

Conservation Element
1973

RESOLUTION NO. CS-6851

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CULVER CITY, CALIFORNIA, ADOPTING THE REVISED
GENERAL PLAN OF THE CITY OF CULVER CITY, 1973.

WHEREAS, the Planning Commission of the City of Culver City
has held duly noticed public hearings as required by law on the
proposed Revised General Plan at which hearings all persons were
given an opportunity to be heard; and

WHEREAS, the Planning Commission by its Resolution No. 1128,
adopted December 13, 1972, has recommended to the City Council
the adoption of the Revised General Plan; and

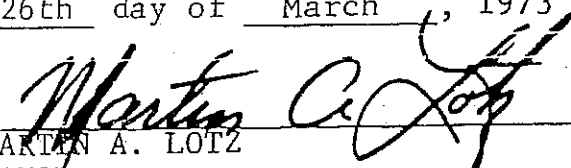
WHEREAS, the City Council of the City of Culver City has
held duly noticed public hearings as required by law on the
Revised General Plan, at which hearings all persons were given an
opportunity to be heard,

NOW, THEREFORE, the City Council of the City of Culver City,
California, DOES HEREBY RESOLVE as follows:

1. That the Revised General Plan of the City of Culver City,
1973, as recommended by Planning Commission Resolution No. 1128,
is hereby adopted by reference as though set forth herein in its
entirety;

2. That a copy of the Revised General Plan of the City of
Culver City, 1973, is on file in the offices of the City Clerk
and Planning Division and may be inspected in either of said
offices.

APPROVED and ADOPTED this 26th day of March, 1973


MARTIN A. LOTZ
MAYOR

City of Culver City, California.

CONSERVATION ELEMENT 1973

INTRODUCTION

STATE LAW: SECTION 65302(D) OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA REQUIRES A GENERAL PLAN TO INCLUDE:

"A CONSERVATION ELEMENT FOR THE CONSERVATION, DEVELOPMENT, AND UTILIZATION OF NATURAL RESOURCES INCLUDING WATER AND ITS HYDRAULIC FORCE, FORESTS, SOILS, RIVERS AND OTHER WATERS, HARBORS, FISHERIES, WILDLIFE, MINERALS, AND OTHER NATURAL RESOURCES. THAT PORTION OF THE CONSERVATION ELEMENT, INCLUDING WATERS, SHALL BE DEVELOPED IN COORDINATION WITH ANY COUNTY-WIDE WATER AGENCY AND WITH ALL DISTRICT AND CITY AGENCIES WHICH HAVE DEVELOPED, SERVED, CONTROLLED OR CONSERVED WATER FOR ANY PURPOSE FOR THE COUNTY OR THE CITY FOR WHICH THE PLAN IS PREPARED. THE CONSERVATION ELEMENT MAY ALSO COVER:

(1) THE RECLAMATION OF LAND AND WATERS.

- (2) FLOOD CONTROL.
- (3) PREVENTION AND CONTROL OF POLLUTION OF STREAMS AND OTHER WATERS.
- (4) REGULATION OF THE USE OF LAND IN STREAM CHANNELS AND OTHER AREAS REQUIRED FOR THE ACCOMPLISHMENT OF THE CONSERVATION PLAN.
- (5) PREVENTION, CONTROL, AND CORRECTION OF THE EROSION OF SOILS, BEACHES, AND SHORES.
- (6) PROTECTION OF WATER SHEDS.
- (7) THE LOCATION, QUANTITY, AND QUALITY OF THE ROCK SAND AND GRAVEL RESOURCES."

UNFORTUNATELY, AT THE PRESENT TIME CULVER CITY DOES NOT HAVE WITHIN ITS JURISDICTION HARBORS, FISHERIES, STREAMS, OR MANY OF THE OTHER FEATURES INCLUDED IN THE STATE LAW LISTING OF ITEMS FOR CONSERVATION. YET POTENTIAL FOR A

NATURAL WILDERNESS AREA DOES EXIST IN THE BALDWIN HILLS ABUTTING THE CITY BOUNDARY. IN ORDER TO FOSTER THIS TYPE OF AREA, THE BALDWIN HILLS MUST BE INCLUDED IN THE CONSERVATION ELEMENT.

