



9.0 OPEN SPACE & CONSERVATION

INTRODUCTION

Authority

The city is charged with preparing and adopting a comprehensive, long-term General Plan for the physical development of the city. The plan is to include an Open Space and Conservation Element as prescribed in the state law.

Section 65302(d) of the Government Code states:

"(d) 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. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element, including waters shall be developed in coordination with any countywide water agency and with all district and city agencies that have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county. The conservation element may also cover the following:

1. The reclamation of land and waters.
2. Prevention and control of the pollution of streams and other waters.
3. Regulation of the use of land in

stream channels and other areas required for the accomplishment of the conservation plan.

4. Prevention, control and correction of the erosion of soils, beaches, and shores.
5. Protection of watersheds.
6. The location, quantity and quality of the rock, sand and gravel resources.
7. Flood control."

The Open Space Element as defined in Section 65560 of the Government Code states:

"65560. (a) 'Local open space plan' is the open space element of a county or city general plan adopted by the board or council, either as the local open space plan or as the interim local open space plan adopted pursuant to Section 65563."

The legislature further stated its policy and intent as follows:

"65561. The legislature finds and declares as follows:

- (a) That the preservation of open space land, as defined in this article, is necessary not only of the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.
- (b) That discouraging premature and unnecessary conversion of open space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage

noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.

- (c) That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.
- (d) That in order to assure that the interests of all its people are met in the orderly growth development of the state and the preservation and conservation of its resources, it is necessary to provide for the development by the state, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open space lands.
- (e) That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open space land.

65562. It is the intent of the Legislature in enacting this article:

- (f) To assure that cities and counties recognize that open space land is a limited and valuable resource which must be conserved wherever possible.
- (g) To assure that every city and county will prepare and carry out open space plans which, along with state and regional open space plans, will accomplish the objectives of a comprehensive open space program."

"65562.5 On and after March 1, 2005, if land designated, or proposed to be designated as open space, contains a

place, feature, or object described in Sections 5097.9 and 5097.993 of the Public Resources Code, the city or county in which the place, feature, or object is located shall conduct consultations with the California Native American tribe, if any, that has given notice pursuant to Section 65092 for the purpose of determining the level of confidentiality required to protect the specific identity, location, character, or use of the place, feature, or object and for the purpose of developing treatment with appropriate dignity of the place, feature, or object in any corresponding management plan."

Purpose

The preservation of open space land is necessary for the maintenance of the economy and for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.

Discouraging premature and unnecessary conversion of open space land to urban uses benefits urban dwellers by discouraging noncontiguous development patterns, which unnecessarily increase the costs of community services to community residents.

The purpose of the Open Space Element is to define those policies and to designate those parcels or areas of land to be conserved or preserved as open space.

Background

The Camarillo area is blessed with a relative abundance of open space and is populated with persons who have a high degree of appreciation for it. The local technology and culture have been employed to enhance open space (water for irrigation, the means to get easily to the park or countryside and the time to enjoy it) but these activities have also contained the potential for environmental destruction: Waterlogging and chloride saturation from unwise irrigation, seawater intrusion from overpumping, crop and foliage destruction from smog and oxidant build-up in the air,

eutrophication of water courses by phosphate and nitrate nutrients, accelerated erosion and runoff loss by unwise grading and paving, and the consequent urban sprawl.

At present, the city has ample, surrounding rural and scenic land. There is a substantial watershed lying partly outside the city's Sphere of Influence with a considerable, but not uncontrollable, flood plain and flood problem and some water table and drainage problems in the southern end. There is uniquely productive agricultural land which is disappearing or becoming subject to urbanization. There are over 3,000 acres of mountains that should remain in near-wilderness state for the foreseeable future. The undeveloped land within the present city limits could accommodate a notable increase in population, even at a relatively low density residential zoning. There still remains some minimal undeveloped municipal park land, which is well located with regard to school sites and residential population.

Opportunities to develop scenic highways, bicycle paths, and hiking and riding trails exist. There are a variety of natural, historical and cultural features, and landmarks which have been and will continue to be enhanced and preserved.

The city and its environs have a variety of wildlife habitat, but it is fast disappearing with the intensification of development. The substantial reserves and refuges in the mountains and marshes at the southeastern boundary of the city are only safeguards. The area has an air basin of limited capacity and mixing ability and high solar input and, therewith, the potential for air pollution, degradation of visibility, and damage by smog. In an effort to help control development within its Sphere of Influence, Camarillo amended the city's general plan in 1998, by adding the SOAR (Save Open space and Agricultural Resources) Ordinance. The ordinance created the Camarillo Urban Restriction Boundary (CURB) line to encourage efficient growth patterns and protect agriculture, natural resources, and other open space

uses by confining development within urban limits. (Projects outside the urban limits require a public vote.) A SOAR Ordinance has been adopted by the County of Ventura and other neighboring cities as well, to help prevent the loss of watershed, subdivision of prime agricultural land and exploitation of resources of lands in the county.

There presently is a substantial greenbelt of contracted agricultural preserves and open space in the Las Posas and Santa Rosa Valleys along the city's northern and eastern boundaries, and a compatible-adopted Open Space Plan (Thousand Oaks) protecting the Conejo Valley/Hidden Valley/Lake Sherwood expanse to the east along with the Point Mugu State Recreational Area, the Santa Monica Mountains, and the Pacific Ocean protecting the south.

The greatest threat of development is from the west, where the land is level and eminently developable, although the Ventura County Open Space Plan and the increased number of agricultural preserves have lessened this threat. The city, along with the City of Oxnard, the County of Ventura, and LAFCO have agreed to protect much of these lands through a "Greenbelt Agreement."

DEFINITION

The following definitions are taken from the state laws or adopted for use by the city and are used as a common base for terms used in the Conservation and Open Space Element.

Section 65560. Open Space Land:

"(b) 'Open space land' is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes;

rivers, streams, bays and estuaries, and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.

2. Open space used for the managed production of resources, including, but not limited to, forest land, range land, agricultural lands and area of economic importance of the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservation, including utility easements, banks of rivers and streams, trails and scenic highway corridors.
4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watershed, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
5. Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands."

