

Concept Draft Comments

In addition to the comments received by email, phone, or in person, the comments below were submitted via our online comment form.

Name	Comment
Angela Toghia	<p>There are regulations set forth by the County and permit process. I oppose any additional rules, regulations, or restrictions added to the Acton CSD's. I have had filming done on my property. The production company was professional, carried insurance, and none of the 32 neighbors in the direct vicinity complained or were inconvenienced. I believe the majority of Acton residents do not oppose filming in Acton and for the ATC to take action for the very few that do oppose filming is not in the best interest of the film industry nor residents.</p>
Amanda Hayes	<p>The ATC grossly misrepresents the voice of the community of Acton. They consistently bully anyone who doesn't agree with their ideas and I myself have been talked down to and interrupted during town council meetings while trying to politely voice my opinion. Please please please do not let Jacki Ayers and Chris Croisdale continue to use the county to satisfy a personal vendettas against select neighbors. I love my job so much living and working on a movie ranch. The ATC wants to take away my job and home and they have been successful in their pursuit so far. Filming is drastically down the past year in Acton and it's because productions are being driven away by the ATC and their hostility towards filming. Please please help support the movie ranches if filming stays at this slow of a pace I will lose my job and my home. I will be living in my car again and it will crush my spirit if I have to go back to being homeless again. Please do not implement the outrageous demands that the ATC have for filming.</p>
Amanda Hayes	<p>In regards to ATC wanting to restrict filming, a neighbor just made a comment on how the local restaurants, grocery, etc. benefit from the film crews that visit Acton. He said "the reason companies film out here is because of location if you push them out of state there goes big bucks. This town has been historically part of the film industry since its dusty western beginnings. I would hate to see it disappear. That being said, our local film commission can set regulations that keep community happy". The ATC has no idea about how the film industry operates, and when offered advice/help from location managers they refuse and argue if it doesn't match their views. This is why they should not be allowed to dictate the rules for filming. Please realize that productions are being driven away because of the difficulties and hostility from all of the new recent filming rules in the Acton area. Please support filming and not contribute to driving productions away and hurting the local businesses. Thank you for providing a platform for the real voice of the community of Acton to be heard from.</p>
Amanda Hayes	<p>The Acton CSD is just another vehicle for the ATC to dictate the control they want over filming in our area since they can't push around FilmLA. A neighbor just publicly stated "Our local busniesses profit greatly from filming. To put the kind of regs on the filming that the ATC wants is beyond the pale. They certainly haven't taken the small businesses that make \$\$\$ into consideration. Besides it is generally the non permitted films that make the problems, so adding restrictions won't make the real problem go away." Thank you again for letting me have my say.</p>