SUPPLEMENTAL ITEMS FOR CONSERVATION

CONSERVATION USUALLY REFERS TO NATURAL AREAS, RATHER THAN MAN-MADE AREAS. YET CERTAIN FEATURES OF MAN-MADE AREAS, IF RECOGNIZED BY THE COMMUNITY AS DESIRABLE, SHOULD BE CONSERVED OR PRESERVED FOR FUTURE GENERATIONS. THIS COMMITMENT TO MAN-MADE AREAS BECOMES ESPECIALLY IMPORTANT AS THE PRESSURES FOR CHANGE IN DEVELOPMENT PATTERNS AND INTENSITIES INCREASE. THEREFORE, A SECTION OF THIS CONSERVATION ELEMENT DEALS WITH THOSE FEATURES OF MAN-MADE AREAS IN CULVER CITY FOR WHICH VARIOUS SEGMENTS OF THE COMMUNITY HAVE INDICATED PRESERVATION.

RELATIONSHIP TO RECREATION ELEMENT

IN TERMS OF SUBDIVISIONS AND BUILDING PERMITS,

THE PACE OF RESIDENTIAL DEVELOPMENT ACTIVITY BEGAN TO ACCELERATE RAPIDLY IN CULVER CITY IN 1966, AFTER HAVING BEEN DORMANT FOR FIVE YEARS. IN ORDER TO BE ABLE TO PLAN FOR FUTURE PARK AND RECREATIONAL AREAS TO MEET THE ANTICIPATED DEMAND, IN 1967 THE CITY UNDERTOOK A STUDY OF SUPPLY AND DEMAND FOR RECREATIONAL LAND WHICH CULMINATED IN 1968 WITH THE ADOPTION OF THE RECREATION ELEMENT OF THE GENERAL PLAN (COUNCIL RESOLUTION NO. CS-6034 AND PLANNING COMMISSION RESOLUTION NO. 800). DURING THIS PERIOD OF TIME, STUDIES FOR THE REVISION OF THE GENERAL PLAN HAD COMMENCED AND THE GOALS ASPECT WAS NEAR COMPLETION. AS A RESULT, THE RECREATION ELEMENT WAS PREPARED IN SUCH A MANNER AS TO CONFORM TO THE EXISTING 1961 GENERAL PLAN AND RELATE TO THE GOALS OF THE 1971 PROPOSED REVISION.

IN A SENSE, THE CONSERVATION ELEMENT SUPPLEMENTS THE RECREATION ELEMENT AS THE FORMER RELATES TO THE BALDWIN HILLS AREA. THE

CONSERVATION ELEMENT DOES NOT REPEAL, INVALIDATE,
OR AMEND THE RECREATION ELEMENT.

AREAS OF CONSERVATION FOR FUTURE PUBLIC USE

BALDWIN HILLS: THE PERIMETER OF THE BALDWIN HILLS IS DIFFICULT TO REDUCE TO WRITING, SINCE THE BOUNDARIES HAVE CHANGED OVER THE YEARS, WITH INCREASING DEVELOPMENT ALONG THE FRINGES. ORIGINALLY, THE AREA OF THE BALDWIN HILLS INCLUDED ALL OF THE HILLSIDE LAND SEPARATING THE LA BALLONA VALLEY (IN WHICH CULVER CITY IS PRESENTLY SITUATED) FROM THE CENTINELA VALLEY (IN WHICH INGLEWOOD IS PRESENTLY SITUATED). SUBSEQUENTLY, BOTH CITIES DEVELOPED INTO THE FRINGE AREAS OF THE HILLS, AND LOS ANGELES DEVELOPED ALONG THE NORTHERLY CREST. THE BLAIR HILLS AREA OF CULVER CITY IS LOCATED WITHIN THE ORIGINAL CONFINES OF THE HILLS, AS IS THE LOS ANGELES CITY RESIDENTIAL AREA OF BALDWIN HILLS AND LEIMERT PARK. THE TERM "BALDWIN HILLS" TODAY GENERALLY REFERS TO THE SAME MARGINALLY DEVELOPED