A condensed definition is as follows:

"Open space land is any parcel or area of land or water which is essentially

unimproved and devoted to the preservation of natural resources, used for the managed production of resources, outdoor recreation or for public health and safety and is also designated as open space on the general plan."

It may vary in size from a fractional acre park to a several-thousand-acres tree- or brush-covered watershed. It may serve as a primarily-aesthetic use, such as freeway landscaping, providing contact with nature, or providing for mental and emotional development and well being. Such space would include ponds and special community features serving some civic function, a buffer strip between residential and industrial zones. These spaces can be located throughout the city serving as a scenic community identification, or some resource management function, such as reservoirs, fire beaks, and aquifer recharge beds.

Conservation is the planned management, preparation, and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction or neglect of these resources. The local conservation planning process and program should acknowledge the environmental processes that apply to the city.

VALUE OF OPEN SPACE

It is relatively easy to determine the *cost* of acquiring and maintaining open space--particularly, permanent open space within the city such as its parks, parkways, reservoirs, playgrounds, and golf courses. A reasonable estimate can also be made of the potential revenue lost by not permitting commercial/industrial development of the site. The worth is less easy to evaluate, because many of the benefits are intangible or have historically been considered free.

The quality of light and air, and the amount of background noise between Los Angeles and Camarillo are probably not measurably different to instruments, but to either visitor or resident, the difference in sensed quality of the atmosphere—the impression or ambience—is sharply evident. But how

do you set a price on it?

The value of a good address is known to both family and business; strongly contributing to this reputation is the relative amount of open space. Perhaps the best comparison is that it is like innocence or reputation—having no quoted market price, but universally valued.

Another measure of the value is estimated increase in cost per family for health care, cleaning and deterioration of materials, and foliage if the open space were lost to residential/commercial/industrial use with consequent degradation of air quality. The cost of air pollution damage to agriculture and industry is reflected in increased product cost and the cost of abatement legislation and enforcement in higher taxes. Maintenance of existing air quality by preserving existing open space is therefore worth some amount per year.

The capture and use of storm runoff in reservoirs and groundwater recharge areas also provide a substantial savings, both through reduction of crop and property damage, and differential in the cost of imported water.

The worth of open space in attracting high-value industry and job-producing universities, hospitals, and government centers is certainly a factor in a relocation decision but a precise value is difficult to assign. Open space has value and is valuable, but its cost is hard to determine.

AGRICULTURE IN CALIFORNIA AND VENTURA COUNTY

California has led the nation as the number one farm revenue-producing state every year since 1948. The state's gross farming receipts have risen from \$16.6 billion in 1988, to \$24.8 billion in 2000, although the land in California devoted to farming decreased from 33 million acres in 1988, to 28 million acres in 2004. California farmlands constitute 3 percent of the U.S. total and produces 12 percent of all U.S. farm income. In the year 2000, farming provided 1.1 million jobs within the state; thus, employing 7.4 percent of all Californians.

The total value of agriculture products in Ventura County more than doubled from 1984 to 2004, surpassing \$1,389,000,000 in 2004, which was an increase of nearly \$272,000,000 over the previous year. According to USDA 2002 Census of Agriculture, Ventura County ranked fifth out of over 3,000 U.S. counties for total crop value, including nursery and greenhouse crops. Ventura was the number one county in the nation for lemons; number two for avocados; and number four for fruits, tree nuts, and berries. The largest value crop in the county in 2004 was strawberries, with a gross value of \$363,646,000.

In 2002, there were a total of 332,371 acres of farmland in Ventura County, a decrease of 3.5 percent over the previous ten years. Thirty-one percent (31 percent) of this acreage was harvested cropland (a drop of approximately 4,000 acres in ten years), and 19 percent of the total acreage was orchard (an increase of approximately 5,000 acres during the same time period). The remainder was range land and former orchard and cropland not in production, but not yet built upon.

The land being lost to urban uses is largely prime, irrigated row crop land on the urban fringes and adjoining the freeway and major arterials. The number of farmworkers in Ventura County, is estimated to be 35,000, with up to 27,000 additional agricultural support jobs such as marketing, processing, and shipping. It is estimated that agriculture generates about 4.6 percent of the county's economic activity. While Ventura County's agricultural land represents only about 1.2 percent of the state's total, it is uniquely productive, well located in relation to the associated market and surrounding land uses, and worthy of being preserved.

Agriculture is an important part of Camarillo's past and present heritage and provides a deep and continuing understanding and concern for the land that underlies all development and the associated water and air resources that make it useful and valuable. Farm land possesses aesthetic value and provides

visual relief from the monotony of urban development. Because it remains on tax rolls, in private ownership, and under professional private management, producing substantial employment and self-supporting economic return, while contributing to the variety and quality of life, it is one of the most inexpensive forms of open space.

Williamson Act Lands. The Land Conservation Act (LCA), also known as the Williamson Act, was established in 1965, to provide for assessment of prime agricultural land in a manner that would encourage private owners of open space land to maintain it for open space uses. By the year 2000, nearly 16 million of the California's 30 million acres of farm and ranch land were under the protection of the Williamson Act. Recent enhancements to the Act make it even more effective. New farmland security provisions offer 20-year contracts to shield the land from urban pressure by providing an additional property tax

incentive. The qualifying requirements for LCA land changed in 1969, when the definition of agricultural preserve, where land subject to the contract had to be located, was broadened to emphasize the preservation of open space. This shift in emphasis was made in order to provide communities with a tool capable of preserving open space, which could reach many more landowners, and not merely those owning prime agricultural lands.

Effect of Williamson Act. As of 1998, only 76 acres of LCA land fell within the City of Camarillo boundaries; although countywide in 1998, there were 123,781 areas of contracted preserves, which includes acreage within Camarillo's area of interest. The protected LCA land inside of Camarillo's city limits is predominantly prime agriculture land, but only 36 percent of Ventura County's contracted preserves falls into this category. The remaining acreage is non-prime agricultural land.