## Acton CSD Community Concept Draft Comments

Amanda Hayes	<p>A public comment made by another community member that lives in the area affected about the possibility of more restrictions on filming in Acton.</p> <p>“As a producer in the film and television business I am thrilled to see filming in our area. I personally know the thousands of dollars that go into keeping local gas stations operating, hardware stores stocked,, restaurants and grocery stores open. For example at five day shoot for a low-budget project may generate as much as \$20,000 within a community. As I made my morning walk today and saw the large scale production at Agua Dulce Winery I beamed with pride. Trucks getting fuel, PA's making quick runs to stores. The entertainment industry is a clean industry. I hope we will continue to be a film friendly community.”</p>
Amanda Hayes	<p>I read another public comment from a resident about filming in Acton. I would like to share it with you “We've lived here for five years and have only been affected once by filming (Soledad was getting ready to close). Our neighbor's house was used for five days for filming a television show and it had no impact on us other than an increase in cars on the street. Maybe others have been more impacted, but we enjoy knowing our town is used because of its charm and appearance.” no more restrictions on filming!</p> <p>Thank you for your time spent reading my comments today</p>
Amanda Hayes	<p>No more restrictions on filming! The Acton Town Council says they are for filming but their actions speak louder and show the truth that they are against filming. Mrs Ayer enjoys over analyzing and manipulating title 22 to use as a vehicle to get what she wants and she admits it during meetings all the time. Majority of the town will not speak up or attend meetings because you will be cut off and talked down to if they do not like your opinion. For the entire duration the past few years of the ATC trying to restrict filming they have never approached myself or any of the other movie ranches to start a dialogue. I have tried but unfortunately I am ganged up on and bullied until I cry. And the complaints they repeatedly bring up are all from the same person and are complaints from 5-6 years ago. I can't stand by in silence anymore. Its just not fair. There has not been a single NEW issue with filming. The ATC has unfortunately succeeded in driving away productions and I am now on government assistance because film business is down and I am lucky if I work one day a month. ONE DAY! I live on a movie ranch and can't survive on one job a month and the ATC could care less. I love Acton, I love my job and I beg you to not let the ATC do more damage to our local economy. I don't want to end up living in my car but if the ATC gets their way with filming then thats my future.</p>
ANONYMOUS	<p>With regards to the Acton CSD's Concept Draft Home Based Businesses, I support the community allowing any use unless there comes a time in which neighbors complain about the use, at which point the impacts should be addressed and mitigated. The statement that the community thinks there are some uses which should be prohibited is conflicting and contradictory to the above and should be removed in it's entirety.</p>
Patricia Akkad	<p>Please continue to keep Acton rural, avoid any further commercial development, most especially drive-through restaurants and big-box stores.</p>

## Acton CSD Community Concept Draft Comments

ANONYMOUS We agree with all the current concept plans. We moved to Acton because of its tranquil nature. We are happy with the businesses that are currently in the area and feel that our need are sufficiently taken care of by them. Leave Acton rural!

ANONYMOUS Los Angeles County changed the property in my neighborhood from A-1 to A-2 several years ago. After living among neighbors in a neighborhood of lots between 2.5 to 5 acres each on average, suddenly we were told that what had been rural residential with the possibility of keeping a few horses and/or having a few fruit trees would now allow dog kennels of up to 100 dogs. It amazes me that Regional Planning and the Board of Supervisors could envision people living in their homes anywhere from 50 feet to less than a quarter mile from other neighbors could possibly live with dog kennels in their midst. This is especially true of the numerous canyons in Acton and the fact that many people keep horses.

People live in Acton in order to live in a peaceful, rural or semi rural community. What might seem like a lot of distance between homes in the city is not unusual in Acton, where we enjoy listening to the songs of birds, having a peaceful hike, horseback riding, working or entertaining outdoors, or even studying or working indoors. Changing the zoning of a neighborhood does not change the fact that people live in their family homes here with the expectation of peace and quiet. Whether lots are listed as A-1 or A-2, dog kennels of any size intended for more than 4 dogs is unthinkable. It would severely alter the nature of our neighborhoods, depriving residents of the ability to work, rest, or enjoy their property. Noise is propagated greatly in canyons. Even if staff can quiet more than 4 dogs or 50 dogs, it's bound to reoccur. Horses can be spooked upon encountering dog kennels. Many residents commute during the day and need time at home to do chores in peace and to rest and sleep without the stress of loud noise. It is unthinkable that the County would allow residents in a semi-rural neighborhood to live in such conditions.

Issuing conditional use permits is a step too late because violations would often mean relocation of the kennel or of the resident neighbors. Neighbors would be expected to keep logs and documentation in their already busy lives with the additional duties of keeping up their properties. The county needs to realize that homes are not accessories on A-1 or A-2 land; they are homes intended for rural living. We are not vast farmland in the Midwest. Most of the residents love dogs and have several as pets. Most of us want dogs without a

