

EXHIBIT 4

Proposed General Plan Amendments, Legislative Version with
Staff Explanations

County-Initiated Amendment to the Ventura County
General Plan – Public Facilities, Services and
Infrastructure Element, and Proposed Ordinance
Amending Articles 3, 4, 5, 6, and 9 of the Ventura
County Non-Coastal Zoning Ordinance to create a new
Open Space- Parks and Recreation Zone

Case No. PL22-0057

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Staff Explanation for General Plan Amendments

[Staff Explanation: *This document contains proposed amendments to implementation program PFS-N, Open Space Zone for Parks and Recreation, in Section 5.13 of Chapter 5, the Public Facilities, Services and Infrastructure Element of the General Plan.*

Legislative Format:

All draft text is shown in “legislative format” as follows:

- *Existing NCZO text that will be retained is shown as* plain black text (not underlined).
- *Text that is being proposed is shown as* black underlined text.
- *Existing text that is proposed for deletion is shown as* “~~striketrough~~” *across the word/sentence.*

Section 5.13, Implementation Programs, of Chapter 5, Public Facilities, Services, and Infrastructure Element, of the General Plan is hereby amended by revising implementation program N, Open Space Zone for Parks and Recreation, to read as follows:

5.13 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
N Open Space Zone for Parks and Recreation	PFS-10.1 PFS-10.4 PFS-10.6 PFS-10.7	RMA <hr/> GSA	■				
<p>The County shall amend the Non-Coastal Zoning Ordinance to create a new Open Space zone for public lands that will be limited to parks and recreational uses.</p> <p><u>The County shall process an amendment to the Non-Coastal Zoning Ordinance to create a new Open Space-Parks and Recreation zone to help preserve parks and recreational uses by limiting the uses allowed within the new zone. If the new Open Space-Parks and Recreation zone is adopted, the County will coordinate with the cities, other agencies, land conservancies, and private property owners throughout the unincorporated county that are interested in voluntarily rezoning their lands to the new zone.</u></p>							

[Staff Explanation: This program is proposed to be amended to reflect the processing of an amendment to the Non-Coastal Zoning Ordinance to create a new Open Space-Parks and Recreation (OS-REC) zone. Since certain uses are required by law and some agriculture, animal keeping and other uses will continue to be allowed in the new OS-REC zone, the new zone cannot strictly be limited to parks and recreation. The public lands ownership requirement is also proposed to be removed to allow for other entities such as non-profits and private landowners to rezone to OS-REC.]

If the new OS-REC zone is adopted by the Board of Supervisors, the County will inform existing property owners of the option to rezone their land to the new OS-REC zone.]