Harvested Acres in Ventura County

YEAR	FRUIT & NUTS	VEGETABLES	FIELD CROPS	TOTAL
1984	59,575	59,685	10,507	129,767
2004	60,190	34,474	101,690*	196,354

* Includes irrigated and non-irrigated alfalfa and pasture.

DISTRIBUTION AND RELATIVE PERMANENCE OF OPEN SPACE

Earlier studies by the city and county dealing with Land Use Elements, Open Space Elements, and the Open Space and Conservation Element for the Bell Ranch and Santa Rosa Valley have identified all of the city's current open space areas and their usability.

The most permanent open spaces are the county's assets in the mountains along the southeastern border, where steep slopes and thin soil preclude any development other than wilderness recreation. They should remain permanently open for watershed. The next most permanent open spaces are the natural watercourses are: Calleguas Creek, Conejo Creek, and

Revolon/Beardsley Wash. They provide aquifer recharge and storm runoff and should remain permanently open to prevent degradation of water quality and to minimize flood damage. Other valuable open space is in the form of prime agricultural land within the county. This farm land is capable of becoming urbanized, but most of it should remain open because of its regional economic importance, its essentiality to air and water quality of Pleasant Valley and the Ventura Basin, and because it is an irreplaceable and non-duplicable natural resource for food production for California and for the United States. But when the price per acre can increase by more than ten times with a change of zoning, or the tax rate remains as though it were already developed when it is

losing money by remaining in agricultural use (because of drought, insect infestation, cost of water, frost, fire, market collapse, or other periodic hazard), the pressure to allow urbanization becomes intense.

The next most permanent open spaces are the municipal and regional parks. These provide primarily recreational and aesthetic value, but also serve to maintain air and water quality and area property value. The park acreage should increase to compensate for the loss of rural open space and to accommodate the rising urban population but, typically, it does not keep pace because of the rising cost of land and park maintenance.

The least permanent open space contains row crops within the city's CURB area, and is designated on the General Plan as Urban Reserve. Such land provides scenic natural open space and contain valuable watershed area, but which may be subject to future development

The amount of open space per resident, considering population growth, will show a decline through 2020, reflecting the development of the open land within the city limits.

There are moderate amounts of open space within the city limits, some zoned for development, while other areas are intended to be held for agriculture and open space (refer to Land Designated as Open Space map for actual designated areas), so that the actual total contributing to air quality, water quality, and the quality of life consists of more than just park and school site acreage.

NATURAL RESOURCES

In addition to water, watershed, air and arable soil, another valuable natural resource in the Camarillo sphere is soil quality and the foothill recreational areas. Given the extensive exploration and development of California, it is doubtful if any undiscovered mineral or petroleum/natural gas deposits exist.

The county performed a study as part of its Mineral Reserve Management Program which did not identify any aggregate

resources of statewide significance in the Camarillo areas as illustrated on the Aggregate Resources Map. There are areas containing mineral deposits whose significance cannot be evaluated from available data. There are potential local sources of aggregate which need to be controlled due to nearby existing development, particularly, in the southeast portion of the city.

One valuable mineral resource not often recognized as such is sand and gravel. (It is second only to petroleum and natural gas in annual production and value in California.) Each average-sized, single-family detached residence requires several truckloads of concrete. The streets and supporting school, commercial, and industrial developments require additional quantities. In the coastal alluvial plains, gravel deposits exist as thin beds ("lenses") between thick layers of soil, just as the creeks and rivers laid them down during their annual flood rampages and periodic changes of course. The only sites where they are economically feasible to recover are shallow beds near the present watercourses or buried banks exposed along the upthrust of a fault, and these must be near a source of high-quality water and also nearer enough to the construction site to permit in-transit mixing. The potential for conflict between resource utilization and natural topography preservation is evident.

Relationship to Other Elements

The Conservation and Open Space Element is a primary tool for the protection of the community's natural environment, providing critical input into the preparation of the Land Use and Circulation Elements. Its concerns relate directly and, in fact, overlap many of the concerns of the seismic Safety and Scenic Highways Elements.

The Conservation and Open Space Element can provide the major data and policy baseline necessary to analyze the impact of environmental proposals.

The General Plan and its Elements comprise an integrated, internally consistent, and

compatible statement of policies. Many policies, goals, objectives, and implementation measures may also be found in other Elements, such as the Land Use or Recreation and Park.

Scope and Methodology of Conservation and Open Space Element

The Conservation and Open Space Element requires an appraisal of the community's natural resources and the development of policy for their preservation or wise utilization. Not all communities have forests or fisheries and, thus, not all the subject matter listed in the state law applies. However, all communities have water relationships and need to evaluate ongoing development which affects the supply and utilization of this resource. Elements of such appraisal are:

1. Identification, evaluation and analysis of the community's natural resources and open space include:
 - (a) Water Resources. Source and availability of water, flood control, water pollution, control of erosion, drainage systems, protection of watersheds, weather and climate (study of water resources and consequent policies should be coordinated with all water agencies in the planning area).
 - (b) Vegetative Resources. Forests, agricultural areas, watershed areas, marshes; in urban areas could encompass street trees, parks and other urban vegetation.
2. Analysis of community needs for open space for recreation, health and safety.
3. Analysis of urbanization and land needs for projected future urbanization.
4. Formulation, with active involvement of citizen groups, of goals, objectives, policies, and priorities with special attention to unique, endangered or critical resources.
5. Citizen groups organized around open space and environmental issues often have a thorough knowledge of specific

aspects of the local natural environment and should be utilized, thereby saving staff and research time. Additionally, they may provide private resources for the implementation of open space plans, as well as the local support necessary in open space preservation.

6. Analysis of the relationships between conservation and development.
7. Formulation of criteria and standards for conservation, development and utilization of resources based on goals and objectives.