## Acton CSD Community Concept Draft Comments

ANONYMOUS	<p>We are longtime residents of Acton (since 1995).</p> <p>- My wife and I strongly disagree with the "Commercial Development along Sierra Highway" position expressed in the Concept Draft. We believe businesses of all types, including those that provide drive thru services, should be encouraged along both sides of the 14 freeway (say a corridor of approximately 1,000 feet north and south of the freeway). The rest of the community could be restricted as to the type of businesses, but the 14 freeway is a valuable asset to the community and could provide economic vitality and employment opportunities to the local residents. Customers that get off the freeway would in no way diminish the character of our community or cause traffic nightmares when things are properly designed. In addition, people with physical disabilities (as do all residents) greatly benefit from drive thru services.</p> <p>- Although not specifically mentioned in the Concept Draft, we would like to see the requirement for buildings to have a western look to them removed. Rural does NOT equal Western. Buildings that have been constructed to date have not made the town of Acton more look or feel more "Western", and neither will more of the same.</p>
ANONYMOUS	<p>People want to have more cargo containers. Please allow us to have more cargo containers</p>
ANONYMOUS	<p>Allow mobile trailers to be used as sheds, as long as its well maintained.</p>

## Acton CSD Community Concept Draft Comments

Ara Nersesyan Hi,

I reviewed the ACTON CSD – Concept Draft.

I strongly believe in the United States Constitution and PRIVATE PROPERTY RIGHTS. Everybody has the right to enjoy their property as long as they are not hurting someone else. I have been a Real Estate Broker for 30+ years.

I also believe Rewarding instead of Punishing. It is statistically proven that Rewarding works better than Punishing

Dog Breeding and Boarding. Dogs are human's best friend. Sometimes only friends. However, we also have a lot of dogs at the shelters. Sometimes we have to kill them. That's not fair. We should limit breeding or puppy mills. However, we should not ban them. We have to find a reasonable balance.

Vegetation Preservation. If you punish property owners for having any type of vegetation, that vegetation will disappear. It's just common sense and human psychology. Instead, we should offer education and reward people for having certain kinds of vegetation. Property tax discounts, other rewards, etc.. Rewards work best without limiting Private Property Rights, and Free Will.

Billboards, Business Signage and Real Estate Signs. We have to be reasonable and not go to the extreme. As long as they are not extreme, and they are tasteful, they should be allowed. Why not?

Pervious Surface Areas. I think for the Community to require more pervious surface areas is

## Acton CSD Community Concept Draft Comments

Christian  
Nersesyan

Hi,

I am a property owner in Acton California, and I pay property taxes. I reviewed the ACTON CSD – Concept Draft.

I agree with Ara Nersesyan.

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ANONYMOUS	<p>Please outline (make clear) the standards regarding OHV (off-road vehicles) riding in general and specifically OHV riding on private property (regardless of written permission). It should be the intention of the community to prohibit OHV riding on privately owned property altogether ("backyard riding") in keeping with Supervisor Barger's office's ongoing work with the issue and particularly in light of vegetation preservation, lot size, AVF (antelope valley fever), the new Sea ordinance, and contradictory disturbance of peace in a rural equestrian, hillside management community.</p>
ANONYMOUS	<p>Please provide updates on the Acton CSD plans.</p>
ANONYMOUS	<p>Regarding Cargo Containers</p> <p>I think it would greatly benefit many properties within the agricultural zone to have multiple cargo containers on their property as long as they fit within the community character. I believe the use of cargo containers helps keep properties from looking like junk yards. Currently we are only allowed one cargo container on our property and we have 4.5 acres. Cargo containers are more appropriate for our area due to weather and animal concerns as well.</p>

The Acton Town Council CSD Committee thanks you for the opportunity to make comments on the Acton CSD-Concept Draft. We understand that the Concept Draft is only a summarization of our intent and not specific. The following are items that we don't want overlooked when preparing the next draft.

The Acton CSD Committee has announced the Acton CSD-Concept Draft at several Acton Town Council meetings. The Concept Draft has been put on the ATC website, announced on the ATC Facebook page, and been given to local newspapers to print, so the community can comment. The committee has had two working meetings to work on our comments.

The following sections in the Concept Draft were intended by the community to be new sections in the Acton CSD. Dog Breeding and Boarding, Cargo Containers, Industrial Development Standards, Cannabis, Film Production, Outdoor Storage, Domesticated Animals, Animal Refuse and Manure.

