

Pearblossom CSD Proposals Committee  
Pearblossomrtc@gmail.com

**Topic/Proposal:**

Cannabis operations from seed to shelf/commerce  
Green house/dual light systems should be encouraged

**The Problem This Proposal Addresses:**

Even after numerous votes for several decades, recreational cannabis has still not been made as legal as tobacco and alcohol. This would bring a regulated market.

**Pros/Who Would Benefit:**

Safe and local access. Local revenue and state taxes based on that revenue. Everything from cellulose based plastic to fuel and preservatives.

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

Setbacks for grow operations away from the highway.  
Cannabis sold in all stores to people 21 and over like cigarettes and alcohol

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**Topic/Proposal:**

Cell Towers

**The Problem This Proposal Addresses:**

To ensure aesthetic appearance. Standardize the appearance of the cell towers for the town.

**Pros/Who Would Benefit:**

Name of the town should be on the cell tower. Recognition of passers-by.

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Commercial Uses and Standards.

**The Problem This Proposal Addresses:**

Drive-thru businesses.

**Pros/Who Would Benefit:**

Additional local revenues.  
Increase jobs in area

**Cons/Who Wouldn't Benefit:**

Possible traffic issues.  
Takes away from local businesses without drive-thrus

**Alternative Ideas (if any):**

Drive-thru restaurants limited to North Side of 138.

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Topic/Proposal:

Commercial Signage - limitations on sizes or placement

The Problem This Proposal Addresses:

Signage allotted to smaller businesses (under 100ft wide)  
Roof Signage should be allowed to match the design.

Pros/Who Would Benefit:

Large visual signage that attracts commerce to rural business/Increase revenue.

Cons/Who Wouldn't Benefit:

Too large of signage – limited to current county standards (Height)  
Illuminated Signs = unwanted light pollution

Alternative Ideas (if any):

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**Topic/Proposal:**

“Modern-Rustic” commercial buildings (new construction).  
Front of building with exposed Rock, Wood, Brick, Steel and Glass.

**The Problem This Proposal Addresses:**

Pearblossom’s modernization and beautification program.

**Pros/Who Would Benefit:**

Benefits Pearblossom’s citizens and increased commercial revenue.  
Increased property values.  
Utilization of new hwy expansion.

**Cons/Who Wouldn’t Benefit:**

Material construction costs updating current commercial.

**Alternative Ideas (if any):**

N/A

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Topic/Proposal:

Roadside Curbs –  
No Curbs preferred.  
No width restrictions on driveways.

The Problem This Proposal Addresses:

The inability to park in established parking areas.

Pros/Who Would Benefit:

Accessibility as well as suitable drainage.

Cons/Who Wouldn't Benefit:

Curbs would present parking problems in Pearblossom  
Loss of revenue for businesses  
No blocking business frontages from roadway access.

Alternative Ideas (if any):

Rolling curbs in rural areas where necessary.

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**Topic/Proposal:**

Commercial Property Landscaping. Permeable hardscape included

**The Problem This Proposal Addresses:**

Lack of landscaping i.e. water-runoff, heat and dust reduction.

**Pros/Who Would Benefit:**

Less run-off

**Cons/Who Wouldn't Benefit:**

Low availability of water.

**Alternative Ideas (if any):**

Limited to native or drought tolerant plants only

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Topic/Proposal:

Commercial Parking should up to building owner and new construction if parking is wanted in front of back of business.

The Problem This Proposal Addresses:

Business placement preferences / Cal-Trans

Pros/Who Would Benefit:

Business owner and patrons

Cons/Who Wouldn't Benefit:

ADA compliance

Alternative Ideas (if any):

N/A



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**Topic/Proposal:**

Exterior lighting

**The Problem This Proposal Addresses:**

Pearblossom feels that the “dark skies ordinance” should be maintained!

**Pros/Who Would Benefit:**

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Fences, walls and landscaping

**The Problem This Proposal Addresses:**

Regulations on heights should be lifted, up to 10ft without a permit. Due to uneven terrain in rural areas. (With a 1/3<sup>rd</sup> post footing)

As long as there is no health and safety issues any landscaping should be allowed.

**Pros/Who Would Benefit:**

Security and safety for those who need such heights.

Privacy and wildlife protection in rural areas

Segregation of pets and livestock.

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

Barbed wire should be allowed for cattle and properties that are not bordered by other developed residential properties.

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**Topic/Proposal:**

Home based occupations and businesses should be encouraged and not be required to have conditional use permits.

**The Problem This Proposal Addresses:**

A solution to traffic.

**Pros/Who Would Benefit:**

Less stress. Lower over-head costs for business owners

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

No home based occupations regarding food or the preparation there of.

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**Topic/Proposal:**

Livestock setbacks

**The Problem This Proposal Addresses:**

50ft from dwellings should be maintained

**Pros/Who Would Benefit:**

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Building houses on lots without water.

**The Problem This Proposal Addresses:**

People cannot utilize the land they've purchased due to increasing water regulations and well metering.

State laws don't allow homeowners to build wells or live on hauled water.

**Pros/Who Would Benefit:**

Everyone from landowners and homeowners to farmers producing our food.

**Cons/Who Wouldn't Benefit:**

None

**Alternative Ideas (if any):**

Allowing landowners to build on land with hauled water

Increase existing water system to rural lots.