Principles

The guiding principles to be used in conservation and open space planning for the City of Camarillo are:

1. To contain urbanization within a defined boundary for efficient city management and to prevent random annexation and spotty community buildup with vacant intervening parcels.
2. To secure permanent municipal open space in the form of park land, transportation and utility corridors, reservoir sites, refuse disposal sites, and other similar uses where best placed to serve the needs of the public and to be coordinated with community growth and need by their placement and timing of development.
3. To coordinate the selection and use of open space with other affected public agencies (park sites with school sites, and flood control storm drains with municipal wastewater treatment, and reclamation with bridle paths and equestrian trail systems, and other similar areas).
4. To protect public safety by reserving flood plains, flood control channels, earthslide and seismic fault zones, fire breaks, and other similar areas and employ them for safe non-disaster-time occupancies or permanent open spaces.
5. To make maximum compatible multiple use of open space (hiking and riding trails along flood control channels, picnic sites at reservoirs, rest stops and

viewpoints along scenic highways, after-hour use of school playgrounds); to prevent erosion and silting, eutrophication, waterlogging and, salt buildup, by good watershed management and irrigation/drainage practice.

6. To separate agricultural and urban uses so that efficient agricultural practice (crop-dusting, fertilizing, herbicide application, feed lots, mechanical harvesting of large contiguous tracts) can be accomplished without adverse effects on sensitive crops, which could be damaged by air contaminants resulting from intensive urbanization.

Policies

The following policies are adopted by the City Council to implement the Open Space and Conservation Element:

1. Continue to work closely with parks and school authorities in the development, maintenance and joint operation of local recreational and park areas.
2. Provide for and encourage dedication of areas for schools, parks and public open space.
3. Continue to abide by Camarillo's SOAR (Save Open-space and Agricultural Resources) ordinance, which amended the city's General Plan in 1998 with the adoption of the Camarillo Urban Restriction Boundary (CURB) line.
4. Protect and preserve valuable agricultural land by encouraging actions such as agricultural zoning and use of the Williamson Act.
5. Encourage private and quasi-private landowners to provide open space for recreation, landscaping, and preservation of natural land features where feasible.
6. Identify and limit the extent and intensity of uses and development in hazardous areas such as, but not limited to, unstable or erosive soil, steep terrain, streambeds or seismic fault zones.
7. Identify and protect natural watersheds,

natural drainage beds and water recharge areas to achieve recovery of local water and the preservation of natural plant and animal habitat.

8. Preserve the natural features and general environmental characteristics of the hillside areas with minimum disturbance to native plants and animals. Establish open space areas that maintain and enhance the hillsides and provide a buffer between developments and open space and agriculture.
9. That the Open Space and Conservation Element must be used as basic reference material in the preparation and evaluation of environmental impact reports.
10. Encourage development in areas where services and facilities already exist and are underused. Promote efficient extension of utilities and services.
11. In keeping with the city's Conservation and Open Space plans and policies, actively pursue programs in cooperation with the federal, state, regional, county and special district agencies.
12. Periodically review and redefine the Open Space and Conservation Element to improve its contents and effectiveness in guiding sound development programs and policies soliciting maximum public input.

GOALS AND OBJECTIVES

A. Economic

- To achieve a balanced utilization and conservation of natural resources which meet the economic, social, and material needs of the inhabitants. To encourage the preservation of productive agricultural soils, including highly-fertile and specialty crop lands.
- To provide for managed resource production of sand, gravel, oil, gas, and other minerals of economic value. To conserve valuable materials, groundwater recharge land, watershed and reservoir sites.

- To provide for commercial recreation and tourism; control of lands for open space use; and protection of transportation/communication corridors and sites.

B. Protection, Safety and Regulation

- To preserve irreplaceable and nonrenewable natural resources by protecting urbanized areas and vegetation from high fire risk, exploitation and depletion; protecting marine habitats from erosion, silting, flooding, and pollution; by regulation of extraction of bed gravel and sand.
- Protection for drainage channels and flood plains will be encouraged to minimize watershed erosion.
- Prevent, reduce or eliminate noise pollution.
- Uphold quality development with a balanced and integrated land use pattern and an equitable process for bringing about greater compatibility in use of open space land and urban uses.

C. Health

- The city will protect the watershed, groundwater sources, fresh water treatment, storage and distribution system, and wastewater collection and treatment system from contamination and damage.
- The city falls under the Ventura Countywide Stormwater Quality Management Program, which requires the National Pollutant Discharge Elimination System (NPDES) be applied to new projects to maintain water quality. Protection will be afforded surrounding areas from groundwater contamination and landslide damage from septic systems.
- To enhance the physical, emotional and mental well-being of individuals in the city by providing easily accessible opportunities for urban residents to relate to natural open space; to protect water quality; to provide sites for waste treatment and disposal, and to

encourage land uses which will minimize the degradation of air quality.

D. Community Environment and Support

- The city will cooperate in the development of multiple use reservoirs and recreational waterways.
- Strive for reclamation of municipal wastewater by treatment and sale to agricultural uses.
- To maintain and develop the physical environment of the city to provide the highest possible quality of urban life without destruction of the natural open space lands by providing access and separation corridors that maintain neighborhood identity and separate conflicting land uses, and renewal or redevelopment of urban areas to reduce pressures to urbanize lands in current open space use.

E. Education

- To assure each generation the opportunity to learn their relationship with nature through personal interaction; to provide observation stations and nature laboratories; to preserve archaeological sites and geological features of note.
- The city will encourage conservation education in the new expanded public library and the local schools by providing resources available through its contacts and studies of local areas.
- The city will support conservation education to the general public by sponsoring local programs where applicable.
- The city will be sensitive to and involved with education of its employees on the need and adoption of conservation techniques, particularly, energy conservation within its framework.

F. Transportation, Access and Distribution

- The city will assure efficient conveyance of and distribution of agricultural,

industrial and domestic water.

- The city will be constantly involved with planning and coordination of regional water districts and resources.
- To provide recreation and scenic trailways, roads, paths, and means of access without private transportation to enjoy scenic and recreational open space lands by development of local transportation corridors in harmony with the natural environment.