The following sections of the Concept Draft were intended to add to or have changes to sections currently in the Acton CSD. Commercial Development Along Sierra Highway, Vegetation Preservation, Commercial Development Standards, Business Signage, Billboards, Real Estate Signs, Lot Size, Pervious Surface Areas, and Trails/Trail Connectivity.

The following section of the Concept Draft was intended to completely replace what is currently in the Acton CSD. Home-Based Occupations.

The following are changes, additions or re-stating what we originally asked for in a strike out version of the Concept Draft.

### **Dog Breeding and Boarding**

The community does not want commercial dog breeding or puppy mills in the community. Boarding and rescue facilities for dogs ~~should~~ **shall** undergo some discretionary review and could be revoked when there are ~~noise~~ **adverse** impacts to neighboring properties. Buffers ~~should~~ **will** be established to prevent **adverse** impacts to neighboring properties.

We want to make sure that the language in the CSD is strong and leaves no room for interpretation.

### **Commercial Development Along Sierra Highway and Near Freeway Off Ramps**

Any commercial development along Sierra Highway **and near freeway on ramps** should undergo discretionary review to ensure that the project is not freeway-centric and will not pull traffic from the freeway.

**All development on commercially zoned properties shall be connected to rural town areas through dedicated equestrian trails that are separate from road right of way. (Per the AV Area Plan all commercial developments shall be linked through trails and pedestrian routes.**

**All developments on commercially zoned properties shall have a 20 foot setback on all sides and shall not exceed a FAR of 20%.**

### **Vegetation Preservation**

The community would like to preserve native vegetation through some discretionary review triggered when ~~a certain amount~~ **10%** of native vegetation is removed on a ~~property~~. **Single family residence. This is not counting the area required for single family residence footprint and access.** Equestrian or

agricultural uses would be an exception to this discretionary review. Any equestrian or agricultural use in any zone should be exempt from native vegetation preservation requirements and be allowed to be established without a permit related to vegetation removal.

### **Commercial Development Standards**

To encourage pedestrian or equestrian use, parking of vehicles should be in the rear of the building, with landscaping in front of the commercial structure and the structure set back from the road. The community would like the commercial areas to ~~look and feel~~ be less dense. Businesses should not be designed so that their operation creates safety issues for local traffic or pedestrian and equestrian uses.

### **Trails / Trail Connectivity**

To include equestrian trails in the future, every new land division ~~should~~ shall develop all-purpose trails as a condition of approval. ~~Larger~~ Major land divisions should have additional requirements and land dedications to ensure trail connectivity with the rest of the community. Small land divisions ~~should~~ shall provide for multi-purpose trails to achieve connectivity.

### **Home-Based Occupations**

The community would like to see home-based occupation in an agricultural zone within a residence or an attached or detached accessory structure. The community wants to allow any use **that does not create excessive traffic, exceed the noise standards established by Title 12, violate the "Dark Skies" ordinance, generate offensive odors or result in air or pollutant emissions**, until residents present a valid complaint of impact about the use, at which point it should be analyzed for impacts and conditioned to reduce impacts to acceptable levels if feasible. If those efforts are not feasible, then the use could be potentially shut down. However, the community thinks that there may be some specific uses that should be prohibited regardless of how it is operated, based on health, nuisance, and safety reasons.

### **Business Signage**

Glare from lighting used in **unshielded** exteriorly illuminated signs ~~shall be prohibited~~ ~~should be limited~~. The community opposes backlit signs where they do not comply with dark skies requirements. **Internally lit signs will continue to be prohibited in the CSD. In addition, backlit signs and unshielded exteriorly illuminated signs shall be prohibited. Nuisance impacts from full spectrum LED lighting must be minimized.** ( This last part on LED lighting was just brought to our attention ).

### **Billboards (Outdoor Advertising Signs)**

The community would like to remove any illegal billboards. The CSD already prohibits new outdoor advertising signs, but the community wants to see the current standards be enforced and illegal outdoor advertising signs removed ~~where possible~~.