HILLSIDE AREA BETWEEN CULVER CITY AND INGLEWOOD, AND LOS ANGELES CITY AND LADERA HEIGHTS, AS THE STATE DIVISION OF OIL AND GAS LEASES CALLS THE INGLEWOOD OIL FIELDS.

ALTHOUGH MANY NATURAL FEATURES OF THE AREA, PRIMARILY WILDLIFE, REMAIN, OIL WELLS PREDOMINATE. OIL DRILLING BEGAN IN THE HILLS MANY YEARS AGO AND HAS CONTINUED TO EXIST AS THE PREDOMINANT ACTIVITY. SINCE THE SUPPLY OF OIL IS NOT UNLIMITED, THE TIME WILL COME WHEN THIS USE OF LAND WILL CEASE TO BE ECONOMICAL, AND OTHER USES OF THE LAND WILL BE EXPLORED.

ALTHOUGH THE BALDWIN HILLS SPAN LA CIENEGA BOULEVARD, DISCUSSION OF THE HILLS IN THIS ELEMENT IS LIMITED TO THE AREA WEST OF LA CIENEGA PARTIALLY UNDER THE JURISDICTION OF LOS ANGELES COUNTY AND PARTIALLY CULVER CITY, AND WHICH MAY BE ENTIRELY WITHIN THE JURISDICTION OF THE LATTER IN THE FORESEEABLE FUTURE. ALTHOUGH THE OIL DERRICKS ARE THE MOST VISIBLE FEATURES OF THE

HILLS, THE HILLS ABOUND WITH WILDLIFE. A FORMAL WILDLIFE INVENTORY HAS NOT BEEN MADE, BUT ONE CAN WALK THE HILLS QUIETLY IN THE EARLY MORNING AND SEE RACOONS, WEASELS, SKUNKS, RABBITS (JACK AND COTTONTAIL), GROUND OWLS, GOPHER SNAKES (AND GOPHERS), OPOSSUM, AND SQUIRRELS. QUAIL, DOVES, AND MEADOWLARKS POPULATE THE AIR. THESE ANIMALS AND BIRDS HAVE LIVED IN THE HILLS MANY YEARS AND ARE INCREASING IN NUMBER WITH THE PACE OF DEVELOPMENT OF OTHER AREAS OF HABITAT (PRIMARILY FOX HILLS). THIS REDUCTION OF NATURAL AREAS HAS CREATED AN IN-MIGRATION OF MANY ANIMALS, MOST NOTICEABLY RABBITS AND SKUNKS. FOLLOWING A GRADING PROJECT IN FOX HILLS, ONE CAN WATCH THE ANIMALS CROSS SLAUSON AVENUE EARLY IN THE MORNING AND TRAVEL NORTH THROUGH THE CEMETERY TO BALDWIN HILLS.

SOME OF THE ANIMALS (PRIMARILY SKUNKS) HAVE MADE THEIR PRESENCE KNOWN TO MAN. YET ALTHOUGH THEIR DEFENSE MECHANISM IS GENERALLY DISAGREEABLE, SKUNKS HAVE CONTRIBUTED THEIR PART (JUST AS ALL

OF THE ANIMALS HAVE) TO THE ECOLOGICAL BALANCE IN THE HILLS, THROUGH THEIR KILLING OF THE OVER SUPPLY OF RODENTS WHICH WOULD OTHERWISE TAKE OVER THE AREA.