G. Recreation

- The city will permit, encourage, and actively promote multiple use recreation facilities such as the 55-acre park, which has been designed as the focal point for the master planned Village at the Park residential/commercial development.
- The city will take an active role in planning for designs that involve resource utilization and preservation, as they have done with the Bike Trail Master Plan adjacent to Calleguas Creek from Flynn to Pleasant Valley Roads.
- To assure a full range of recreational facilities, and to protect and develop those natural areas so that they are accessible to all citizens; to assure minimal development in environmentally-sensitive areas and those serving as wildlife habitats; to protect wildlife areas and resting areas to maintain a balanced ecology and continued high-value recreation management; to promote community parks throughout the community; to plan and promote the purchase of open space recreation areas; to seek state and federal funding for that purpose; and, to preserve and protect historic, scenic, geological and archeological sites for the enjoyment of present and future generations.

H. Agricultural Compatibility

- To promote retention of agricultural uses where they do not interfere with and are not encroached upon by urban activity.

- To preserve existing agriculture in isolated areas, on flood plains, and unique areas capable of average or better-than-average crop yields.

Constraints

Considerable open space lands exist outside the city limits and the Sphere of Influence which the city does not exercise direct control over and is limited in its ability to preserve or conserve the natural resources; yet its impact is significant and direct on the quality of life in the area. Budgetary limits often restrict the city's ability to construct facilities to protect or preserve natural open space. Provision of recreation and flood control is the specific responsibility of other agencies, namely, the recreation and park district and flood control district.

In some cases needed improvements can only occur with development or limited development of certain lands.

State law restricts local activities in regards to open space lands as follows:

"65566. Any action by a county or city by which open space land or any interest therein is acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open space plan.

"65567. No building permit may be issued, no subdivision map approved, and no open space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open space plan."

In some cases, this is more of an opportunity than a constraint.

Available Techniques

Certain state and local regulations provide tools for providing and maintaining open space such as the following:

1. Open Space Easement Act. The Open Space Easement Act provides that a city or county having a General Plan may accept grants of open space easements in which the owner relinquishes to the public in perpetuity or for a term of 10 years or more, the right to construct

improvements on it. The value of the property for tax purposes is established on the basis of the easement restrictions rather than potential development uses, thus providing the property owner a form of tax relief. The easement must be consistent with the Open Space Element of the General Plan and must be in the best interest of the state/county/city and important to the public for the employment of scenic beauty, use of natural resources, recreation or production of food and fiber and specifically because:

- The public use may acquire the land for a park or other public use.
- The land is unimproved and has scenic value from a public highway or building.
- Retention will add to the amenities of living in adjoining or neighboring urbanized areas.
- It is in the public interest to preserve the rural character of the area.
- Because of its value as a watershed and as a means of preventing floods.
- It is a valuable wildlife preserve or sanctuary (with covenants to that end).

2. The Conservation Easement Act. The Conservation Easement Act enables a city, county, district or nonprofit organizations to acquire perpetual easements for the conservation of agricultural land, open space or for historic preservation. Unlike open space easements, there is no procedure for non-renewal of conservation easements and no expiration date. Conservation easements are not required to conform to local general plans.

3. Williamson Land Conservation Act. The Williamson Land Conservation Act of 1965 plays a major role in protecting and preserving California's agricultural and open space lands by offering the property owners tax incentives to maintain their designated land use. LCA contracts begin with an initial term of at

least ten years and are automatically renewed annually unless either party files a "Notice of Nonrenewal." Although many contracts have expired over time, two still existed within the city limits as of 2006.

4. Ownership. Acquisition of essential or desirable facilities can be accomplished through the securing of fee title to land either by purchase, gift or the offering of deeds, or as a part of the process of development. This method, of course, is best insofar as retaining the land in perpetuity as part of the heritage of the city. It is also the most difficult method to use because it involves the allocation of sizable amounts of money for acquisition either through the capital improvement program, creation of special districts, or bounded indebtedness as a result of a vote of the people.

Acquisition of land for public parks is a district function insofar as urban parks are concerned. Most of these recreational facilities are directly related to the service of local residents, except in those instances where the parks are of a special character where a wider usage is anticipated and invited, such as the soccer fields at the Village at the Park. In addition to the usual allocation of land for general public usage for park and recreational purposes, land for private open space and recreation is required as part of large-scale housing programs, such as mobile homes, condominiums and single family residential developments. These supplemental uses, while valuable, do not eliminate the need for the type of parks and recreation areas that serve the general public.

Most city parks are located in proximity to the public schools and wherever possible are an extension of the campus of these educational facilities in order to expand the efficiency of both types of education, cultural and physical.

The standards for these urban parks are included in the General Plan and their

frequency is based on the population density recommended for the future of each of the several districts of the city. In portions of the city, where the parks are absent, the General Plan denotes this deficiency and indicates to the governmental authorities the places where funds should be allocated for more adequate service to local residents.

As indicated in the introductory remarks to this section, the acquisition of new or expanded areas for parks in the already urbanized portions of the city is usually most difficult and costly since the land must, for the most part, be purchased, often clearing sites already developed. In the more open areas where large scale subdivisions are possible, such as the master planned Village at the Park with its incorporated 55-acre park, the city can use the provisions of the Subdivision Map Act and its own subdivision ordinance to secure the dedication of parks as part of the land development process. Where sites within a proposed subdivision are not practical, the city could also utilize the "in lieu" provisions of the act to secure funds to acquire sites where they would serve the residents best. In addition, the city could use portions of its development fees for the acquisition and improvement of these areas.

In some instances, there have been gifts of land for park and recreational purposes. These usually result in special types of facilities controlled by the conditions associated with the gift.

An additional potential exists for indirectly preserving open space through urban renewal programs. The creation of the COT (Camarillo Old Town) Zone in 1998 and the CMU (Village Commercial Mixed Use) Zone in 2005 have paved the way for mixed use development, or 'smart growth' by allowing for increased housing units combined with complementary commercial uses. This increased intensity of land use in the city core,

which creates additional housing supply, alleviates some pressure to develop open space or agricultural land with new homes on the cities fringes. Such urban renewal is ongoing on Ventura Boulevard and in the Arneill Road Redevelopment Area.

5. Regulation. Land can also be secured through negotiations associated with the several regulatory processes such as subdivision or zoning. In this category, land essential to several programs can be set aside by dedication. The land is retained in private ownership, but its use is reserved for some public purpose by easement or other device appropriate under the law. While not the most positive method for securing the land, it is widely used and can invite participation of land owners and developers at the time when they seek to change the use of intensity of use of their holdings.