### **Lot Size**

The community would like to maintain space between structures on neighboring lots to maintain a rural landscape appearance. All lots including commercial and industrial lots, should have large minimum sizes to prevent individuals from building homes or businesses or industrial development near others. **Clustering and Density transfer will not be permitted.**

## **Pervious Surface Areas**

The community would like to encourage more pervious surface area on developed properties. The area beneath a covered animal enclosure or any roofed structure open on all four sides, should be counted as pervious surface area, and not impervious surface areas as currently considered.

## **Real Estate Signs**

The community would like to limit the size, color, and number of real estate signs located on streets and intersections. Some standards should be developed to limit impacts of these signs to the line of sight from a road and ~~reduce the number of~~ **prohibit real estate signs that are placed for direction. Only signs for the purpose of advertising a property are permitted. Signs promoting a real estate agent, broker, or business are not permitted.**

## **Cargo Containers**

The community would like to allow cargo containers on agricultural land with some standards. ~~Any agricultural property could have a single cargo container, and as a property gets larger additional cargo containers should be allowed.~~ **On less than a 2 acre parcel, 1 – 20 foot container. On 2 – 5 acre parcels, 1 container any size. On 5 plus acres, 2 containers any size.**

The standards for placement and design of cargo containers should include screening, and setbacks that match the standards for structures on property. The community feels that multiple cargo containers should require ~~site plan review to ensure compatibility with the community character~~ **a CSD modification.**

## **Industrial Development Standards**

To encourage pedestrian or equestrian use, parking of vehicles should be in the rear of the building, with landscaping in the front of the industrial structure and the structure set back from the road. Screening landscaping should not include oleander trees. ~~The community wants~~ **Per the AV Area Plan** all development on industrially-zoned land ~~to~~ **shall** include equestrian and pedestrian trails along the roadside. Outside the road right of way, for connectivity.

All establishments using outdoor storage facilities ~~should~~ **shall** include solid fencing and landscaping, including fast-growing, evergreen trees designed to fully screen the facility.

**All conditions set forth shall be a condition of use and must be in place before the use is initiated. All development on industrially zoned properties shall comply with Acton's adopted Architectural Standards.**

## **Cannabis**

The community would like to ban all commercial, industrial, or medical cannabis production, sale, distribution, or manufacturing within the CSD. If a ban is not possible, the community would like ~~large buffers between the facility and all~~ **a minimum 1000 foot buffer from property line of any** sensitive uses, including residential uses.

## **Film Production**

The community would like to have additional standards for filming. Additional standards should limit noise, traffic, and other impacts from filming as well as frequency. Lighting **and noise** for filming ~~should~~ **shall** not impact neighbors. If impacts are not able to be mitigated, nighttime filming **and loud** ~~should~~ **shall** be prohibited.

### **Outdoor Storage**

The community would like outdoor storage limited to properties with other existing uses and kept clean. ~~and~~ **Storage of materials not related to agriculture or equestrian uses shall be** screened from view from other properties or the right of way.

### **Domesticated Animals**

The community does not want animals crowded on lots that are too small to comfortably support them. The number of animals permitted should be determined based on the footprint of existing structures so that animals are not crowded on a property.

**Acton shall allow 4 dogs without the need to obtain an animal facility permit.**

( We spoke about the need to specify the animals, because smaller animals such as goats could have more animals per acre without overcrowding )

### **Animal Refuse And Manure**

Manure should not be allowed to be stockpiled or spread in areas where animals regularly tread, especially near other residences or sensitive receptors. The community would like to address odor impacts to neighbors and the possibility of exacerbating risks for contracting Valley Fever.

**Per Health Department standards manure can not be stockpiled for more than 7 days.**

### **Trails In Commercial Development**

The community would like all development on commercially-zoned properties in Acton to be connected to, and include, equestrian trails and pedestrian trails to encourage equestrian uses and uninterrupted use of trails. Trail development and protection is the most crucial issue: trail standards are secondary, though also important.

We look forward to continuing our work with you on this project.

Respectfully,

Kelly Teno

Acton Town Council CSD Committee Chairperson