

DRAFT RESOLUTION NUMBER PC-2025-05
CITY OF UKIAH
OCTOBER 22, 2025

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING THE UKIAH CITY CODE TO ESTABLISH AN OPEN SPACE (O-S) ZONING DISTRICT CONSISTENT WITH THE UKIAH 2040 GENERAL PLAN

WHEREAS, on December 7, 2022, the Ukiah City Council adopted Resolution No. 2022-79 certifying the Environmental Impact Report for the Ukiah 2040 General Plan (State Clearinghouse No. 2022050556), which evaluated the environmental impacts of the General Plan, and included adoption of a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations; and

WHEREAS, the Ukiah 2040 General Plan calls for the preservation and long-term stewardship of open space lands for the purposes of agriculture, natural resource conservation, public recreation, scenic values, and hazard mitigation, particularly through the implementation of Goal ENV-1 and related policies and action items of the Ukiah 2040 General Plan; and

WHEREAS, Government Code Sections 65302 and 65560–65570 require cities to adopt measures that implement the Open Space and Conservation Elements of their General Plans, including the designation and regulation of open space lands; and

WHEREAS, the City of Ukiah has prepared a draft ordinance establishing the Open Space (O-S) zoning district to implement the Ukiah 2040 General Plan and to regulate land uses, development standards, and allowable activities within designated publicly-owned open space areas; and

WHEREAS, the proposed O-S Zoning District allows for implementation of key General Plan policies including ENV-6.7 (Public Open Space) and LU - 6.3 (Open Space Access) by identifying and preserving riparian areas, hillsides, ridgelines, and habitat corridors for conservation, recreation, and hazard mitigation; and

WHEREAS, the O-S Zoning District also implements Action Item ENV-1.2(C) by formalizing zoning standards that align with the objectives of the Western Hills Watershed Protection Area Management Plan (2024) and the Western Hills Fire Break Maintenance Plan (2025); and

WHEREAS, while the adoption of the Open Space Zoning District Ordinance does not designate any specific parcels of real property, it is intended to be applied to publicly owned lands under the jurisdiction of the City of Ukiah or other public entities, consistent with the goals and policies of the Ukiah 2040 General Plan; and

WHEREAS, the O-S Zoning District supports the goals of the State of California's 30x30 Initiative, which seeks to conserve 30% of the state's lands and waters by 2030; and

WHEREAS, the proposed Ordinance promotes the public health, safety, and welfare by protecting open space lands from incompatible development, supporting climate adaptation and water resource protection, and preserving areas for low-impact public recreation and education; and

WHEREAS, the Planning Commission held two publicly noticed workshops on January 8, 2025, and May 28, 2025, to review and discuss the intent, purpose, applicability, and draft language of the proposed Open Space (O-S) Zoning District, received public comments, and provided feedback to staff to guide ordinance development; and

WHEREAS, on October 22, 2025, the Planning Commission held a duly noticed public hearing to consider the proposed Ordinance, received public comment, reviewed staff reports and supporting documentation, and closed the public comment period; and

WHEREAS, the Ordinance has been reviewed for environmental compliance pursuant to the California Environmental Quality Act (CEQA), and is consistent with the Environmental Impact Report certified for the Ukiah 2040 General Plan, qualifying for streamlined CEQA review under CEQA Guidelines Section 15183 and Public Resources Code; and

WHEREAS, the Planning Commission finds that the Ordinance is in the public interest, consistent with the Ukiah General Plan, advances key environmental and land use goals, and provides a clear regulatory framework for the use and preservation of open space lands in the City of Ukiah.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ukiah, based on the staff report, environmental review, public testimony, and all written and oral materials presented at the hearing, makes the following findings and recommendations:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Ordinance is consistent with the Ukiah 2040 General Plan and implements the goals, objectives, and policies of the Open Space, Land Use, and Environmental Elements, particularly Goal ENV-1 and related policies.
3. The Ordinance qualifies for streamlined CEQA review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3 because it implements and is consistent with the policies of the adopted 2040 General Plan, and no significant effects beyond those identified in the certified General Plan EIR are anticipated.
4. The Planning Commission recommends that the City Council introduce and adopt an Ordinance adding Article 11.5 to Division 9, Chapter 2 of the Ukiah City Code, as shown in the attached Exhibit A, establishing the Open Space (O-S) zoning district.

BE IT FURTHER RESOLVED that the Planning Commission designates the City Clerk as the custodian of the documents and other materials constituting the record of proceedings upon which this resolution is based. These materials are available at the City of Ukiah Community Development Department, 300 Seminary Avenue, Ukiah, CA 95482.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST:

Kristine Lawler, City Clerk City Clerk

Craig Schlatter, AICP
Community Development Director

Alex De Grassi
Chair, Ukiah Planning Commission

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