Also, under regulation, certain land subject to danger either from flood, fire, slippage, or other acts of man or nature can be retained in conservation or open use categories until the dangerous characteristics are eliminated.

In addition, land which cannot be provided with reasonable access, or where the steepness will cause defacing of the landscape when development takes place, or where public services cannot be provided, can be regulated as to the intensity of use to thus retain the open character of the landscape, as well as the public health and safety of the potential occupants.

In all cases where a regulatory process is applied, there must be a provision for a reasonable interim use, excepting in those situations where it can be demonstrated that any use would endanger the health, safety, or welfare of the user or the community at-large. Several of the types of land use and zoning provisions can illustrate possible forms of regulation.

- Agricultural Zoning. This type of zone would permit, in addition to

agricultural uses, those industrial activities associated with farming, including the processing, packing, and storing of produce raised on the site. There should also be provisions for the residence of the farm family and caretaker. Uses such as labor camps can, and often are, prohibited. Sale of products raised on the site is frequently permitted via a limited number of temporary stands.

- Flood Plain Zoning. This type of zoning is almost universally used to restrict or prohibit the use of land to protect residents, or uses where they may from time-to-time be subject to flood damage.

Where only portions of an ownership are subject to flood danger, there could be provisions for compensatory density, allowing a greater intensity of use on the safe land in instances where the endangered land is dedicated for permanent open space usage. This latter process can be utilized where the arroyos are indicated as linkages or desirable locations for trails.

- Subdivision. Under the state and local laws governing the subdivision of land, it is possible to secure easements for numerous public purposes, as well as the dedication of land for both schools and parks, or fees in lieu thereof.
- Development Fees. The city will continue its program of obtaining parkland and in lieu of fees as part of the development process. The funds will be used for beneficial acquisitions of parkland, open space, and recreational uses.
- Overlay Zones. These are secondary zones which may be placed on critical areas of the community where, in addition to the basic uses and regulations, there may be such conditions as may be essential to protect the quality of an area, the architectural unity therein, the preservation of historical or archaeological sites, the safeguarding

of precious resources of other kinds, or the protection of hillsides and areas of unstable soils.

- Tax Deeded Lands. When tax delinquent property reverts to the state as tax deed land, the city could acquire these parcels and either use them for recreational spaces, or trade them for land more suitable for public purposes.
- Private Golf Courses. Efforts should be directed to secure golf courses as permanent open spaces by providing for:

- (1) The right of first refusal to acquire the land as a public facility if the private owner decides on an alternative use.
- (2) Provide, through zoning, for the retention of the courses by allowing peripheral land not essential to the courses to be utilized for residential uses with a compensatory density based on one, or more, dwelling units per gross acre of the total site or some reasonable alternative. Should this course be taken, the area remaining in the golf course should have its development rights dedicated to the city to preserve it as a permanent open space.

Area of Interest

The city, working in cooperation with the county, should require the acquisition and development of urban parks and recreational areas in those portions of the county where urban development is anticipated or proposed. In these instances, the standards and facilities should be equal to, or greater than, those that can be secured in the urban areas, recognizing that the already-urbanized area frequently requires compromise as to both character and quality that should not affect newly-developing areas.

Since many of these areas may someday become a part of the city, it is imperative that each development be considered in

terms of the provisions of a total balance of public use facilities.

In a portion of the Area of Interest, there also may be opportunities to secure larger regional types of open space and recreational areas. These areas may take the form of wilderness parks and conservation areas that involve excessively steep lands, flood plains, and similar opportunities to utilize legislative regulations to protect the public health and safety, as well as the special scenic, archaeologically-/historically-/ecologically-important sites.

Growth and Annexation

The city's economic study and Land Use Element indicate that growth will most likely occur to the west and east. The city should continue to work with the county to assure sound planning outside the city limits.

As a matter of overall policy, the city shall encourage development to occur within the city and that development should be of high quality bringing with it benefits that are not just fiscal, but efficient and cultural as well. The city should continue to be concerned and try to influence land use change requests bordering the city.

Criteria for Annexation

Annexation policy should include the following criteria:

1. Annexation areas should be of sufficient size to enable efficient planning and economical provision of public facilities and services. Small annexations should be avoided, unless necessary to round out city boundaries to prevent unincorporated islands or to bring into the city lands of a unique nature.
2. Annexation areas should be compact, regular in shape, and contiguous to the city. Although some irregularities in boundaries are inevitable as annexation increments progress outward, "shoestring" annexations, and gerrymandering of annexations creating unincorporated peninsulas should be avoided.

3. Priority should be given to annexation of relatively undeveloped areas designated for urban uses so that the city can exercise control over future development through the planning process.
4. Agriculturally-designated lands and open space should not be annexed, unless there is some compelling need or benefit to the city.

It should be kept in mind that this is a preliminary analysis of lands continuous to or near the city boundary intended as an overview for the purposes of identifying annexation potential. Area boundaries are tentative and subject to modification, but nevertheless logical and in conformity with good planning practice. Where annexation interest ripens in a particular area, a detailed report should be prepared thoroughly covering the advantages and disadvantages of annexation to property owners and inhabitants of the area and to the city.

IMPLEMENTATION

Cities and other public and private agencies are constantly involved in implementing their planning program. It is at this point where portions of the long-range plans become current short-range, action-oriented considerations governed by the availability of staff time and funds from a multiplicity of sources. In addition to the sources generally available to private organizations, communities have the ability to prepare and adopt regulations which may permit the acquisition or the reservation of essential facilities which are deemed appropriate to protect the public health, safety, and general welfare. In many cases, the ability to legislate becomes the most important of the local vehicles, since the availability of funds for outright acquisition may be limited, either by resources or by restrictive public regulations, state or local.

The following are the existing programs which should be continued or added. They are not listed by any particular priority, as all are considered important.