THE ANIMALS AND BIRDS OF THE HILLS CAN COEXIST WITH MAN IN SOME SETTINGS. IF THE HILLS ARE DEVELOPED FOR PERMANENT USE BY MAN (SUCH AS A RESIDENTIAL AREA), NO ROOM WOULD REMAIN FOR THE ANIMALS AND BIRDS. THE WILDLIFE WOULD THEN EITHER HAVE TO FIND ANOTHER HABITAT (ASSUMING UNDEVELOPED AREAS OF SUFFICIENT SIZE IN CLOSE PROXIMITY REMAINED), OR THEY WOULD QUICKLY BECOME EXTINCT IN THIS AREA.

IF, HOWEVER, THE HILLS ARE SCHEDULED FOR INTERMITTENT USE BY MAN AS A MULTI-PURPOSE REGIONAL RECREATION AREA ALONG THE LINES OF GRIFFITH PARK, THE WILDLIFE COULD REMAIN, PROVIDING THE NATURAL TOPOGRAPHY REMAINED AS UNDISTURBED AS POSSIBLE.

AT PRESENT THE BALDWIN HILLS REMAIN PREDOMINANTLY OIL FIELDS. PRESSURES FOR MORE INTENSIVE DEVELOPMENT INCREASE STEADILY AS THE WELLS BECOME LESS PRODUCTIVE AND THE SCARCITY OF LAND IN THE WESTERN SECTION OF LOS ANGELES COUNTY INCREASES. THE TIME TO PLAN THE FUTURE OF THE BALDWIN HILLS IS THE PRESENT. THE METHOD MUST BE COORDINATED ACTION BETWEEN CULVER CITY, LOS ANGELES COUNTY, AND THE STATE OF CALIFORNIA. ONLY THROUGH A COORDINATED PROGRAM, BEGINNING TODAY, CAN THIS LAST REMAINING NATURAL AREA BE PRESERVED FOR ALL TO ENJOY TOMORROW.

SURPLUS PUBLIC LANDS

LIMITED TO 4.8 SQUARE MILES OF AREA, THE AMOUNT OF SURPLUS PUBLIC LAND WITHIN CULVER CITY IS RELATIVELY SMALL AT PRESENT. THIS LAND INVENTORY IS ANTICIPATED TO INCREASE IN THE FUTURE WITH THE COMPLETION OF THE MARINA-SLAUSON FREEWAY THROUGH FOX HILLS AND THE SUBSEQUENT DECLARATION BY THE DIVISION OF HIGHWAYS OF SEVERAL

LARGE PARCELS AS SURPLUS LAND. FIRST RIGHT OF REFUSAL ON SURPLUS PUBLIC LANDS, IF ANY. ABUTTING PRIVATE PROPERTY OWNER DOES NOT EXERCISE HIS OPTION TO PURCHASE THE PARCEL, IS GIVEN TO THE CITY IN WHICH THE LAND IS LOCATED. IN ORDER THAT DECISIONS BY THE CITY ON SURPLUS LAND CAN BE GUIDED BY AN ESTABLISHED POLICY, IT IS NECESSARY THAT SUCH A POLICY BE ADOPTED.

AT THE PRESENT TIME, THE CITY IS IN THE PROCESS OF NEGOTIATING A LEASE WITH THE DIVISION OF HIGHWAYS ON A SMALL PARCEL OF LAND WHICH IS WITHIN THE BOUNDARIES OF THE SAN DIEGO-MARINA FREEWAY INTERCHANGE, YET IS SURPLUS IN TERMS OF THE NEED TO USE THE PARCEL FOR FREEWAY PURPOSES. THE DECISION BY THE CITY TO BEGIN NEGOTIATIONS WITH THE STATE ON THE PROPERTY FOR ULTIMATE UTILIZATION BY THE CITY AS A PARK UNDER THE MAHLER-JOHNSON PARK ACT IS A POSITIVE STEP IN RESERVING SURPLUS PUBLIC LAND FOR FUTURE PUBLIC USE.

