** Regular Meeting - Introduction
(November 2025)
- **City Council** Regular Meeting – Adoption
(December 2025)
- **Open-Space** - Zoning Assignment /Rezone
(Spring, 2026)



2040 General Plan - Alignment

Goal ENV-1: Preserve **open space** land for agricultural and productive uses, protection of natural resources, recreation and scenic enjoyment, protection of tribal resources, and protection from natural hazards.

Policy ENV-6.7: Collaborate with Mendocino County and the Public Spaces Commission to identify and prioritize creek corridors, hillsides, and ridgelines for future trails, pocket parks, wildlife preserves, or other public **open space**.

Action Item ENV-1.2 (C): Revise the **zoning code** to include standards for maintaining **open space** and green areas in new developments.

Policy ENV-1.3: Support renewable energy production within City-owned **open space** where feasible.

Policy PFS-12.1: Create a connected park system that functions as an urban greenbelt and links all trail systems in the City's **open space** network.

Policy LU-6.3: Encourage hillside developments to provide public access, where appropriate, to adjacent greenways, trails, parks, and **open space** corridors.



2040 General Plan – Open Space



Open Space

OS

Purpose and Application:
This designation is intended to identify lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, areas with creeks or water features, or designated scenic resources. The OS classification is the equivalent of the County's Open Space classification.

Typical Uses:

- Agriculture, conservation and development of natural resources
- Mineral extraction
- Recreation
- Essential utility installations

Minimum /Maximum Density:
n/a

Floor Area Ratio:
n/a

OS	Open Space	N/A	N/A	Public Facilities; Agricultural Combining; Open Space
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Workshop – Feedback

- Residential Uses
- Setbacks
- Agricultural Uses
- Public Facility and Infrastructure
- Definitions for Open Space uses and activities
- Mineral Extraction
 - Gravel, etc.