A. Economic

Current Programs

1. Williamson Land Conservation Contracts: 76 acres as of 1998.
2. Agricultural Exclusive Zone: Adopted and applied.
3. Conditional Use Permit procedure and conditions established for oil, sand, and gravel extraction.
4. Encourage the assessment of farm land to be based on the agricultural use and not on projected or adjacent land uses.

Recommended Programs

1. Prime agricultural lands will be utilized and preserved by flood control improvements of Calleguas and Conejo Creeks.
2. Develop regulated methods of extraction and use of accumulated stream bed gravel and sand for use in construction projects which respect the environment, particularly examining air and noise quality impacts, while providing for public meetings encouraging input in the process.
3. Monitor controlled irrigation pumping, irrigation control and recharging is strongly encouraged.

B. Protection, Safety and Regulation

Current Programs

1. Flood plain mapping underway to establish boundaries of developable land.
2. Requirement for flood control channel improvements with subdivisions and planned development permits.
3. Open Space Zone adopted in 1978.
4. Existing zoning regulations are being used in conjunction with 'smart growth' design policies to create clustered residential and commercial developments, which allows for the dedication of portions of project sites as improved open space. Examples of such projects include Village at the Park and

Knightsbridge housing developments.

5. Compliance with up-to-date building codes and soil report requirements, as well as special investigation on land with suspected fault or hazard zones.
6. Participation in county Air Quality Management Plan (AQMP) and limits on residential building permits to protect air and water quality.
7. Compliance with city Grading Ordinance to prevent erosion and silting.
8. Noise Ordinance adopted in 1981.
9. Hillside Development Standards Ordinance adopted in 1988. Subdivision Ordinance amended to include a subsection on agricultural land use and the Williamson Land Act in (1994) with the adoption of Ordinance 810.

Recommended Programs

1. The city should consider suggesting comparable hillside grading standards to the County of Ventura Adopt new and amended sections to the Subdivision Ordinance that will further strengthen the Open Space and Conservation Element policies.
2. Encourage the Fire Protection District to provide fire breaks and fire access roads, and enforce open-fire and vehicle regulations in brush-covered hillsides within the city.
3. The city will make every effort to encourage the development and application of open space zoning for a balanced and integrated land use pattern by making open space zoning in conformity with the Open Space and Conservation Element of the General Plan. The city will also provide an equitable process for resolving conflicting open space and related property uses by:
 - a. Considering all development under the environmental impact process and its relationship to the Open Space and Conservation Element;
 - b. Actively seeking review and comment on the Open Space and Conservation Element prior to future

revisions;

- c. By adequate public notice and news releases, formal and informal public discussions and a publicly-available text and map depicting the open space.
4. Acquire significant natural areas. The city should weigh and judge what is acceptable open space land and what it can be used for, rather than receiving any land offered.
5. Only compatible land uses will be permitted adjacent to open space lands and agriculture. Industry is considered one acceptable land use. Minimum six-foot-high fences should be required in these areas to maintain separation.

C. Health

Current Programs

1. Limitation policy on private sanitary systems.
2. Master plans for water and sewer systems.
3. Fees to pay for capital improvements.
4. Quality of waste water treatment meets State Department of Health Services standards. Current high level of treatment allows effluent to be used for recycled purposes such as farmland irrigation, rather than being discharged into the creek.
5. Irrigation systems and lake/pool supply and drainage systems are constructed to guard against the possibility of backflow contamination. The city shall be guided in the review of potential commercial uses in relation to any products or effluents which are defined as hazardous.
6. Similar precautions shall also be exercised in locating and monitoring air pollutant emission sources (domestic, commercial, agricultural, industrial, or municipal) to protect and preserve the quality of the air shed and air basin.
7. Separate storm runoff and normal sewage disposal systems, so floods do not result in the release of raw sewage

into water courses.

8. Wastewater management system provides for the cleaning and video monitoring of lines to prevent raw sewage spills.

Recommended Programs

1. Use streams and aquifers to carry out a natural purification and filtering versus introducing more chemicals and constructing power-consuming treatment facilities wherever possible. Planting of trees and orchards is encouraged to aid in the natural air regeneration to enhance air quality in both populated and open space areas.
2. Locate noisy open space recreation (motorcycle courses, drag strips, rifle ranges, rock concerts, as examples) away from residential areas.

D. Community Environment and Support

Current Programs

1. Camarillo's SOAR (Save Open-space and Agricultural Resources) Ordinance amended the city's General Plan in 1998. The purpose of the ordinance was to adopt the Camarillo Urban Restriction Boundary (CURB) line to encourage efficient growth patterns and protect agriculture, natural resources and other open space uses by confining development within urban limits.
2. "Greenbelt Agreement" with Oxnard, County of Ventura, and LAFCO to preserve agriculture and open space between communities around the city.
3. The city intends to build upon the shade tree corridor effect, which began with the remaining old segments of eucalyptus rows along the U.S. 101 Freeway. To this end, the Village at the Park was required to provide a dense, wooded landscape along the length of the project's freeway frontage. The city also urges the State Department of Transportation to provide additional landscaping along the freeway right-of-way.

4. The city plans for recreational facilities within reasonable walking distance of any resident (as school sites are now planned), so that all ages and income groups can enjoy their benefits.
5. In conjunction with several new housing projects, a Bike Trail Master Plan is being implemented along the bank of the Calleguas Creek from Flynn Road to Pleasant Valley Road.
6. There are requirements for private open space recreation in housing projects and encouragement for private facilities within industrial and commercial projects.
7. Park land must be dedicated or in-lieu fees paid to gain approval of residential projects in accordance with the city-adopted formula.
8. Acquisition of sites for additional public schools is based on the findings by the school districts that such sites are essential to answer the growth needs of the community in areas where this growth takes place. While these decisions on location of actual sites must be approved by the Planning Commission prior to purchase, the final decision rests with the districts. A new elementary school, Rancho Rosal, has been added within the Village at the Park.
9. Approval of development based on consistency with the Open Space Plan. Section 65567 states:
"No building permit may be issued, no subdivision map approved, and no open space zoning ordinance adopted unless the proposed construction, subdivision, or ordinance is consistent with the local Open Space Plan."
10. Identify, preserve and develop reservoir sites to insure adequate water storage for personal, emergency, and public use.