THE FREEWAY PARK, AS THE PARCEL IS CALLED, REMAINS AN ISOLATED EXAMPLE. FROM THIS EXAMPLE, A POLICY TO INSURE COMPATIBLE DECISION-MAKING IN THE FUTURE MUST BE DRAWN. VARIOUS STUDIES OF THE CITY WHICH HAVE BEEN INCORPORATED IN THE ELEMENTS OF THIS PLAN INDICATE AREAS OF THE CITY WHERE CERTAIN LAND USES ARE LACKING. AS SURPLUS LANDS BECOME AVAILABLE TO THE CITY IN THE FUTURE, IN TERMS OF EITHER LEASE OR SALE, THE PARCELS INVOLVED SHOULD, IN EACH CASE, BE ANALYZED TO DETERMINE WHETHER OR NOT USE OF THE PARCEL BY THE CITY WOULD SERVE TO IMPLEMENT THE PLAN.

AIRSPACE

MOST USES OF LAND BY PUBLIC AGENCIES RELATE TO THE USE OF THE SURFACE OR SUB-SURFACE OF THE LAND. THE AIRSPACE ABOVE THE LAND REMAINS UNUSED. IN AN AREA WHERE THE SCARCITY OF LAND IS INCREASING, THOSE AVENUES, SUCH AS AIRSPACE ABOVE LAND, MUST BE EXPLORED IN AN

ATTEMPT TO MAXIMIZE THE PRODUCTIVITY OF AN AREA.

THE POSSIBILITIES OF AIRSPACE UTILIZATION DEPEND TO A DEGREE ON THE TYPE OF SURFACE USED TO WHICH THE LAND BELOW IS BEING DEVOTED. THE AIRSPACE ABOVE ELEVATED FREEWAYS MAY BE UTILIZED FOR RAPID TRANSIT ROUTES, BUT NOT NECESSARILY FOR RECREATIONAL USE. YET THE AIRSPACE ABOVE DEPRESSED FREEWAYS MAY BE ABLE TO BE COVERED WITH A PLATFORM RESULTING IN A TUNNEL FOR THE FREEWAY BELOW THE PLATFORM AND PARK LAND FOR THE COMMUNITY ON THE SURFACE OF THE PLATFORM. THE SAME CONCEPT MAY BE APPLICABLE TO THE BALLONA CREEK AIRSPACE.

PRIOR TO AUTHORIZING ANY NEGOTIATIONS BETWEEN CULVER CITY AND THE OTHER GOVERNMENT JURISDICTIONS INVOLVED FOR AIRSPACE UTILIZATION, DETAILED STUDIES ON THE PRACTICALITY OF SUCH A USE MUST BE UNDERTAKEN. THE STUDIES MUST INCLUDE THE NEED FOR THE PROPOSED FACILITY AT THE DESIGNATED

LOCATION, THE TECHNICAL ENGINEERING PROBLEMS WHICH MUST BE OVERCOME, THE ECONOMICS INVOLVED, AND THE LEGAL IMPLICATIONS OF SUCH A USE.

PREVENTION OF POLLUTION

POLLUTION TAKES MANY FORMS AND INVOLVES MANY AGENCIES IN TERMS OF PREVENTION AND REGULATION. POLLUTION IN TERMS OF OVERCROWDING THE LAND OR BUILDINGS, AND POLLUTION IN TERMS OF ECONOMICALLY UNPRODUCTIVE NONRESIDENTIAL AREAS HAVE BEEN DISCUSSED THROUGH SEVERAL OF THE PRECEDING SECTIONS OF THE PLAN. THERE REMAINS THOUGH, THE POLLUTION MOST THOUGHT OF WHEN THE MATTER IS DISCUSSED: POLLUTION OF THE AIR, LAND AND WATER FROM THE BY-PRODUCTS OF MAN'S ACTIVITIES. ONE MEANS BY WHICH THE CONSERVATION GOALS CAN BE ACHIEVED IS THROUGH POLLUTION PREVENTION AND CONTROL.