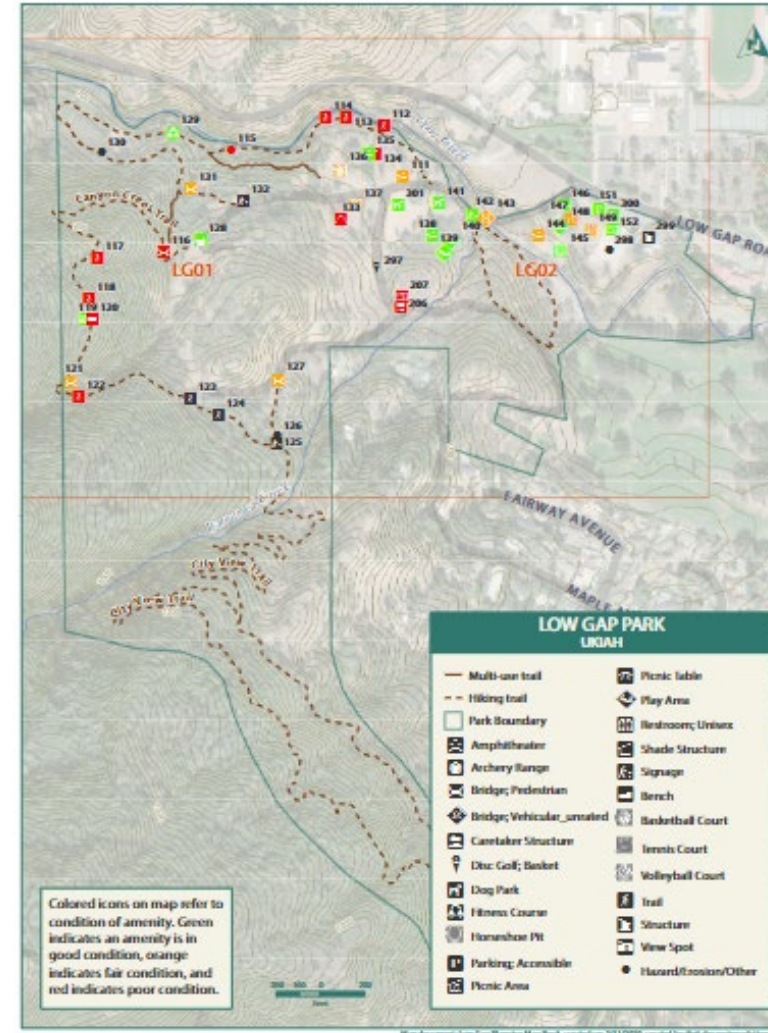




Potential Open Space Rezones



Riverside Park



Low Gap Park

Allowed and Permitted Uses - OS



Allowed Uses – Open Space

- Conservation and Habitat Restoration Activities, consistent with approved conservation, fuel management, or habitat restoration plans
- Grazing, consistent with approved conservation, fuel management, or habitat restoration plans
- Fuel Break, consistent with approved conservation, fuel management, or habitat restoration plans
- Habitat Corridors and Linkages, consistent with approved conservation, fuel management, or habitat restoration plans
- Interpretive signage and Educational Kiosks
- Native Plant Propagation Areas
- Native Tree Nurseries
- Outdoor Education
- Rewilding, consistent with approved conservation, fuel management, or habitat restoration plans
- Row & Field Crops and Animal Raising – General Agriculture, excluding permanent structures

Permitted Uses – Open Space

- Campground (Open-Space)
- Cultural, historical, or archaeological interpretive facilities
- Environmental education centers
- Habitat banking or mitigation sites
- Park and recreation services
- Parking lot(s) serving trailheads or open-space recreation areas
- Special events or temporary uses consistent with open space purpose and intent
- Trail, Bicycle (Shared-Use)
- Trail, Equestrian
- Trail, Multi-Use
- Trail, Nature/Footpath, consistent with approved conservation, fuel management, or habitat restoration plans
- Trail, Public; Trail-Spur; Trailhead
- Water detention and recharge facilities

Associated Local Plans



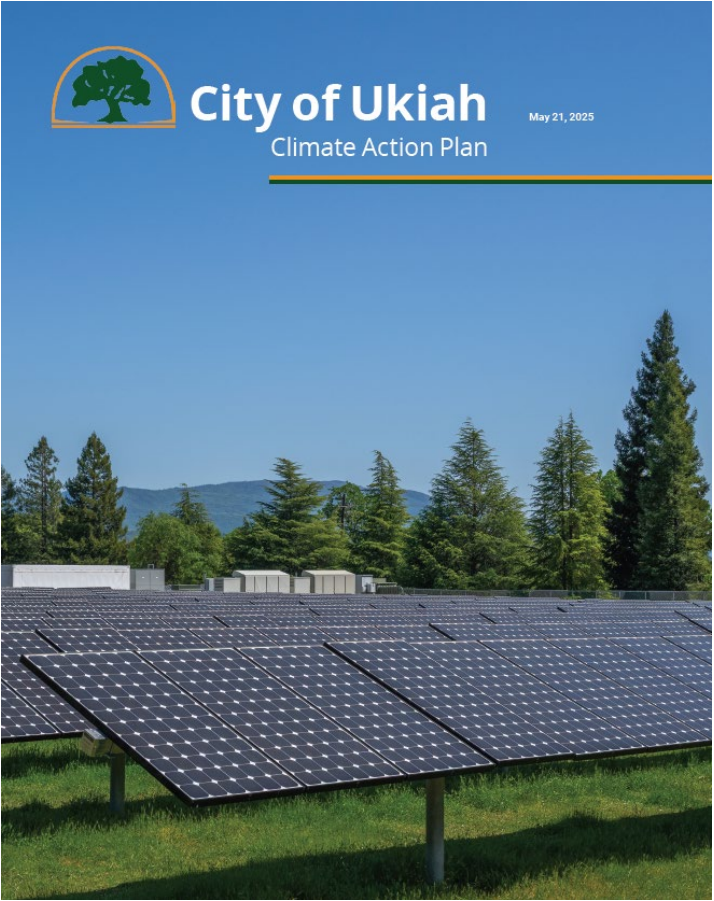
**Western Hills Watershed Protection Area
Management Plan**