Recommended Programs

1. There must be assurance of continuing community identity by preserving hills, watercourses and transportation

corridors, and a surrounding mountain/agricultural greenbelt through open space preserves, zoning, and maintenance.

2. Encourage citizen involvement in community appearance and beautification by such means as providing care and maintenance advice leaflets for parkway trees, anti-litter and litter cleanup projects, and container recycling.
3. Encourage the Recreation and Parks District to provide channels and permanent recognition for farsighted and philanthropic residents who wish to give or bequeath parklands, historical sites, recreation facilities, and scenic amenities and easements. The city should develop a policy to be willing to negotiate for public lands to be used for public uses and serve as coordinator and catalyst to preserve historical buildings so the city can react when the opportunities arise.
4. The city will permit and encourage Campfire/Scout camps, and private and commercial campgrounds where both residents and visitors can enjoy the vacation, summer camp, and wilderness experience.
5. The city will encourage the development of historical parks in which our heritage is recalled and preserved.

E. Transportation, Access and Distribution

Current Programs

1. The city requires paths to schools, and cooperates with other agencies in providing long-distance and cross-country bicycle paths along the natural watercourses, flood control channels and streets, such as the Bike Trail Master Plan along Calleguas Creek.
2. The city plans for and requires adequate-sized water and sewer pipelines to handle expected future needs when development occurs to conserve resources.
3. The city cooperates with regional

districts in planning facilities within the area for efficiency, least disruption of open space, and to conserve supplies.

Recommended Programs

1. Support the designation of the Ventura Freeway, Beardsley, Santa Rosa, and Potrero Roads as state/county scenic highway corridors.
2. Develop hiking and riding trails along the watercourses (Beardsley, Revolon, Calleguas, and Conejo) and at other appropriate areas.
3. Provide neighborhood bicycle paths to elementary schools, high schools, and parks.
4. The use of riprap and channeling will be suggested for flood channels.
5. Silt, debris and vegetation in channel bottoms will be removed and checked on a periodic basis to keep clear the flood control structures and facilities.
6. The use of fire roads, fire breaks and protection of watersheds and undercutting will be practiced to protect watersheds in conjunction with local fire department recommendations.
7. City, county and state laws which specifically address watershed, groundwater sources, freshwater treatment, storage and distribution system, and wastewater collection and treatment system, as well as contamination of groundwater and landslides thereof will be strictly enforced and adhered to.
8. Through interaction with the Corps of Engineers, Pleasant Valley Park and Recreation District and Ventura County Flood Control District, the city will cooperate in the development of multiple use waterways and reservoirs whenever feasible on Calleguas, Conejo, and Revolon channels.

F. Recreation

Current Programs

1. The city, in cooperation with the park and school districts, seeks and promotes multiple-use open space; for

example, recreational bicycle paths along or under power transmission line corridors, parks adjoining school grounds with school play yard facilities and equipment usable during non-school hours, picnic grounds combined with swimming pools, and horse showground or rodeo arenas combined with riding trails.

2. The city coordinates and actively participates with the Pleasant Valley Recreation and Park District in the planning and overall development of their park system.
3. The city endorses expansion and development of state and county park holdings, believing that each region should provide recreational facilities adequate to support its own residents.

Recommended Programs

1. Urge state/county acquisition and development of large regional recreational tracts adjoining the Camarillo Sphere of Influence: Point Mugu, Camarillo Grove, Round Mountain, and Santa Rosa Valley Park.
2. Locate additional neighborhood park sites in developing areas of the city.
3. Coordinate locating parks with school sites.

G. Education

Recommended Programs

1. The city, in cooperation with the school districts and other agencies in the area, will strive to provide opportunities for school children and adults to observe unartificial nature by preserving wild areas and wildlife cover along the natural watercourses and in the mountain sides and valleys.
2. The city will encourage the development of botanical gardens and nature museums.
3. The city will encourage the new Camarillo Library to provide additional resources and education in support of local natural resources and environmental conservation.

Air Quality

The City of Camarillo considers air quality as a resource which it desires to conserve. As such, a discussion of Air Quality is being included as part of the 2006 update of the Conservation element.

Overview

On January 1, 1989, the California Clean Air Act took effect setting State Ambient Air Quality Standards (SAAQS), which were more stringent than the NAAQS. In 2005, the Californian Air Resources Board (ARB) approved the nation's most health-protective ozone standard in response to special concern for children's health. Though compliance with these standards has been difficult, and despite an increasing California population, positive strides have been made in improving state air quality.

Camarillo is within the Ventura County Air Pollution Control District (APCD). The APCD works in coordination with other federal, state, and regional control efforts to achieve air quality standards as established by federal and state agencies. Ventura County's air exceeds both the state and the federal air quality standards for ozone and the state standard for particulate matter, including carbon monoxide, sulfur dioxide, and nitrogen dioxide. Yet the county's air has improved dramatically over time, with the number of days per year exceeding the state and federal standards steadily decreasing.

During the smog season (May through October), certain atmospheric conditions exist to increase smog-producing chemicals like ozone and nitrogen oxide, as well as other pollutants. In these warm weather months, westerly winds sometimes bring a layer of warm air that creates an inversion, which acts essentially as a lid preventing the polluted air from rising and dissipating. Inversion layers typically occur at elevations of 800 to 1,000 feet above sea level, but may occur as low as 200 feet.

While air quality is continually challenged by increased urbanization, traffic and smog-holding weather conditions, Ventura

County hopes to continue the trend of improving overall air quality.

Recommendation

It is the city's goal to continue to support the adopted strategies and methods of the county's Air Quality Management Plan and implement measures on its own to help maintain acceptable air quality. These measures include proper land use planning, transportation planning, the environmental review process, and implementing the goals and policies of the city's General plan. By use of these measures, the city hopes to achieve a jobs-housing balance, reduce average trip lengths, promote alternative forms of transportation and increased ridership, thereby maintaining or improving air quality in accordance with federal and local standards. This does not preclude the use of overriding considerations. The city does recognize in some instances, after the application of various alternatives, that overriding considerations may be considered and used by the approving author.