AIR POLLUTION AND THE APCD

THE QUALITY OF THE AIR IS THE RESPONSIBILITY OF THE AIR POLLUTION CONTROL DISTRICT. THE DISTRICT IS A CREATION OF THE COUNTY IN WHICH IT IS LOCATED WITH BOUNDARIES COTERMINOUS WITH THOSE OF THE COUNTY. SECTIONS 24198 - 24214 OF THE STATE HEALTH AND SAFETY CODE PERMITS EACH COUNTY IN THE STATE TO CREATE SUCH A DISTRICT. LOS ANGELES COUNTY CREATED THEIR AIR POLLUTION CONTROL DISTRICT MANY YEARS AGO IN AN ATTEMPT TO HALT THE EROSION OF AIR QUALITY.

RECENT POLLUTION CONTROL BY THE AIR POLLUTION CONTROL DISTRICT BEGAN IN 1957. THAT YEAR THE DEATH BLOW WAS DEALT TO PRIVATE REFUSE INCINERATORS ON A COUNTY-WIDE BASIS. ONLY CERTAIN SPECIALIZED ACTIVITIES WERE PERMITTED TO INCINERATE SOLID WASTE, SUCH AS HOSPITALS WHICH ARE REQUIRED TO DO SO TO PREVENT CONTAMINATION AND

THE SPREAD OF COMMUNICABLE DISEASE. SINCE 1957 THE QUALITY OF THE AIR HAS CONTINUED TO DETERIORATE, ALTHOUGH THE PACE OF DETERIORATION HAS BEEN MUCH SLOWER THAN WOULD HAVE BEEN THE CASE IF INCINERATION REGULATIONS HAD NOT BEEN ENACTED.

ALTHOUGH THE AIR POLLUTION CONTROL DISTRICT CANNOT ENACT LEGISLATION REQUIRING REDUCED AUTO EMISSIONS, THE ROLE OF THE DISTRICT IN PUBLIC INFORMATION AND LEGISLATIVE SUPPORT HAS SERVED TO INCREASE PRESSURE ON THE STATE AND NATIONAL LEGISLATURES TO ENACT MORE STRINGENT REGULATIONS.

THE AIR POLLUTION CONTROL DISTRICT ALSO PLAYS AN IMPORTANT ROLE IN REGULATING INDUSTRIAL AIR EMISSIONS. THE NATURE OF CERTAIN OPERATIONS PRESENTLY NECESSITATES UNDESIRABLE BY-PRODUCTS WHICH CONTRIBUTE TO AIR POLLUTION. HOWEVER, FACILITIES USING THESE PROCESSES (SUCH AS ELECTRICAL POWER GENERATING PLANTS) ARE NO LONGER BEING PERMITTED TO OPERATE ADDITIONAL PLANTS IN THE LOS ANGELES COUNTY AREA WHEN THE PROPOSED OPERATION WILL USE

TECHNOLOGICAL SYSTEMS WHICH PRODUCE AIR POLLUTANTS.

IN TERMS OF PUBLIC AWARENESS, THE NIGHTLY SMOG FORECASTS BY THE AIR POLLUTION CONTROL DISTRICT, WHICH ARE INCREASING IN DEFINITIVENESS AS WELL AS IN IMPENDING DOOM, HAVE MADE THIS DISTRICT A FAMILIAR WORD IN MANY HOUSEHOLDS. BY BECOMING FAMILIAR TO THE PUBLIC, THE ABILITY OF THE DISTRICT TO ACQUIRE A BROAD BASE OF SUPPORT FOR FUTURE ACTIONS AND POSITIONS INCREASES.

WATER AND THE REGIONAL WATER QUALITY CONTROL BOARD

POLLUTION OF THE WATER, IN TERMS OF THE WATER TABLE BELOW THE GROUND AND THE WATER-CARRYING CHANNELS WHICH FEED THE OCEAN, IS BECOMING AN INCREASING MENACE TO THE ENVIRONMENT. WHEREAS STATE LEGISLATION FOR AIR POLLUTION CONTROL DISTRICTS IS PERMISSIVE, LEGISLATION ESTABLISHING REGIONAL WATER QUALITY CONTROL BOARDS IS MANDATORY (SECTIONS 13201 - 13225 OF THE HEALTH

AND SAFETY CODE). CULVER CITY IS LOCATED IN THE LOS ANGELES REGION (REGION NO. 4).