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**Topic/Proposal:**

Ordinance development procedures must be after great community discussion through town council meetings and public comment periods where large areas are affected.

**The Problem This Proposal Addresses:**

Confusion within the ordinance system and clarification of those ordinances with a 90 day discussion period with an optional additional 90 day extension period. So that there is a adequate chance to refute said ordinances.

**Pros/Who Would Benefit:**

The community and county will have a positive working relationship

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

Allow town councils to create alternative ordinance development procedures.

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**Topic/Proposal:**

Outdoor businesses (commercial) should be allowed even if they are “swap-meet style” businesses. These business should be screened or obscured from view.

**The Problem This Proposal Addresses:**

Outdoor businesses creating an “unsightly” look

**Pros/Who Would Benefit:**

Over-all look of the community would benefit

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Outdoor Storage (not vehicles of any sort) should be up to the person and include anything as long as it doesn't present an imminent health and safety threat or hazardous material.

Code enforcement violations on this subject should be reported to the town council. Similar to the DRP report on permits drawn and if the investigating officer has questions regarding said violations, they should be addressed to the council.

**The Problem This Proposal Addresses:**

Confusion with the county on what a person can and cannot have on their property. When they should be allowed to have whatever they want. Pearblossom citizens believe in the utmost liberty as to what a person is allowed to have in their yard. Even if "unsightly" from the street.

**Pros/Who Would Benefit:**

Ability to store what people want and or have materials for projects in the future.

**Cons/Who Wouldn't Benefit:**

Too much clutter.

**Alternative Ideas (if any):**

Collectors should have adequate spacing for safety



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**Topic/Proposal:**

Personal Aerial Vehicles or “PAV”s should be allowed in rural areas including Pearblossom as areas around our town are unpopulated and nature reserves.

**The Problem This Proposal Addresses:**

The future is person aircraft taking our highways to the sky where there are unlimited levels of travel making things like traffic no longer a hindrance and should be without a CUP processes.

**Pros/Who Would Benefit:**

This would attract more affluent members of society to our community

**Cons/Who Wouldn't Benefit:**

Everyone would benefit from PAVs including farmers, travelers and passenger commutes who want to travel in safer environment than on the roadways

**Alternative Ideas (if any):**

Possible commercial pickup center/delivery pad.

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**Topic/Proposal:**

Property maintenance

**The Problem This Proposal Addresses:**

Build up of trash and debris  
Broken windows and doors  
Improvement of over all appearance of the town

**Pros/Who Would Benefit:**

Clean and orderly business and residential areas

**Cons/Who Wouldn't Benefit:**

Cost of collection, abatement and disposal

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Renewable energy and off-grid living/technology.  
All renewable energy permits should be a low-cost one-time fee.

**The Problem This Proposal Addresses:**

Not enough encouragement to explore these ideas and technologies

**Pros/Who Would Benefit:**

Saving money and the environment. Energy independence. Closer knit communities

**Cons/Who Wouldn't Benefit:**

Some people might not like certain windmill generators.

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Sheds

**The Problem This Proposal Addresses:**

Slabs needed and size limits

**Pros/Who Would Benefit:**

Protection of valuables and livestock from the sun and extreme winds.  
Utilization of large sheds can also be used as a windbreak preventing damage to homes, crops and livestock.

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

Lifting regulations on shed sizes and foundations their too.

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**Topic/Proposal:**

Cargo Containers/repurposed enclosed trucking trailers on occupied residential properties should not just be allowed – but encouraged. Pearblossom is unanimous in wanting 2, 45ft containers per half acre and up to 20 containers per 5 acres.

**The Problem This Proposal Addresses:**

Some locations don't allow them.

**Pros/Who Would Benefit:**

Protection of valuables and livestock from the sun and extreme winds. Utilization of these containers can also be used as a windbreak preventing damage to homes, crops and livestock. Re-purposing and recycling these containers is the best way to go Green!

**Cons/Who Wouldn't Benefit:**

Trailer Units still on axels would be too high and block views.

**Alternative Ideas (if any):**

No words or logos on the containers.  
No larger than 400 Sqft.  
Trailers recessed or dug into the ground to appear as if they have no axles would be fine.

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**Topic/Proposal:**

Trucks and Truck Operations  
Pearblossom agrees with Littlerock's well documented CSD on this topic.

**The Problem This Proposal Addresses:**

Too many limitations restricting truckers and owner operators from parking these vehicles on their property.

**Pros/Who Would Benefit:**

Most of Pearblossom's citizens

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

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**Topic/Proposal:**

Vehicles on properties

**The Problem This Proposal Addresses:**

Pearblossom feels that all regulations on vehicles on properties should be lifted as long as there is no present health and safety danger. Without limit.

**Pros/Who Would Benefit:**

Collectors/collector car enthusiasts. Utilizing parts cars. Storing recreational vehicles and trailers

**Cons/Who Wouldn't Benefit:**

**Alternative Ideas (if any):**

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**Topic/Proposal:**

“Yard Art” (items out for display)  
Rural artifacts should be allowed from unique sculptures to metal art  
industrial artifacts on display

**The Problem This Proposal Addresses:**

Allows people to be creative with their properties at their own discretion

**Pros/Who Would Benefit:**

Maintaining and sharing history, art and culture.

**Cons/Who Wouldn't Benefit:**

Art is a point a view and might not be agreeable to some.

**Alternative Ideas (if any):**