**Western Hills
Watershed Protection
Area Management**

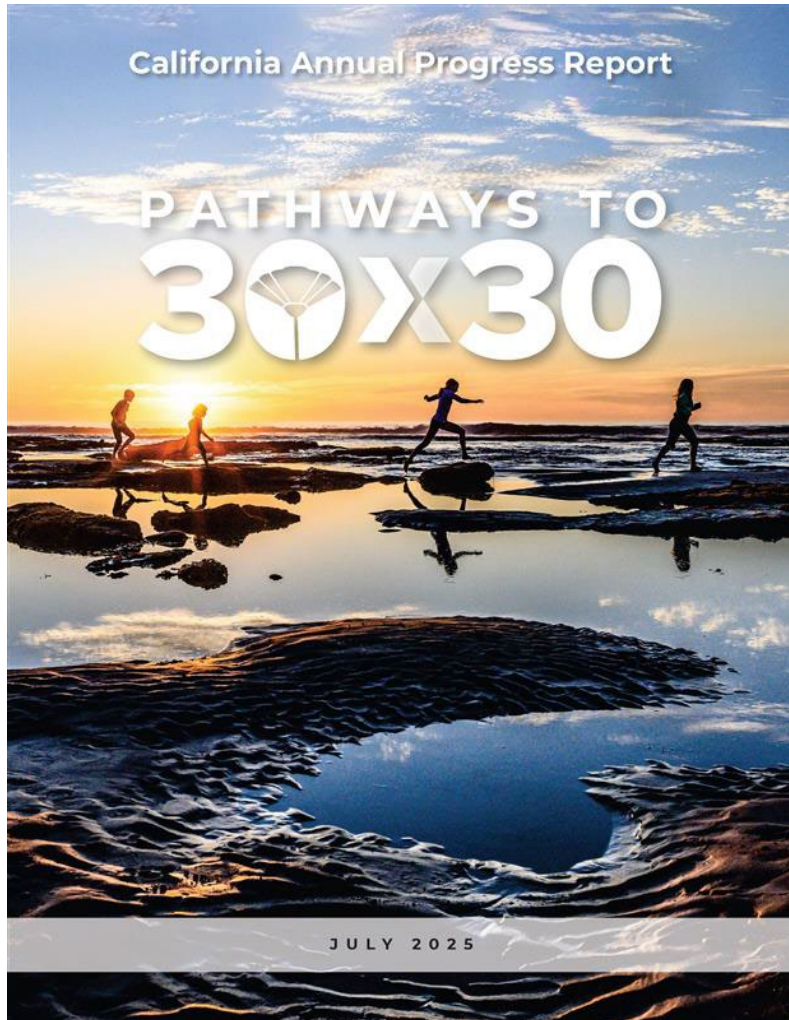


City of Ukiah
City of Ukiah
300 Seminary Drive
Ukiah, CA 95482
January 2024

Adopted February 7, 2024



Preparing For Changes – State Law



Senate Bill 1425 added Section 65565.5 to the Government Code on September 30, 2022. This law requires all cities and counties to review and update the open space element of their general plans by January 1, 2026, to address three specific topics:

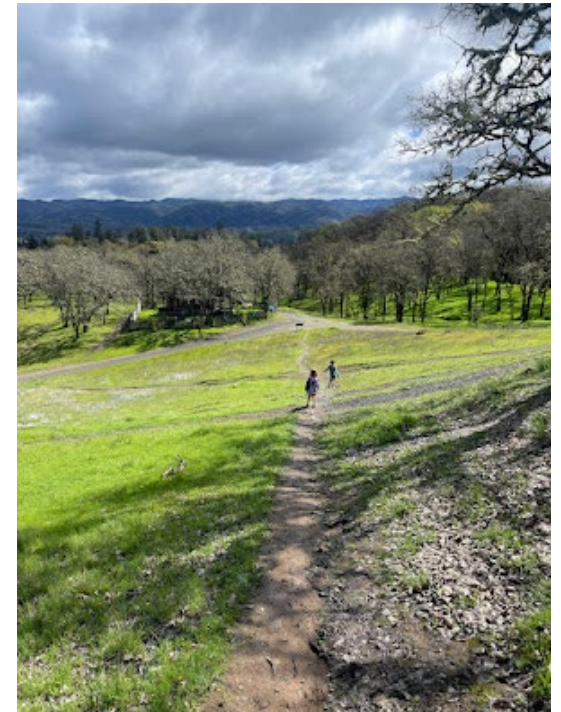
1. Equitable access to open space for all residents, correlated with the environmental justice (EJ) element
2. Climate resilience and other co-benefits of open space, correlated with the safety element
3. Rewilding opportunities, as defined, correlated with the land use element

Preparing For Changes – State Law



Assembly Bill 1889 “Room to Roam Act” amended [Section 65302](#) of the Government Code to require cities and counties to review and update the conservation element of their general plans in the next adoption or revision of one or more elements on or after January 1, 2028, to:

- Identify and analyze connectivity areas, permeability, and natural landscape areas within the jurisdiction; and
- Identify and analyze existing or planned wildlife passage features to ensure that planned development does not undermine their effectiveness; and
- Analyze and consider opportunities to remediate existing barriers to wildlife connectivity and restore degraded habitat and open space.



Recommendation

Adopt a resolution making the Planning Commission's report and recommendation to the City Council on a proposed amendment to the Ukiah City Code by adding Article 11.5 to Division 9, Chapter 2, to establish and regulate the Open Space (O-S) Zoning District.