ALTHOUGH WATER POLLUTION HAS BEEN CONTINUING FOR MANY YEARS, THE ESTABLISHMENT OF CONTROL BOARDS BY THE STATE TO MEET THIS CHALLENGE IS A RECENT ACTION. YET THE POWERS GIVEN THE BOARDS, SUCH AS THE ABILITY OF THE ENFORCEMENT OFFICERS TO ISSUE CITATIONS DIRECTLY TO PERSONS OR COMPANIES VIOLATING THE REGULATIONS, ARE SIGNIFICANT IN TERMS OF COMPELLING COMPLIANCE.

THROUGH THE INDUSTRIAL WASTE INSPECTION SERVICE, FOR WHICH CULVER CITY CONTRACTS WITH LOS ANGELES COUNTY, A COORDINATION BETWEEN LOCAL MATTERS AND THE WATER QUALITY CONTROL BOARD IS MAINTAINED.

THE EXISTING STATE-WIDE REGULATIONS IN THIS AREA ARE DESIGNED TO DIRECTLY PREVENT FURTHER WATER POLLUTION. LOCAL REGULATIONS IN THE AREA OF SEWAGE DISPOSAL, IN CONJUNCTION WITH LOS ANGELES (WHICH OPERATES THE TREATMENT PLANT), SERVE TO

FURTHER THE PURPOSES OF THE STATE-WIDE REGULATIONS.

HEALTH PROBLEMS AND THE HEALTH DEPARTMENT

ALTHOUGH ALL FORMS OF POLLUTION, IF UNCHECKED, USUALLY RESULT IN HEALTH PROBLEMS, THE CONTROL OF CERTAIN ASPECTS OF POLLUTION ARE THE DIRECT RESPONSIBILITY OF THE HEALTH DEPARTMENT. CULVER CITY, AS IS THE CASE WITH MOST CITIES IN THE COUNTY, USES ON A CONTRACT BASIS THE SERVICES OF THE LOS ANGELES COUNTY HEALTH DEPARTMENT. THE DEPARTMENT HAS FACILITIES FOR THE MEASUREMENT AND CONTROL OF NOISE AS A POLLUTANT. THIS ASPECT OF OPERATIONS BEGAN WITH A TIGHTENING OF INDUSTRIAL SAFETY LAWS AND HAS RECENTLY BECOME AN IMPORTANT TOOL AVAILABLE TO CONTRACTING JURISDICTIONS IN TERMS OF PERFORMANCE STANDARDS IN ZONING.

ALTHOUGH NOT GENERALLY THOUGHT OF AS A POLLUTANT, COMMUNICABLE DISEASE LEFT UNCHECKED CAN DRASTICALLY

ALTER THE ECOLOGICAL BALANCE OF A COMMUNITY. THE COMMUNICABLE DISEASE CONTROL DIVISION OF THE HEALTH DEPARTMENT PROVIDES CONTROLS FOR THIS ASPECT OF POLLUTION.

THE TOTAL SCOPE OF DUTIES OF THE HEALTH DEPARTMENT IS BEYOND THE PERIMETERS OF A CONSERVATION ELEMENT. HOWEVER, THE TOTAL EFFECT OF A HEALTH DEPARTMENT WHICH ENFORCES HEALTH STANDARDS IN A COMMUNITY IS A POSITIVE STEP TOWARD POLLUTION CONTROL.

ROLE OF THE CITY-NEEDED ACTIONS

THE CITY HAS TWO INTERRELATED ROLES IN POLLUTION CONTROL: A COORDINATING ROLE IN TERMS OF THE MULTITUDE OF REGULATORY JURISDICTIONS IN THIS FIELD AND A POLICY ROLE IN TERMS OF DECISIONS OF THE CITY WHICH MAY AFFECT POLLUTION CONTROL. COORDINATION IS A TWO-WAY PROCESS BY WHICH THE REQUIREMENTS IN THE VARIOUS ASPECTS OF POLLUTION CONTROL ARE RELATED TOGETHER BY THE CITY WITH

FUTURE CITY PLANS, AND LOCAL INFORMATION ON FUTURE PLANS IS MADE AVAILABLE TO THE REGULATORY AGENCIES. THE KEY TO THIS COORDINATION IS INFORMATION.

IN ORDER TO IMPROVE THE INFORMATION FLOW, AND AS A RESULT, COORDINATION IN THE FUTURE, STAFF LEVEL MEETINGS BETWEEN THE DIVISIONS INVOLVED IN THIS AREA SHOULD COMMENCE, WITH THE PURPOSE OF ESTABLISHING A WORKABLE FRAMEWORK TO IMPROVE THIS INFORMATION FLOW.

THE POLICY FUNCTION OF THE CITY IN THIS AREA CAN BEST BE EXPRESSED IN TERMS OF A CONTINUING AWARENESS ON THE PART OF DECISION MAKERS OF THE ENVIRONMENTAL CONSEQUENCES OF DECISIONS.

OTHER ITEMS FOR CONSERVATION

MAN-MADE AREAS FOR PRESERVATION: AS ALLUDED TO PREVIOUSLY, CERTAIN MAN-MADE FEATURES OF THE CITY EXIST WHICH, ACCORDING TO THE PLANNING

COMMISSION AND VARIOUS GOALS COMMITTEES, SHOULD BE PRESERVED AND PROTECTED. DETAILED DISCUSSION OF THESE ITEMS HAS BEEN INCLUDED IN OTHER ELEMENTS OF THE PLAN. WITHIN THE CONSERVATION ELEMENT, IT IS SUFFICIENT TO STRESS THE POINT THAT LOGICAL DECISIONS ABOUT THE FUTURE OF A CITY MUST BEGIN WITH DECISIONS ON WHICH MAN-MADE FEATURES SHOULD BE PRESERVED AND WHICH NATURAL FEATURES SHOULD BE CONSERVED.

SINCE THE COMMUNITY AS A WHOLE CHANGES WITH THE PASSAGE OF TIME, THESE PRESERVATION AND CONSERVATION DECISIONS MUST BE REGULARLY REVIEWED IN TERMS OF RELEVANCY. HOWEVER, AS A RESULT OF THE REVIEW, IF THEY BECOME FREQUENTLY CHANGED, THE BASIS OF THE DECISIONS THEMSELVES IN TERMS OF GOALS MUST BE RE-EVALUATED.

METHODS TO ACCOMPLISH PRESERVATION

A THREE-STEP PROGRAM IS NEEDED TO ACCOMPLISH THE PRESERVATION OF THOSE MAN-MADE FEATURES DESIRABLE

FOR THE FUTURE OF THE CITY:

1. THE GENERAL PLAN MUST BE ADOPTED.
2. THE POLICIES OF THE PLAN MUST BE USED TO GUIDE FUTURE DECISION MAKING.
3. NECESSARY LEGISLATION TO IMPLEMENT THE PLAN MUST BE ENACTED AND ENFORCED.

SUMMARY

THROUGHOUT THE FOREGOING, CONSERVATION AND ITS VARIOUS ASPECTS AS IT RELATES TO CULVER CITY HAVE BEEN DISCUSSED. IN SUMMARY, THE CITY SITS IN THE PIVOTAL SEAT OF GUIDING FUTURE DEVELOPMENT OF THE REMAINDER OF THE BALDWIN HILLS. ALTHOUGH LOCATED IN THE JURISDICTION OF THE COUNTY, THE EFFECT OF ANY ACTIONS IN THE HILLS, ON CULVER CITY, EXCEEDS ANY COUNTY-WIDE EFFECT, AND AS SUCH THE RESPONSIBILITY FOR CATALYST ACTIONS RESTS WITH THE CITY.